

A photograph of a Dollar General store. The building is a single-story structure with tan horizontal siding and a large sign that reads "DOLLAR GENERAL" in yellow letters on a black background. The entrance is in the center, flanked by stone pillars. Several cars are parked in the lot in front of the store. The sky is blue with large white clouds, and there are green trees in the background.

DOLLAR GENERAL

Dollar General

575 Broad Street, Waverly, NY

Top 1% National Ranked Store

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Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

Contact Us

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Executive Summary

The Twist Capital Team of Colliers is pleased to offer for sale to qualified investors an enticing opportunity in the acquisition of this top-performing Dollar General (Store #6065) located in Waverly, New York. This property represents a stable and lucrative investment option in the commercial real estate sector, offering reliable income streams and potential for long-term capital appreciation.

This 9,100 sf freestanding building was constructed in 2003 and is situated on one acre. The building is in good condition, reflecting Dollar General's commitment to maintaining their properties to high standards. Their long-term lease provides a secure income stream for investors.

Situated in Waverly, New York, the property enjoys a prime location with high visibility and accessibility, contributing to steady foot traffic. The town boasts a stable and growing economy, with a diverse demographic profile, making it an ideal location for retail businesses like Dollar General. The property benefits from limited competition in the area, enhancing its position as a preferred shopping destination for residents.

The long-term lease agreement with Dollar General ensures a stable and predictable income stream for investors as Dollar General provides a reliable and creditworthy tenant. The property's strategic location offers potential for long-term value appreciation, making it an attractive investment option.



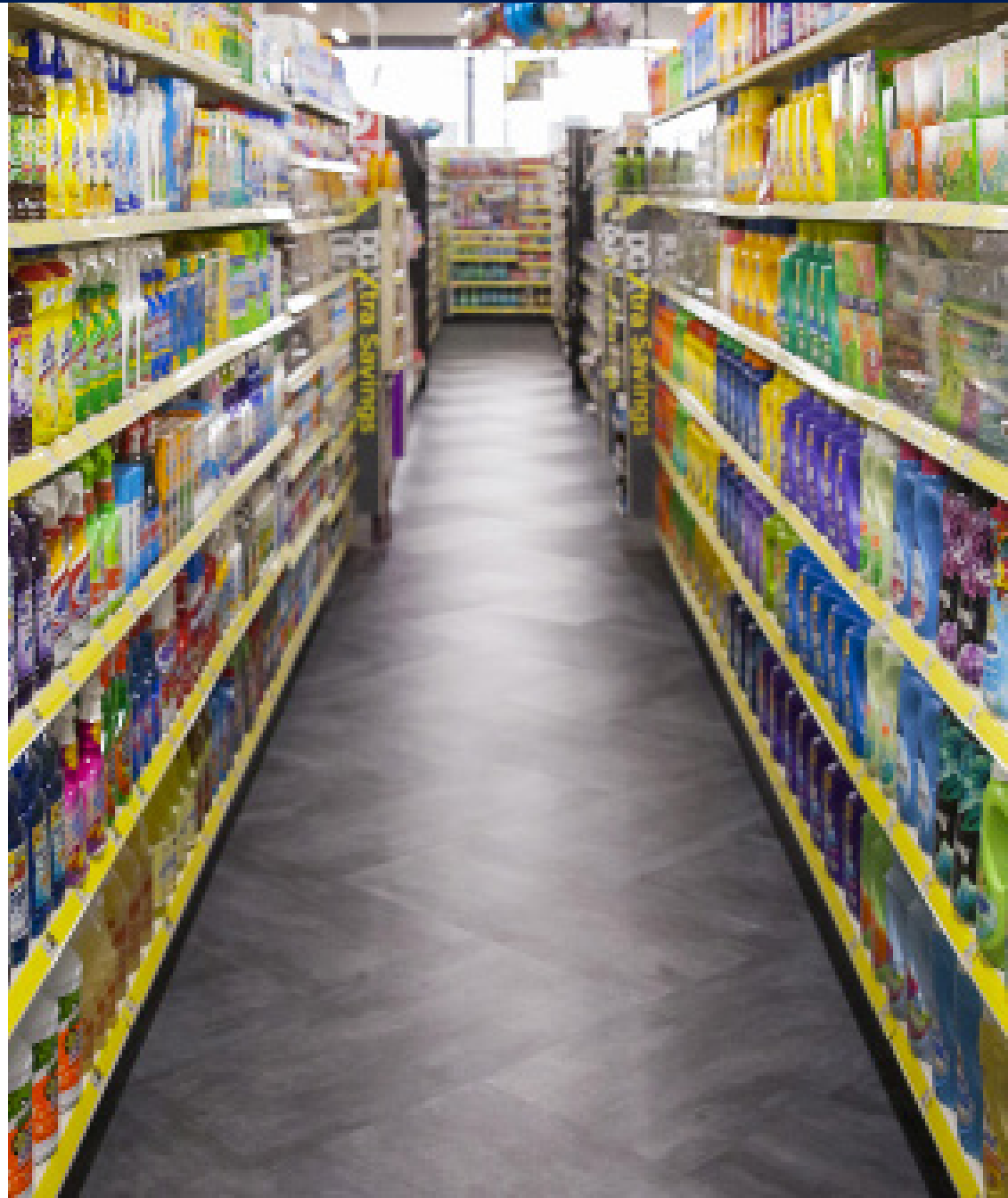
Top 1% National Ranked Store

INVESTMENT SUMMARY

Tenant	Dollar General
Address	575 Broad Street Waverly, NY 14892
Asking Price	\$857,142
NOI	\$60,000
Cap Rate	7.00%
Lease Guarantor	Dollar General
Lease Type	Double Net
Rent Commencement	November 1, 2003
Expiration Date	October 31, 2028
Options to Renew	One 5-year option remaining
Rent Increases	5% on renewal option

Highlights

- **Top National Ranking:** The store is ranked within the top 1% of Dollar General locations across the United States, underscoring its exceptional performance and strategic importance per Placer Ai
- **Secure Market Position:** With minimal competition in the grocery sector within its vicinity, Dollar General enjoys a secure market position that ensures stable and ongoing sales.
- **High Traffic Location:** Situated strategically off Interstate 86, the location benefits from significant exposure with a traffic count of 17,460 vehicles per day, enhancing customer footfall and visibility.
- **Corporate Backing:** The lease is corporately guaranteed by Dollar General Corporation, providing added security and assurance regarding the lease commitments.
- **Advantageous Lease Terms:** The property features very low replaceable rent, offering a cost-effective leasing option that is difficult to replicate in today's market



Property Overview



575 Broad Street, Waverly, NY 14892	
Tenant	Dollar General
Building Type	Storefront
Year Built	2003
Type of Ownership	Fee Simple
Stories	One
Gross Leaseable Area	9,100± SF
Lot Size	1.0± Acres
Zoning	Commercial
Annual Rent (NOI)	\$60,000
Asking Price	\$857,142
Cap Rate	7.00%

Tenant Profile

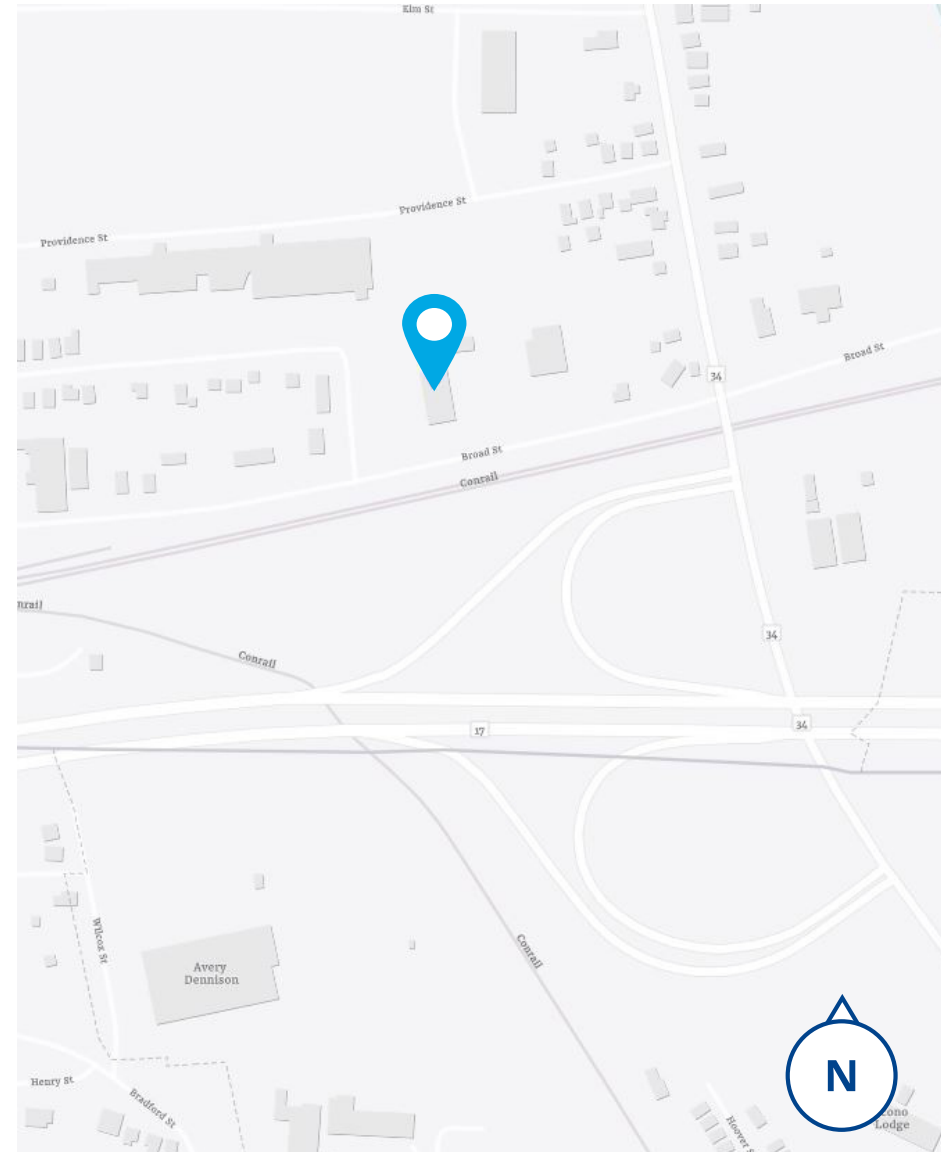
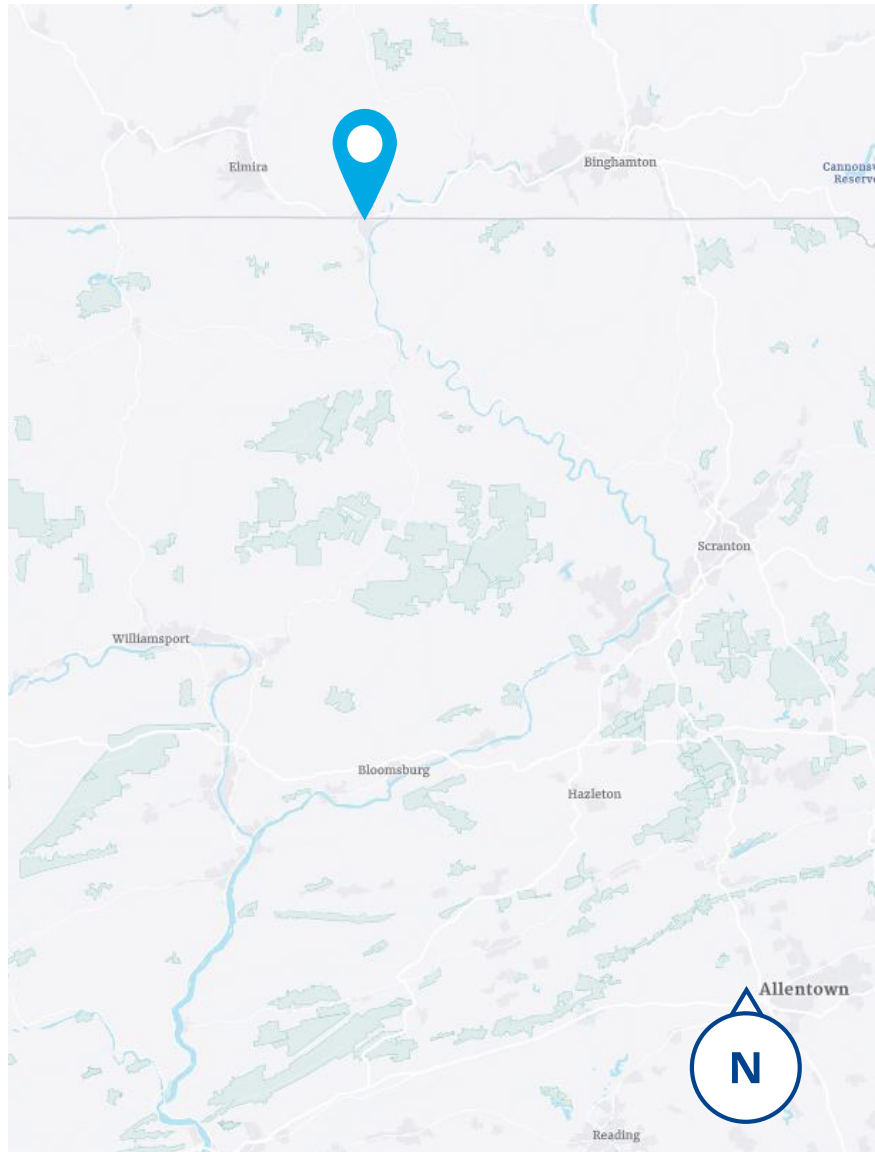


DOLLAR GENERAL

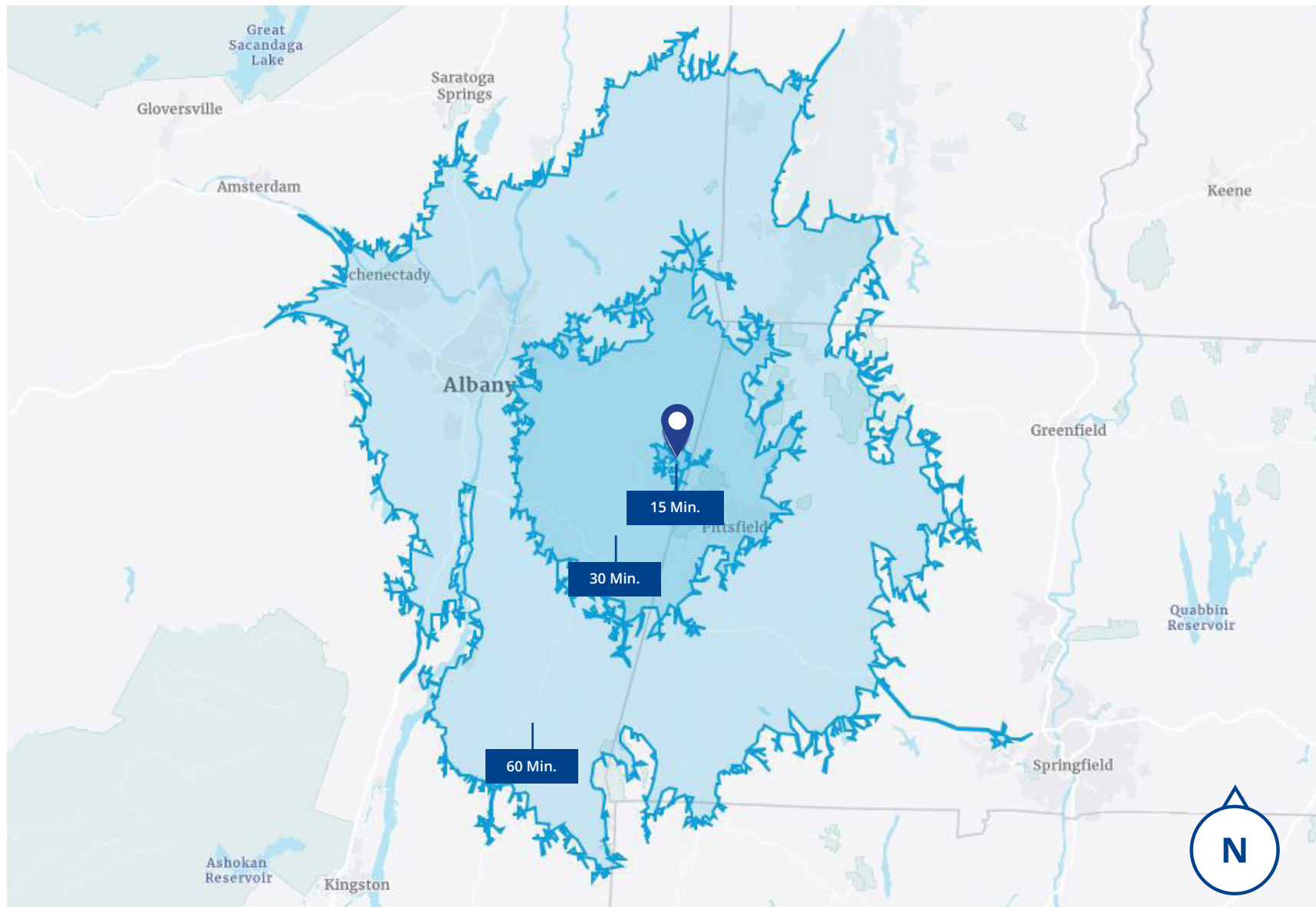
Tenant	Dollar General Corporation
Founded	1939
Headquarters	Goodlettsville, TN
Industry	Discount Retailer
Locations	15,000±
Revenue	\$27.9± Billion
Website	www.dollargeneral.com

Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. It offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations. The Company sells national brands from manufacturers, such as Procter & Gamble, PepsiCo, Coca-Cola, Nestle, General Mills, Unilever, Kimberly Clark, Kellogg's and Nabisco, which are typically found at higher retail prices elsewhere. Additionally, its private brand consumables offer even greater value with options to purchase value items and national brand equivalent products at substantial discounts to the national brand.

Location Maps



Drive Time Map



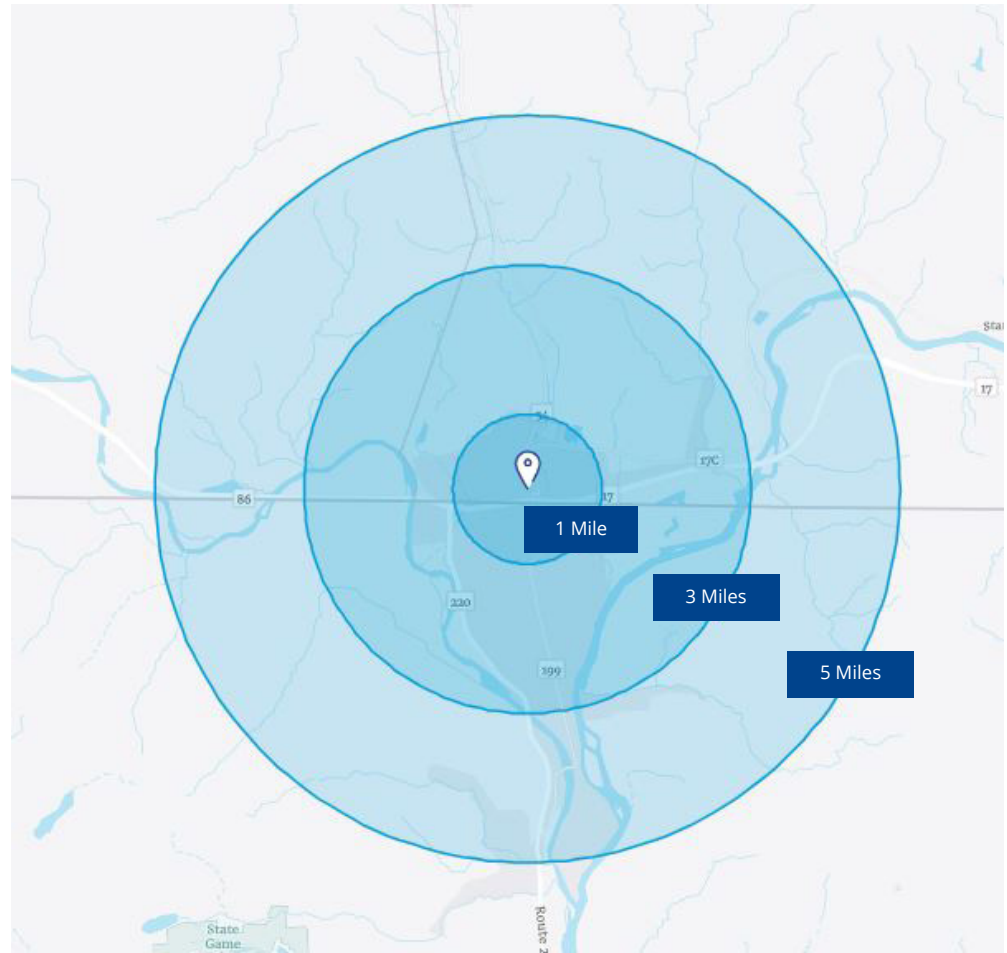
Area Demographics

Population	1 Mile	3 Miles	5 Miles
2024 Population	5,872	17,430	22,440
2029 Population	5,742	17,212	22,209
2024-2029 Annual Rate Change	-0.45%	-0.25%	-0.21%
2024 Median Age	43.0	43.5	43.8

Households	1 Mile	3 Miles	5 Miles
2024 Total Households	2,618	7,683	9,783
2029 Total Households	2,609	7,704	9,835
2024-2029 Annual Rate Change	-0.07%	0.05%	0.11%
2024 Average Household Size	2.16	2.23	2.26

Median Household Income	1 Mile	3 Miles	5 Miles
2024 Median Household Income	\$46,229	\$49,114	\$51,919
2029 Median Household Income	\$52,069	\$54,608	\$57,816
2024-2029 Annual Rate Change	2.41%	2.14%	2.17%

Average Household Income	1 Mile	3 Miles	5 Miles
2024 Average Household Income	\$70,054	\$74,305	\$77,403
2029 Average Household Income	\$35,204	\$37,370	\$38,550
2024-2029 Annual Rate Change	2.44%	2.50%	2.50%



Consumer Expenditures *(5 mile radius)*

Wealth & Income



\$51,919

Median Household
Income



\$33,541

Per Capita
Income



\$44,065

Median
Disposable Income



\$140,956

Median Home
Value



\$115,698

Median Net Worth



9,783

Number of
Households

Total Annual Spending



\$664,617,888

Annual Budget
Expenditures



\$216,214,083

Retail Goods

Annual Food & Alcohol Spending



\$76,268,268

Food Total



\$50,137,875

Food at Home



\$26,130,393

Food Away from
Home



\$4,617,576

Alcohol Total



\$3,101,211

Alcohol at Home



\$1,506,582

Alcohol Away
from Home

Annual Entertainment Spending



\$28,223,955

Total
Entertainment



\$1,927,251

Sports/Recreation
Equipment



\$293,490

Books



\$313,056

Photo Equipment
& Supplies



\$1,183,743

Toys/Games/
Crafts/Hobbies



\$10,555,857

TV/Video/Audio

Annual Transportation Spending



\$78,009,642

Transportation
Total



\$23,753,124

Car Payments
Excluding Leases



\$19,683,396

Gasoline &
Motor Oil



\$9,939,528

Maintenance &
Repair



\$16,464,789

Vehicle
Insurance



\$3,766,455

Leased Vehicles

Annual Household Goods Spending



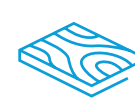
\$7,053,543

Housekeeping
Supplies



\$21,199,761

Furnishings



\$860,904

Household
Textiles



\$6,036,111

Furniture



\$4,020,813

Major Appliances



\$743,508

Housewares

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