

**DOLLAR  
GENERAL®**

## Offering Memorandum

### Dollar General Corporation

8569 Main St, Campbell, NY 14821  
(Steuben County – Ithaca/Elmira Submarket)



#### PREPARED BY:

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- Offered at \$1,575,000 NOI: \$110,960 CAP:7.05 %
- Total Building SF: 9,026 SF, 2.63 Acres
- Absolute NNN Lease
- 11+ Years Remaining on the 15 Year Lease
- 10% Rent Increases Every 5 years during Three 5-Year Option Periods
- Corporate Guarantee from Dollar General Corporation
- Located next NY State Route 96 exit and Kraft Foods International Dairy Plant

**REF**

**REF ADVISORY INC**

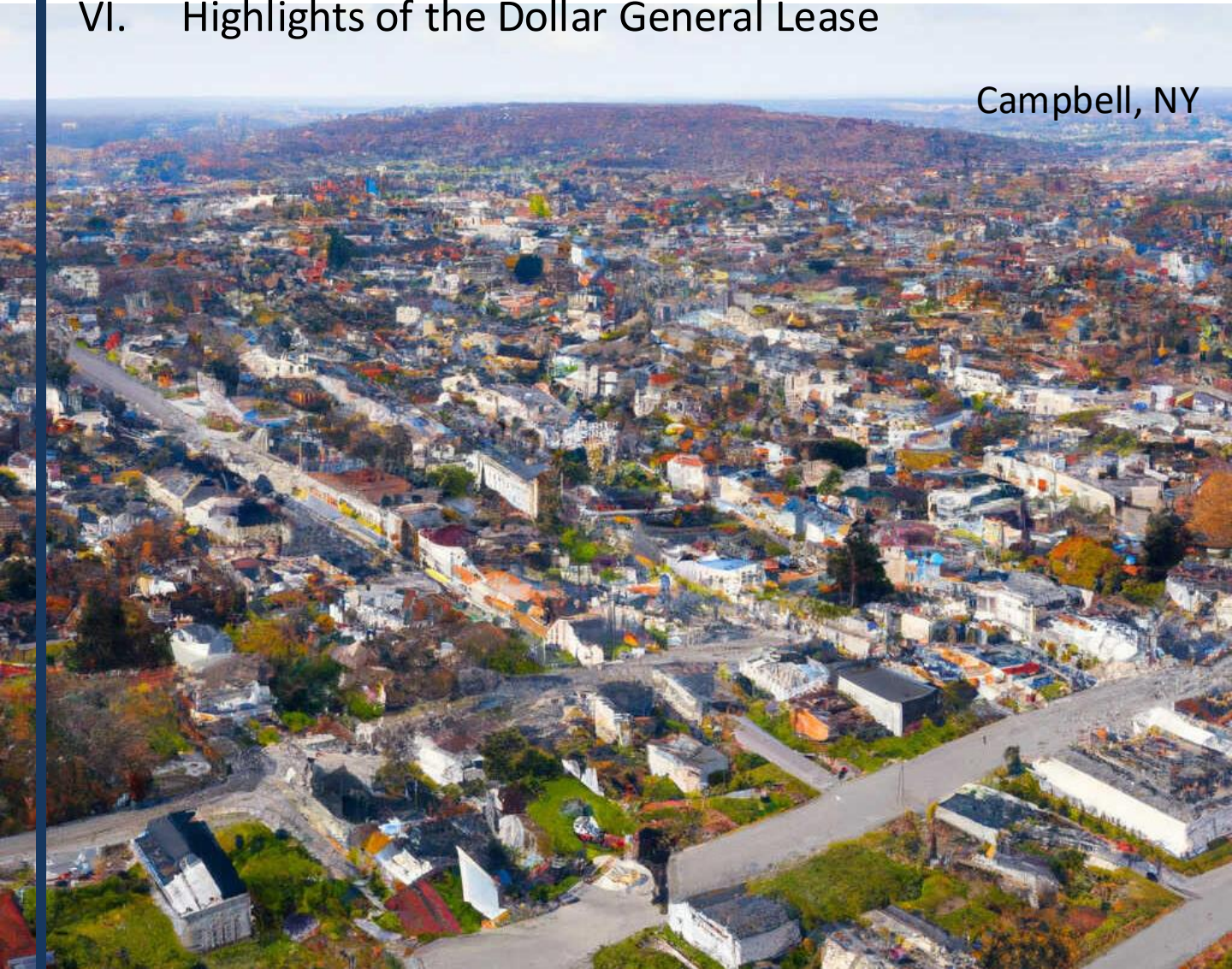
**Real Estate Financial Advisors**



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Campbell, NY







## Notification

This is a confidential Offering Memorandum ("OM") intended solely for your use in determining whether you desire to express further interest in the acquisition of the Property. This OM contains selected information pertaining to the property and does not purport to be, all-inclusive or to contain all or part of the information which prospective investors may require to evaluate an acquisition of the Property. All financial information is provided for general purposes only and may be based on assumptions beyond the control of Dollar General Corporation and REF ADVISORY INC ("REF"). All references to acreage, Building SF, and other measurements are approximations. In this OM, certain documents, including leases and other materials, are described in summary form only. These summaries do not purport to be complete.

Neither Dollar General nor REF make any representation or warranty, expressed or implied, as to the accuracy or completeness of this OM or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this OM or use of its contents; and you are to rely solely on your investigations and inspections in evaluating a possible acquisition of the property. Dollar General expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to acquire the property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this OM. By receipt of this OM, you agree that this OM and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its non-public contents to any other entity without the prior written authorization of Dollar General or REF.

The information contained in this document has been obtained from sources believed reliable. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction of the suitability of the Property for your needs.



## Dollar General Information

### 2024

- Net sales: Increased 5.0% to \$40.6 billion, driven by new store openings and a 1.4% increase in same-store sales.
- Cash flow from operations increased by 25.3% to \$3.0 billion.

### 2025

- Q1: Net sales rose 5.3% to \$10.4 billion, and same-store sales increased by 2.4%.
- Q2: Net sales increased 5.1% to \$10.7 billion, with same-store sales up 2.8%. This growth was supported by higher customer traffic and larger average transaction amounts.
- Operating profit: Increased 5.5% to \$576.1 million in Q1 and 8.3% to \$595.4 million in Q2, signaling a reversal of the previous year's trend.
- Cash flow: Year-to-date cash flow from operations for the first half of 2025 was \$1.8 billion, a 9.8% increase over the same period in 2024.
- Following the strong Q2 performance, DG raised its fiscal 2025 outlook for net sales, same-store sales, and diluted EPS.

### **DG is proud to be America's neighborhood general store**

We strive to make shopping hassle-free and affordable with more than 20,000 convenient, easy-to-shop stores in 48 states. Our stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with high-quality private brands.



## Store and Lease Details

Campbell, NY

### Store Details:

- NOI: \$110,960
- 9,026 SF & 2.63 Acres
- 30 Parking Spaces
- 271' Frontage on Main
- 23.3k Cars/Day on Main

2023 – Estimated	3 Mile	5 Miles	10 Miles
Population	980	5,143	35,210
Average HH Income	\$78,136	\$78,291	\$82,762
Households	980	2,161	15,260

### LEASE DETAIL

- Type of Lease: Individual Lease, Absolute NNN
- Type of Ownership: Fee Simple
- Lease Term: 15-Year Base Term with 10% rental increases every 5 years during Options
- 11 Years Remain on the Lease – Expiring 11/30/1936
- Three 5-Year Renewal Options 10% rent increases at the commencement of each renewal period.

### AREA RETAIL

- An estimated 300 people work at the Kraft Foods Global dairy plant next to the Dollar General.
- No other Dollar stores or competitors in the area.

### NEAREST DOLLAR STORES:

- Dollar General at 4 West Lamoka, Savona, NY – 5.3 Miles (6 min) Northwest
- Dollar General at 82 Victory Hwy, Painted Post, NY – 6.8 Miles ( 8 min) Southeast
- Dollar Tree at 3159 Silver Backlane, Painted Post, NY – 8.3 Miles, (11 min) Southeast
- All other Dollar type stores are over 10 miles from the subject property

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# Store Photographs

Campbell, NY



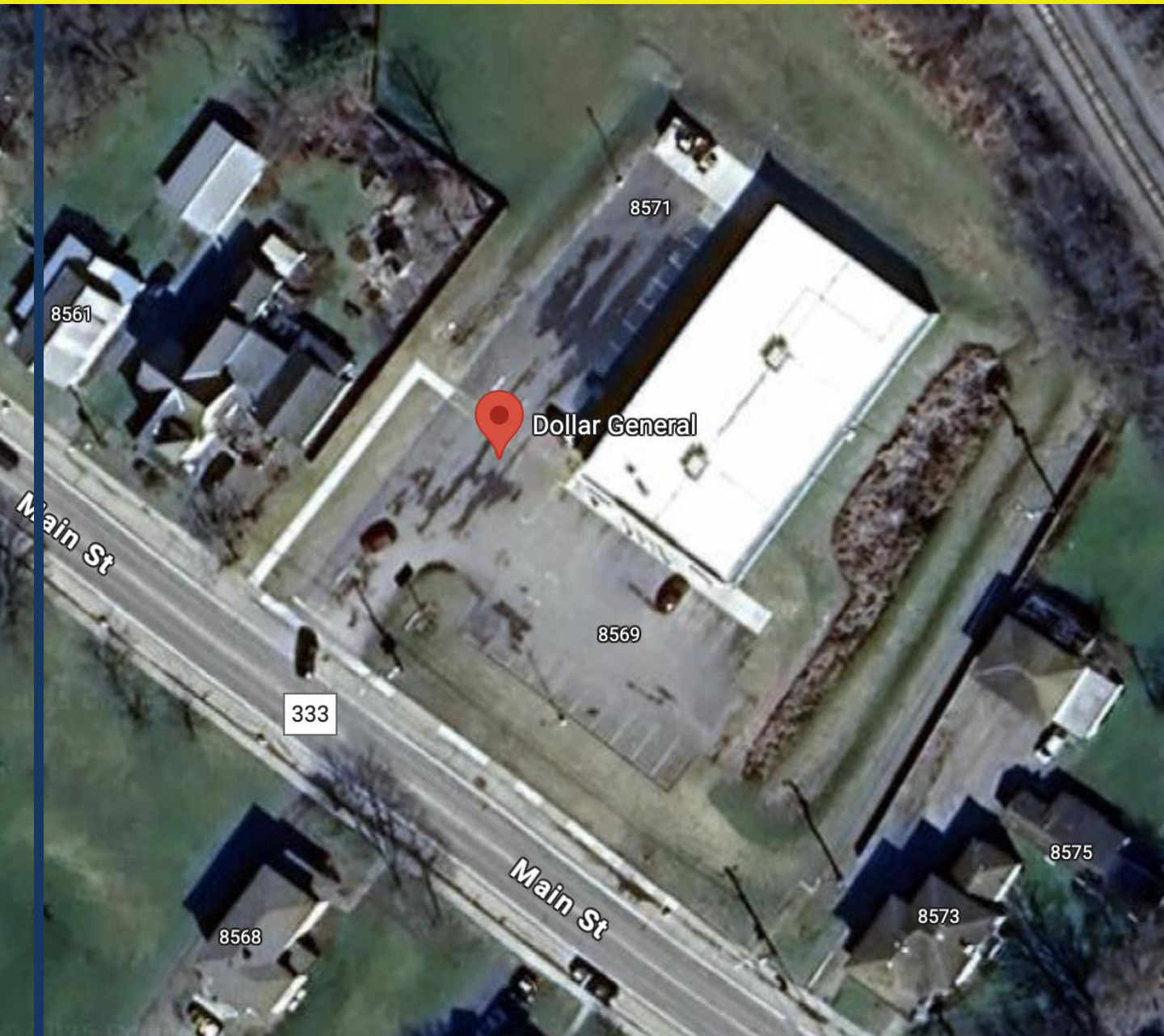


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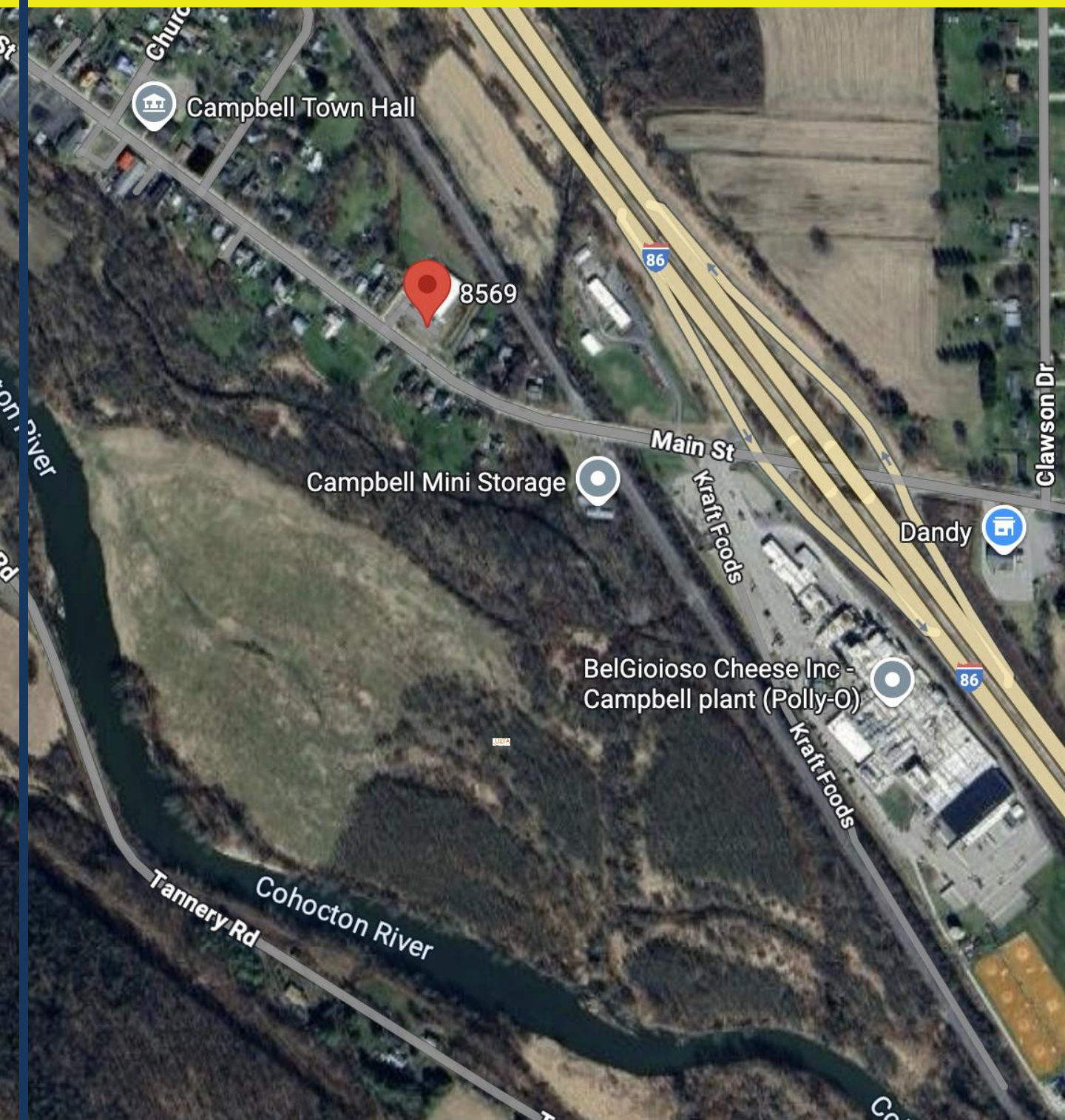
# Store Photographs

Campbell, NY





## Area Map Campbell, NY







## Highlights of the Lease



**Lease Type:** The lease is an absolute NNN lease, whereby the tenant is responsible for all of the expenses of operating, replacing, and maintaining the structural and non-structural components of the interior and exterior of the property. Real Estate tax is paid by the Landlord and reimbursed by the Tenant.

**Alterations:** Tenant is not allowed to make any exterior or structural alterations to the building without the consent of the Landlord if the effect of such alteration, as completed, would materially decrease the value of the building or impair its structural integrity.

\*\*\* **Note** Dollar General and REF ADVISORY INC ("REF") believe the information contained in this OM to be accurate; however, a Purchaser should perform its own due diligence and investigation relating to the acquisition and Dollar General and REF make no representation as to the accuracy or completeness of the information herein presented. Property is subject to prior sale, change of price, and withdrawal without notice.