

DOLLAR GENERAL

EVEN LOWER PRICES

Dollar General

324 NY Route 43, Stephentown, NY

Offering Memorandum

Confidentiality & Disclaimer Statement

This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Colliers International Florida, LLC.

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 the opportunity to acquire this Dollar General (Store #21200), located in Stephentow, NY.

This Dollar General is new construction at the intersection of NY State Route 22 and NY State Route 43 one mile from the border with Massachusetts. Albany, NY, the state capital, is 25 miles to the west.

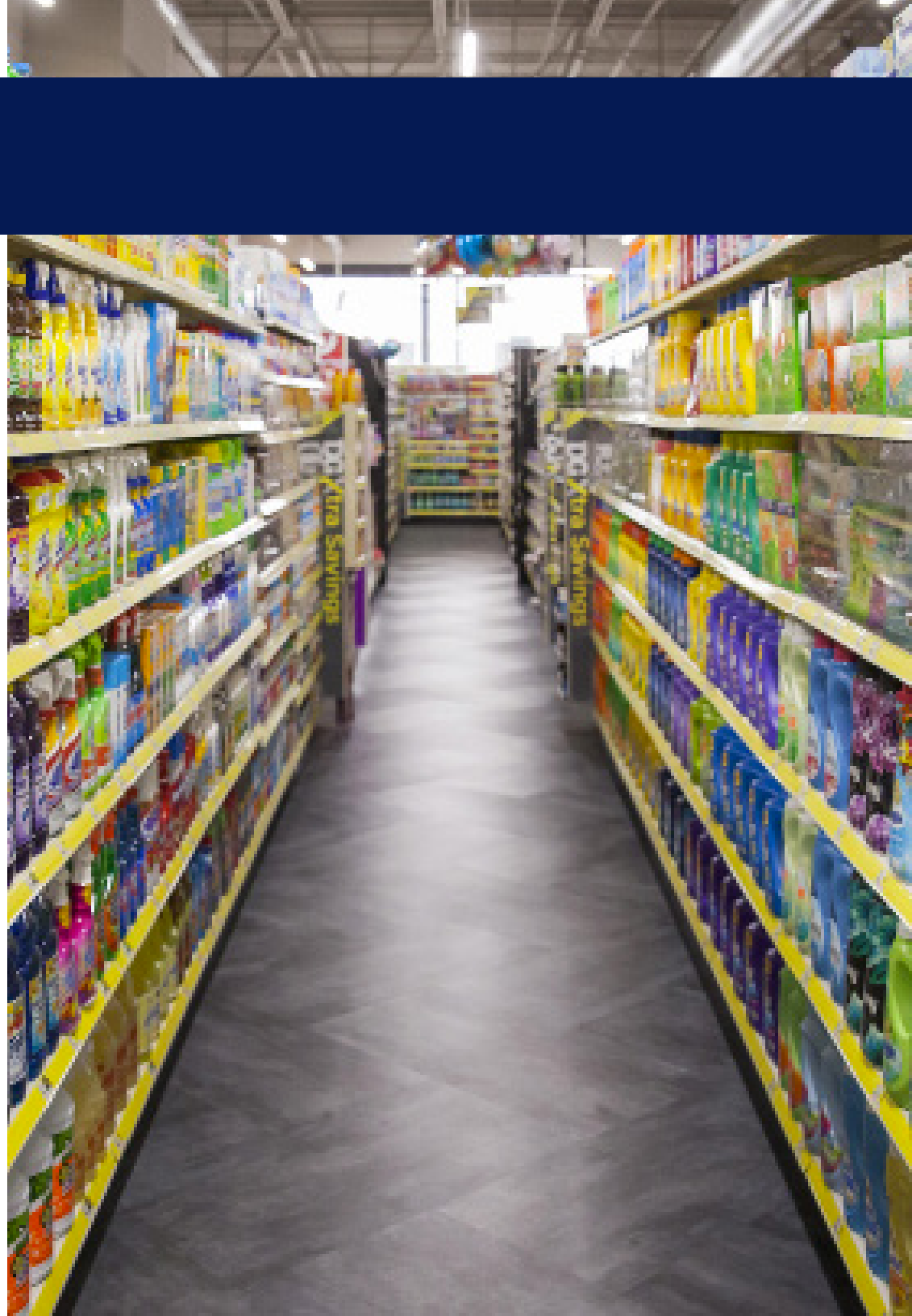
| INVESTMENT SUMMARY | |
|--------------------------|--|
| Tenant | Dollar General |
| Address | 324 NY Route 43 Stephentown, NY 12168 |
| Asking Price | \$1,627,229 |
| NOI | \$109,838.04 |
| Cap Rate | 6.75% |
| Lease Guarantor | Dollar General |
| Lease Type | Absolute NNN |
| Rent Commencement | September 1, 2020 |
| Expiration Date | August 31, 2035 |
| Options to Renew | Four 5-year options |
| Rent Increases | 10% on each option |

Subject Property



Highlights

- Dollar General Corporation is rated “BBB” by S&P and has a proven track record of success
- The absence of significant competition in the grocery market ensures stable sales for Dollar General
- Absolute NNN 15-year lease provides stable income for a long period
- 10% rental increases in each of the four 5-year options
- Corporate guaranteed lease - no landlord responsibilities



Property Overview



324 NY Route 43, Stephentown, NY 12168

| | |
|-----------------------------|----------------|
| Tenant | Dollar General |
| Building Type | Storefront |
| Year Built | 2020 |
| Type of Ownership | Fee Simple |
| Stories | One |
| Gross Leaseable Area | 9,166± SF |
| Lot Size | 1.692± Acres |
| Annual Rent (NOI) | \$109,838.04 |
| Asking Price | \$1,627,229 |
| Cap Rate | 6.75% |

Tenant Overview



Tenant Profile



DOLLAR GENERAL®

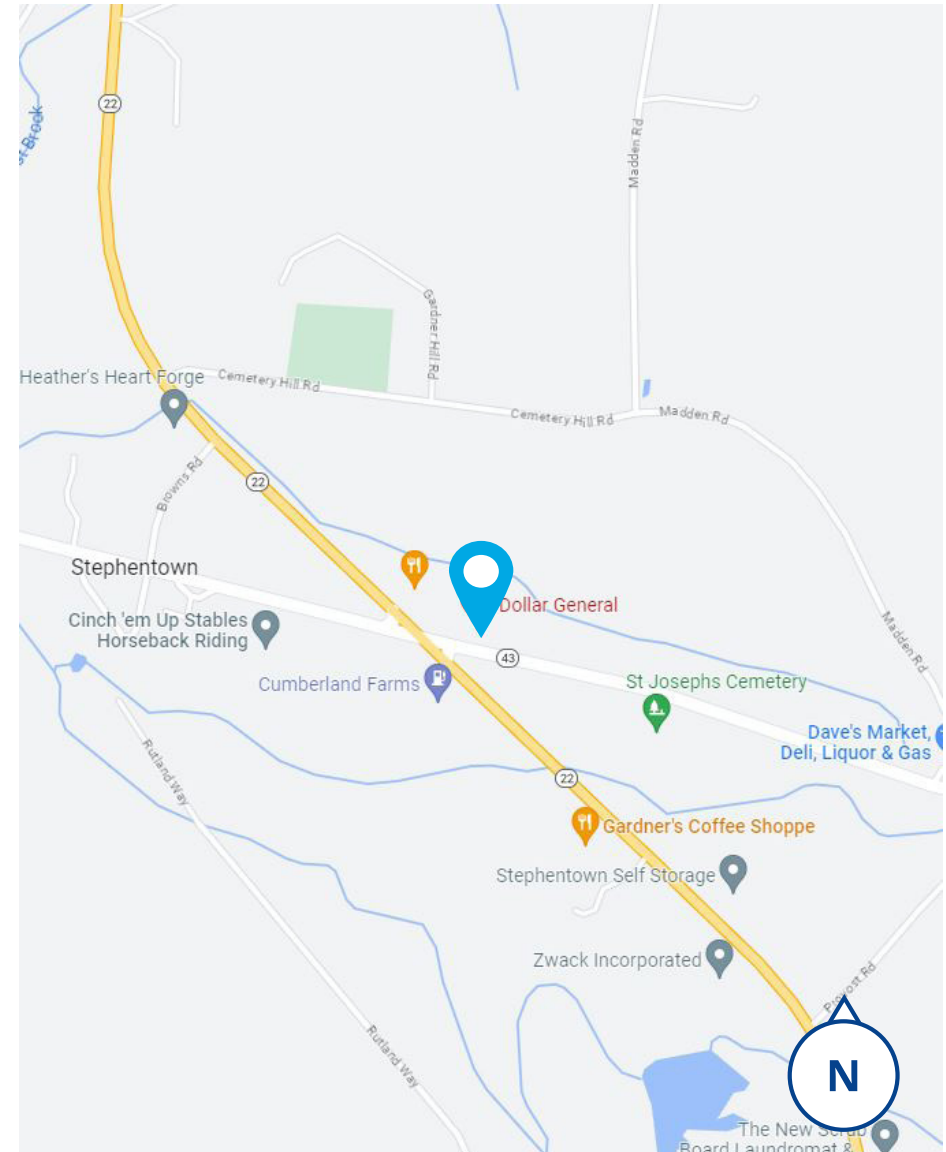
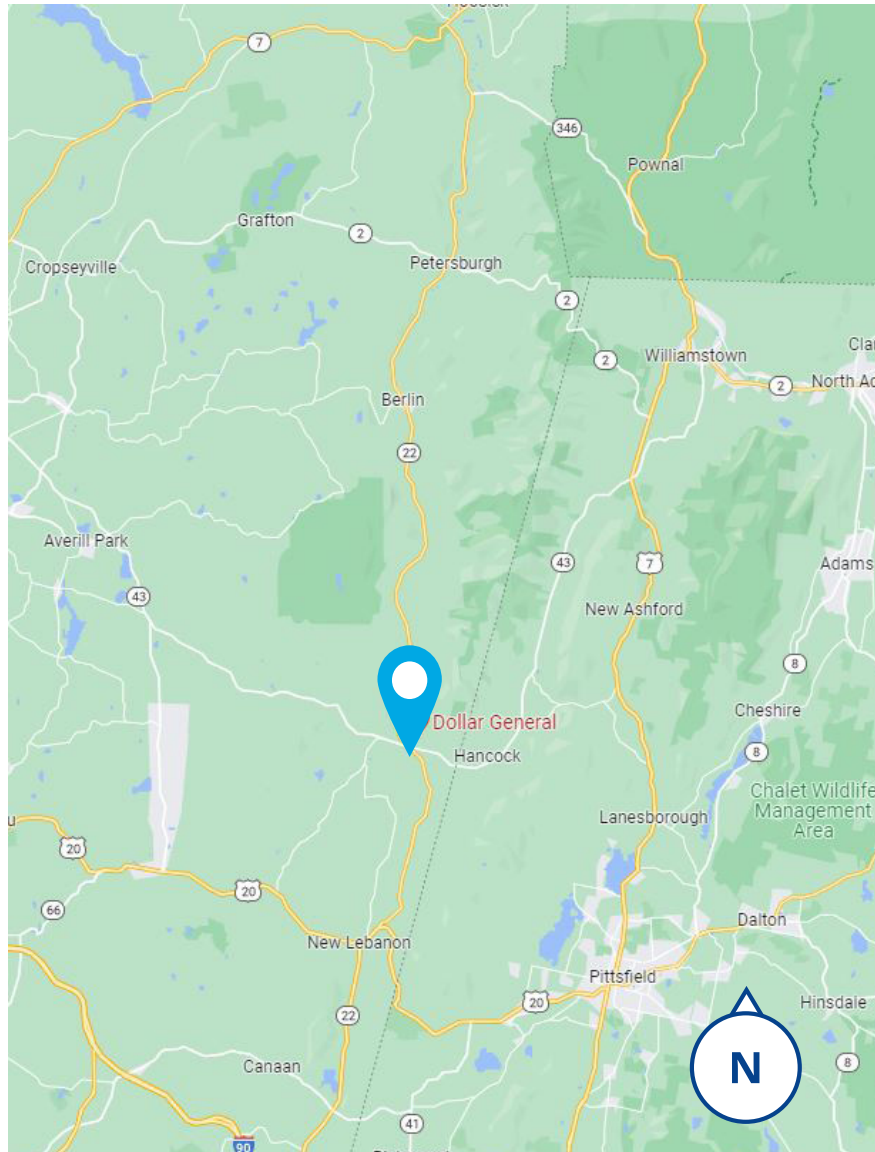
| | |
|---------------------|--|
| Tenant | Dollar General Corporation |
| Founded | 1939 |
| Headquarters | Goodlettsville, TN |
| Industry | Discount Retailer |
| Locations | 15,000± |
| Revenue | \$27.9± Billion |
| Website | www.dollargeneral.com |

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.

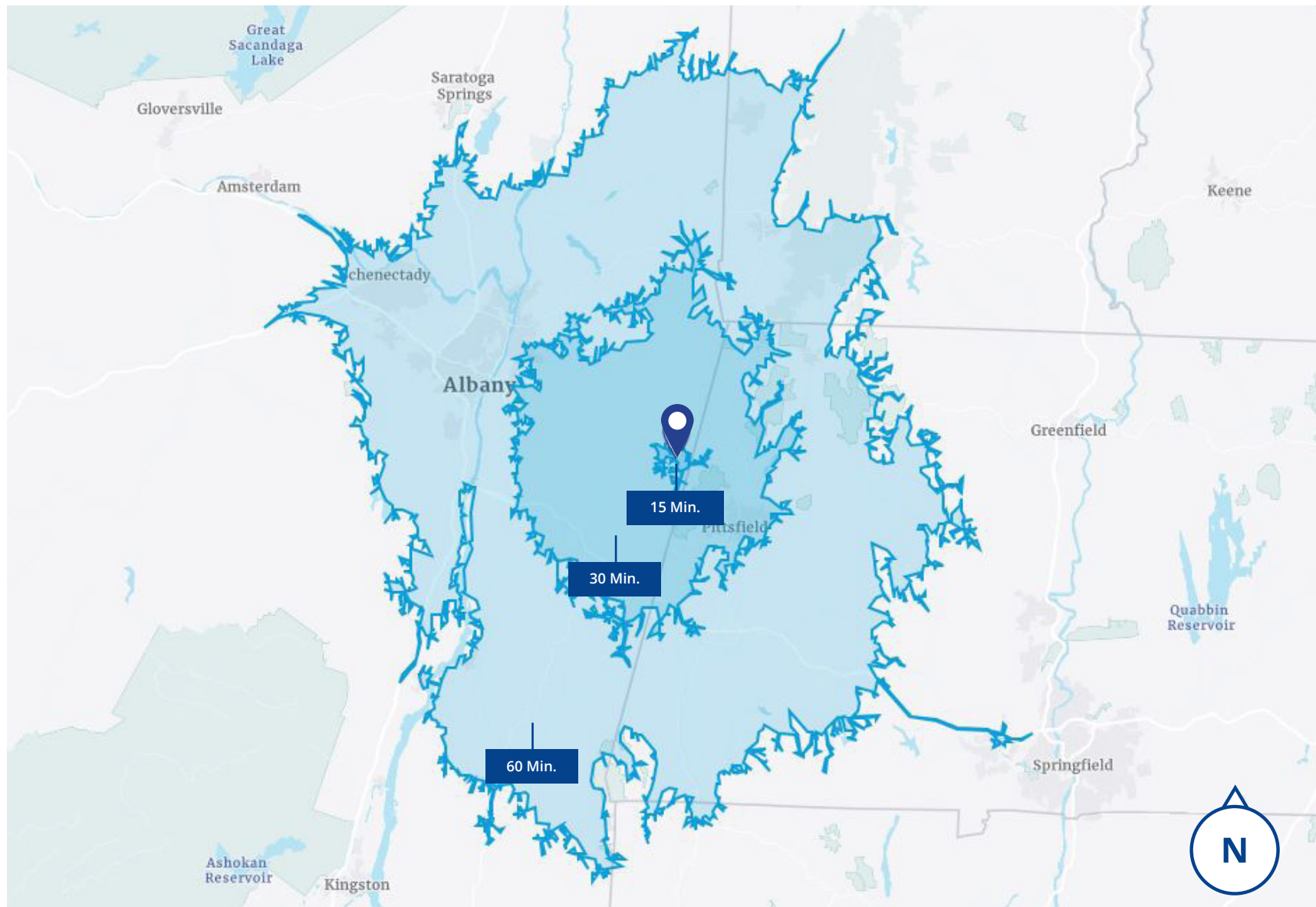
Market Overview



Location Maps



Drive Time Map



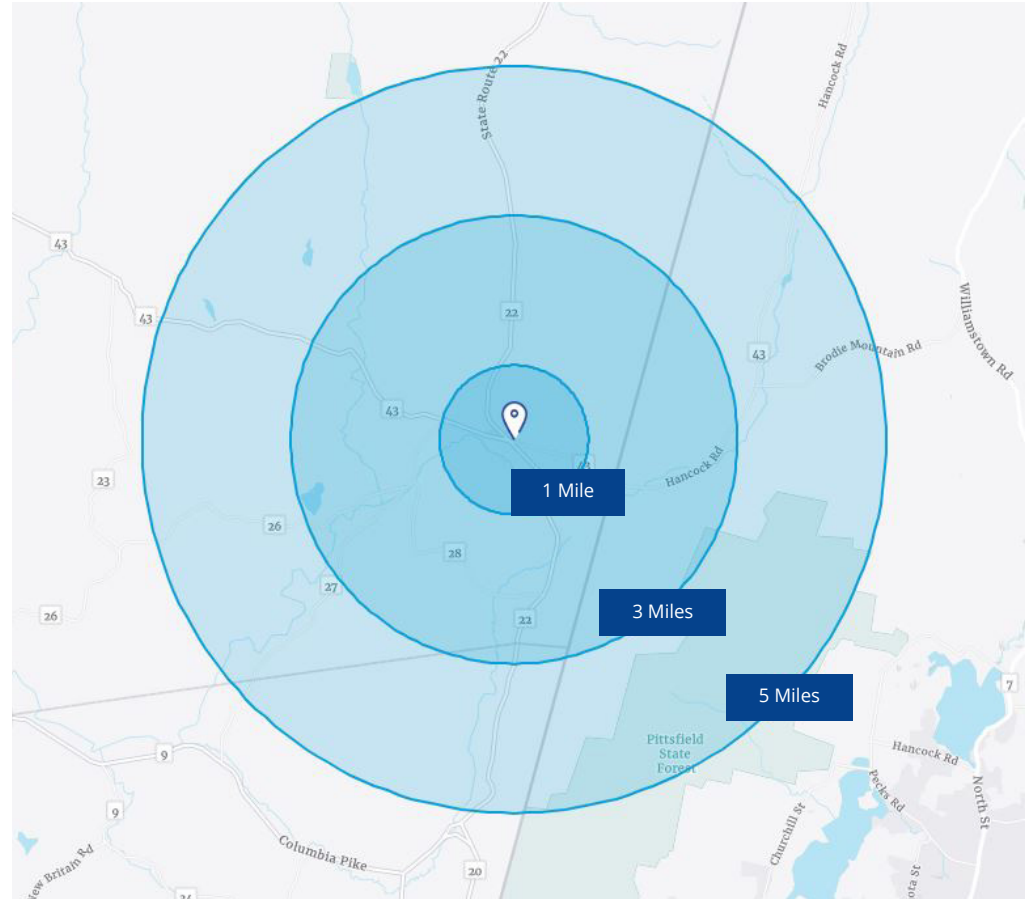
Area Demographics

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2024 Population | 434 | 1,552 | 3,178 |
| 2029 Population | 431 | 1,532 | 3,136 |
| 2024-2029 Annual Rate Change | -0.14% | -0.26% | -0.27% |
| 2024 Median Age | 48.1 | 48.4 | 48.3 |

| Households | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2024 Total Households | 211 | 725 | 1,442 |
| 2029 Total Households | 215 | 732 | 1,452 |
| 2024-2029 Annual Rate Change | 0.38% | 0.19% | 0.14% |
| 2024 Average Household Size | 2.06 | 2.14 | 2.17 |

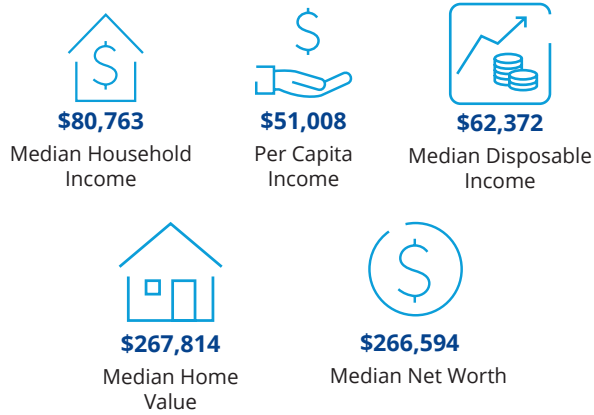
| Median Household Income | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|----------|----------|----------|
| 2024 Median Household Income | \$83,480 | \$81,866 | \$80,763 |
| 2029 Median Household Income | \$95,327 | \$92,863 | \$91,609 |
| 2024-2029 Annual Rate Change | 2.69% | 2.55% | 2.55% |

| Average Household Income | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|-----------|
| 2024 Average Household Income | \$118,466 | \$115,731 | \$114,639 |
| 2029 Average Household Income | \$139,127 | \$135,894 | \$134,689 |
| 2024-2029 Annual Rate Change | 3.27% | 3.26% | 3.28% |

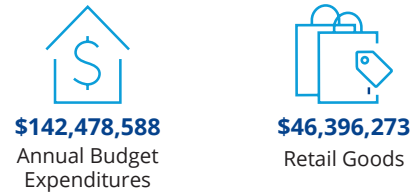


Consumer Expenditures *(5 mile radius)*

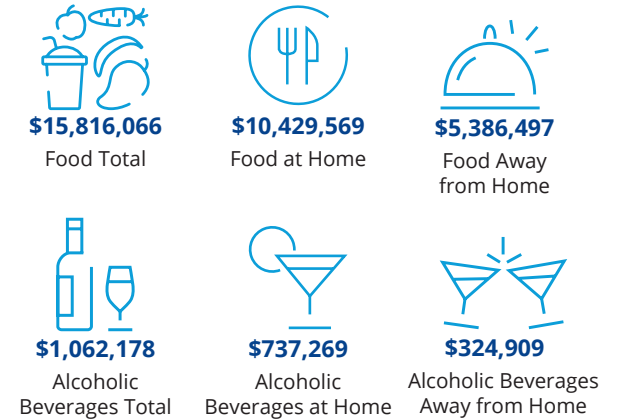
Wealth & Income



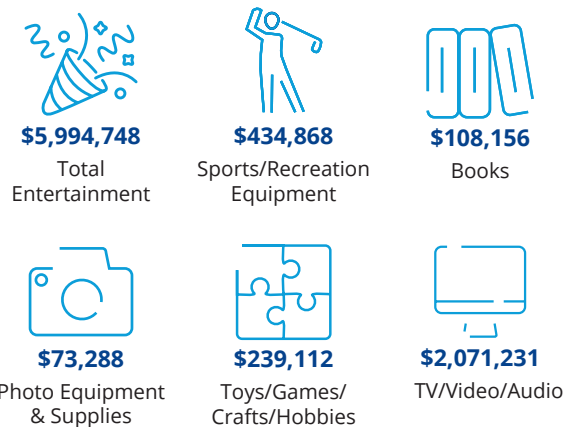
Annual Spending Total



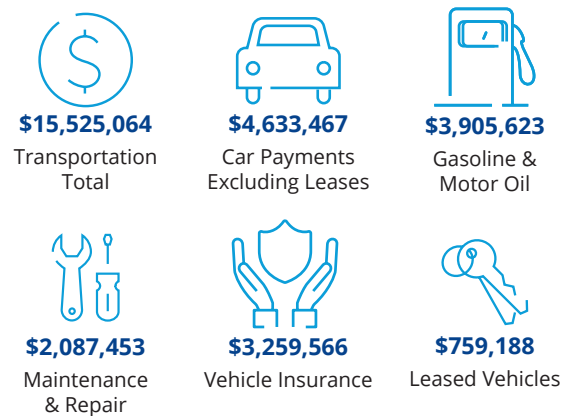
Annual Food & Alcohol Spending



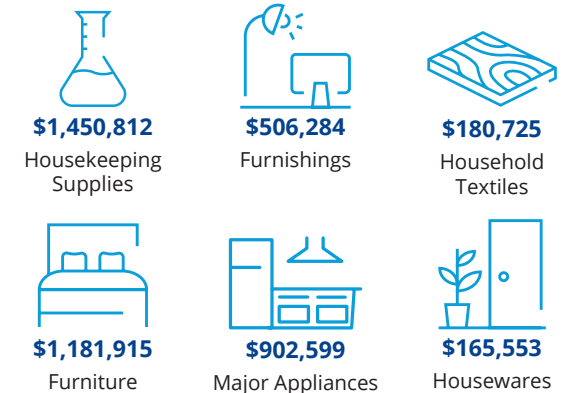
Annual Entertainment Spending



Annual Transportation Spending



Annual Household Goods Spending



Area Overview

Stephentown, New York

Stephentown, New York, is a charming town located in Rensselaer County, nestled in the picturesque landscape of the Hudson Valley region. Known for its rural charm, natural beauty, and a strong sense of community, Stephentown offers a peaceful and serene environment for residents and visitors alike.

The town is situated in the eastern part of New York State, bordering both Massachusetts and Vermont, characterized by rolling hills, lush forests, and serene lakes and ponds. The location provides easy access to several larger cities, including Albany, Troy, and Pittsfield, MA.

Stephentown is known for its stunning natural landscapes, making it a haven for outdoor enthusiasts. Residents and visitors can enjoy hiking, camping, fishing, and wildlife watching in the surrounding woodlands and state parks. Grafton Lakes State Park, Cherry Plain State Park, and the Rensselaer Plateau are all nearby natural gems.

The local economy is diverse, with a mix of small businesses, agriculture, and tourism. Many residents commute to nearby cities for work, while others are involved in agriculture, small-scale manufacturing, and services catering to the town's recreational activities.





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