



ACTUAL STORE

DOLLAR GENERAL

95 S MAIN ST, AVOCA, NY 14809

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,349,025
Current NOI:	\$109,271.00
Initial Cap Rate:	8.10%
Land Acreage:	2.03
Year Built	2016
Building Size:	9,191 SF
Price PSF:	\$146.78
Lease Type:	Absolute NNN
Lease Term:	15 years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,191 SF Dollar General store located in Avoca, NY. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease has 4 (5 year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store has been open & operating successfully since January 2017.

This Dollar General is highly visible as it is strategically positioned along S Main Street which sees 3,932 vehicles per day. The ten mile population from the site is 17,436 while the ten mile average household income is \$59,834 per year, making this location ideal for a Dollar General. The subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to obtain fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store.



PRICE \$1,349,025



CAP RATE 8.10%



LEASE TYPE Absolute NNN



TERM REMAINING 7.75 Years

INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease**
- Zero Landlord Responsibilities
- **4 (5 Year) Options | 10% Increases At Each Option**
- 10 Mile Average Household Income \$59,834
- 10 Mile Population 17,436
- 3,932 Vehicles Per Day
- Investment Grade Dollar Store With "BBB" Credit Rating

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$109,271.00	\$11.89
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$109,271.00	\$11.89

PROPERTY SUMMARY

Year Built:	2016
Lot Size:	2.03 Acres
Building Size:	9,191 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$109,271.00
Rent PSF:	\$11.89
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/18/2017
Lease Expiration Date:	1/31/2032
Lease Term Remaining:	7.75 Years
Rent Bumps:	10% at Each Option
Renewal Options:	4 (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$37.8 BILLION



STORE COUNT:
19,000+

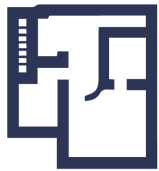


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,191	1/18/2017	1/31/2032	\$109,271.00	100.0	\$11.89
Totals/Averages	9,191			\$109,271.00		\$11.89



TOTAL SF
9,191



TOTAL ANNUAL RENT
\$109,271.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$11.89



NUMBER OF TENANTS
1



DOLLAR GENERAL

95 S MAIN ST, AVOCA, NY 14809 



10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES



84 YEARS
IN BUSINESS



4.3%
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 19,000+ stores with more than 173,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. DG opened 1,110 new stores in 2022, and planning to open an additional 1,050 in 2023. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



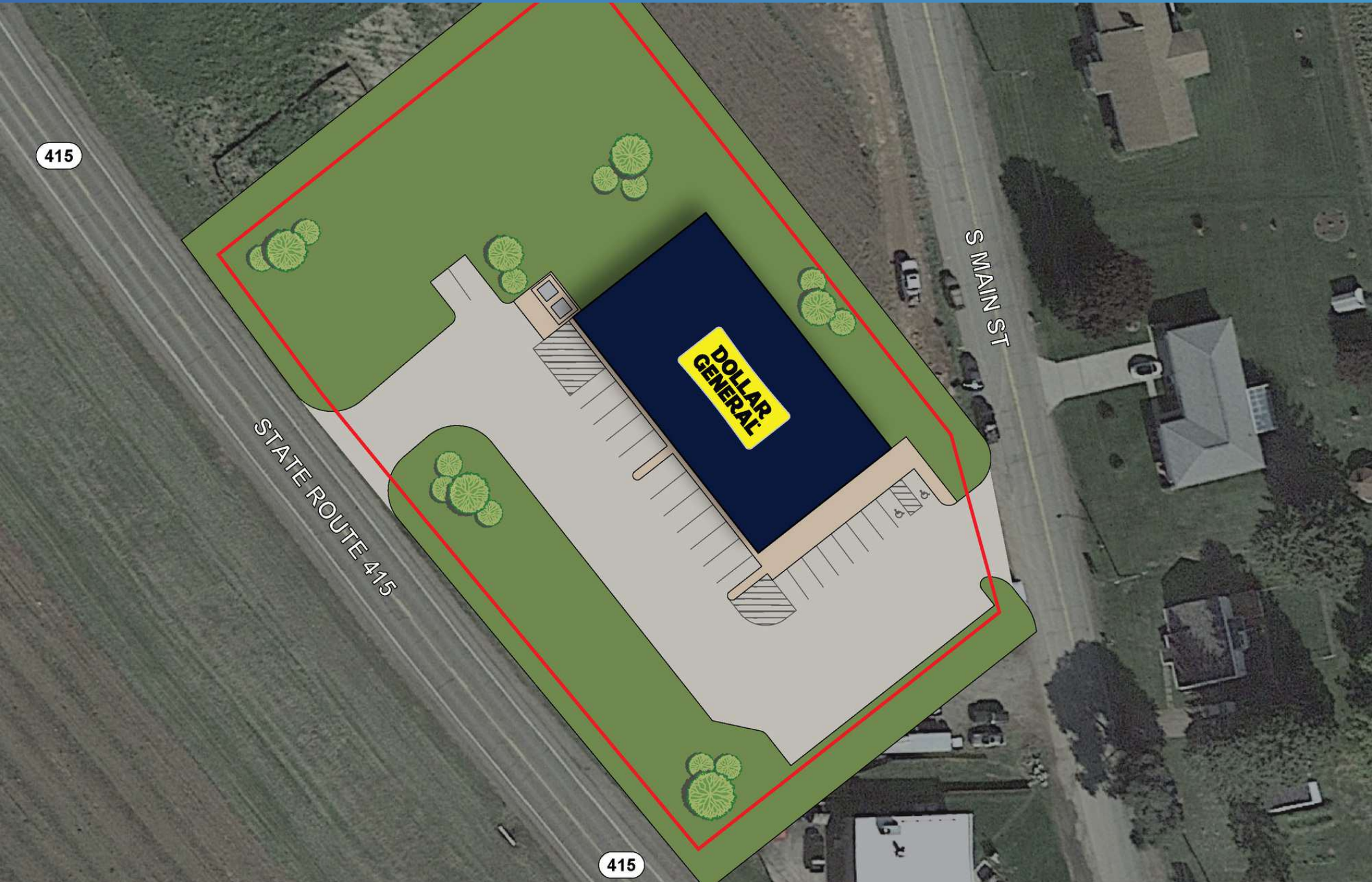
19,000+ STORES ACROSS 47 STATES

DOLLAR GENERAL

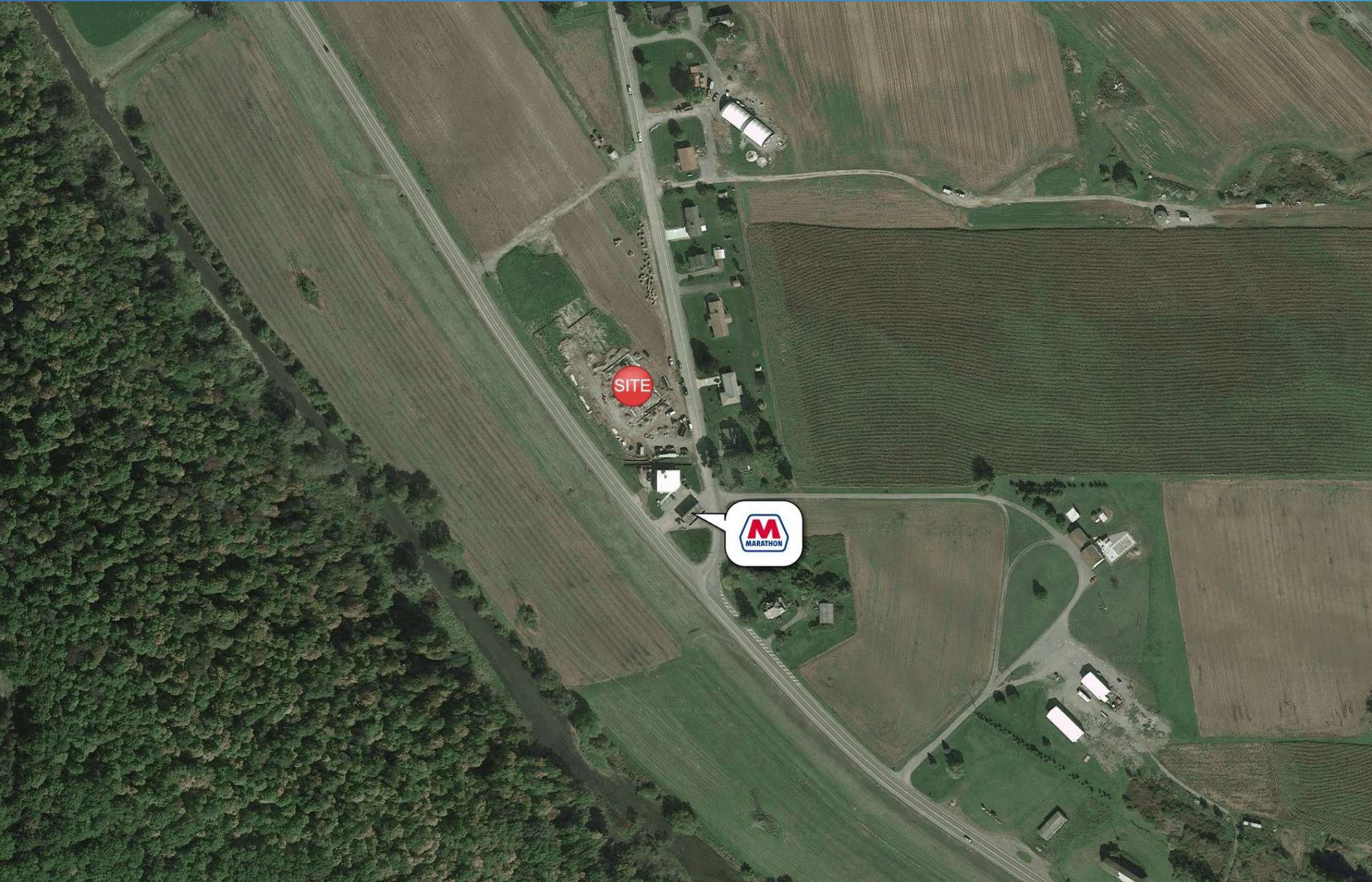
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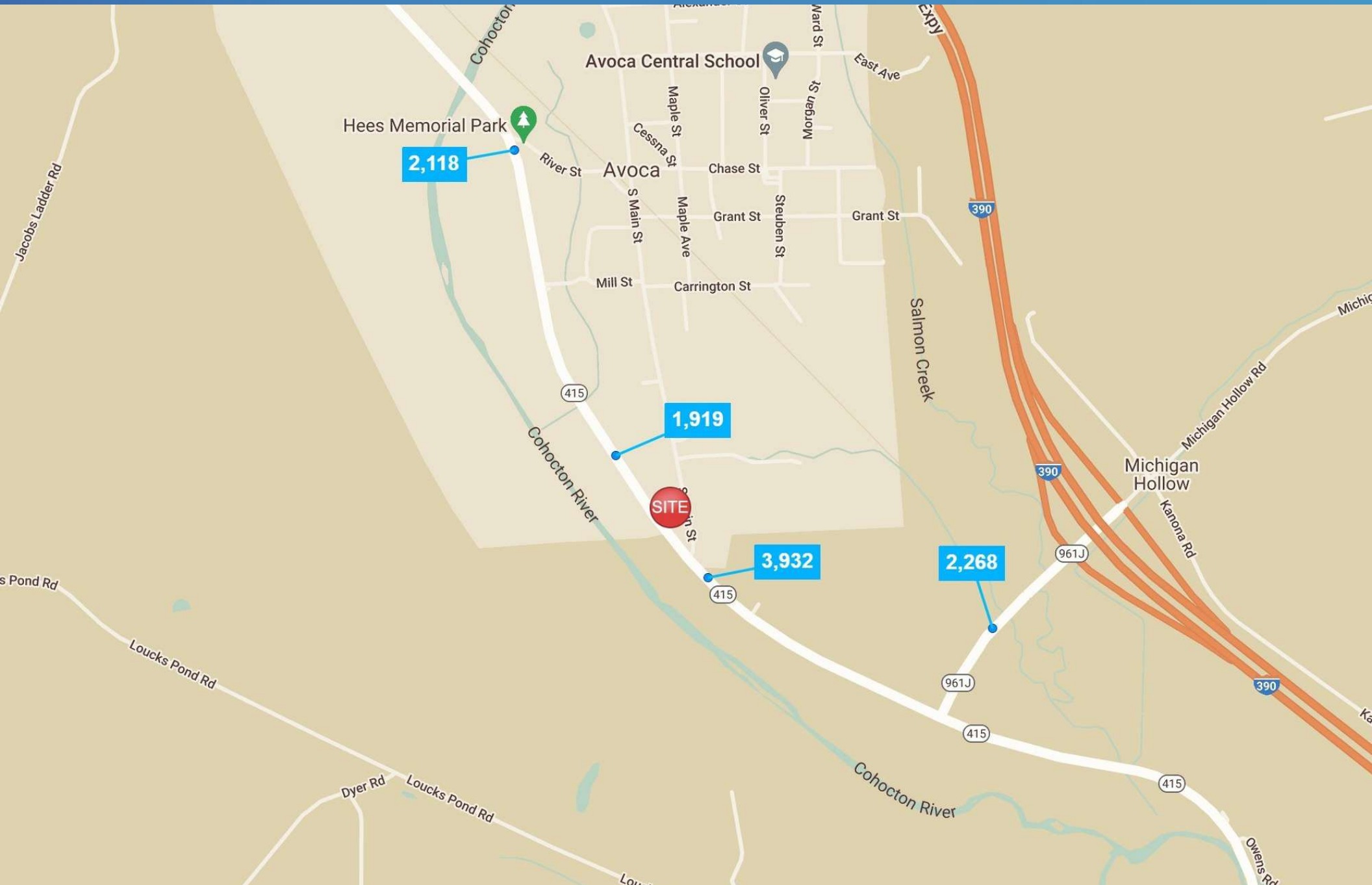
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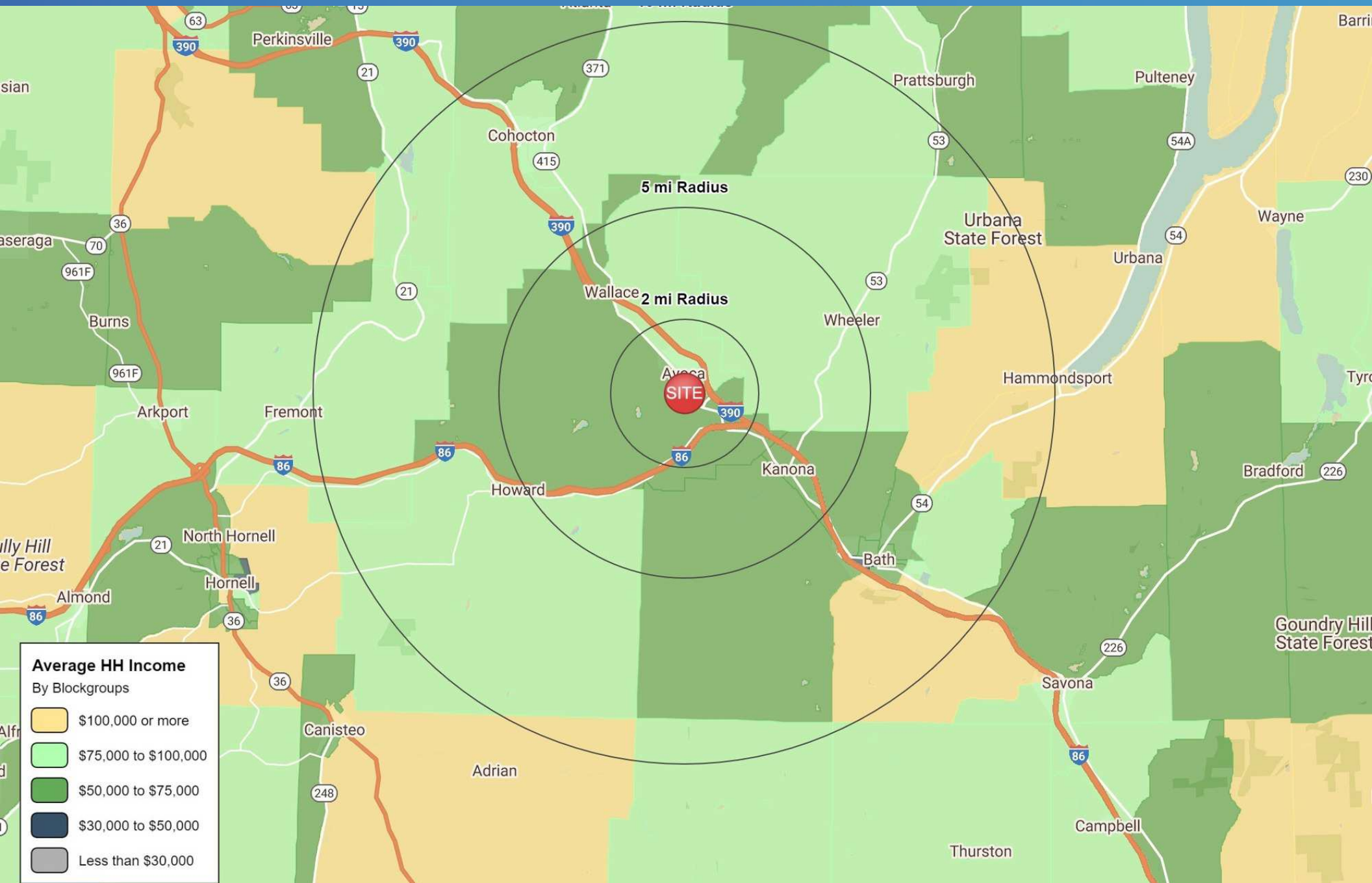


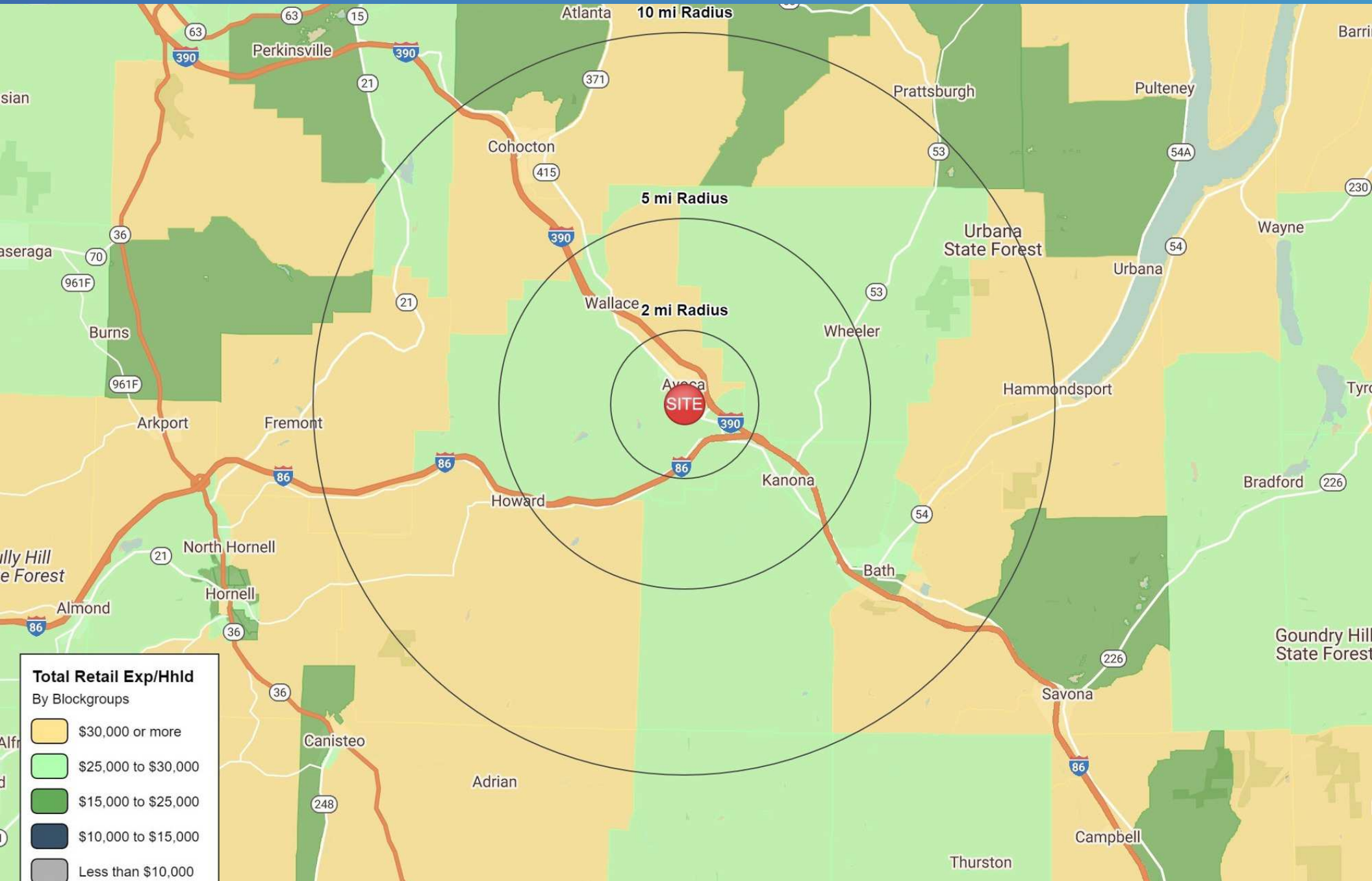


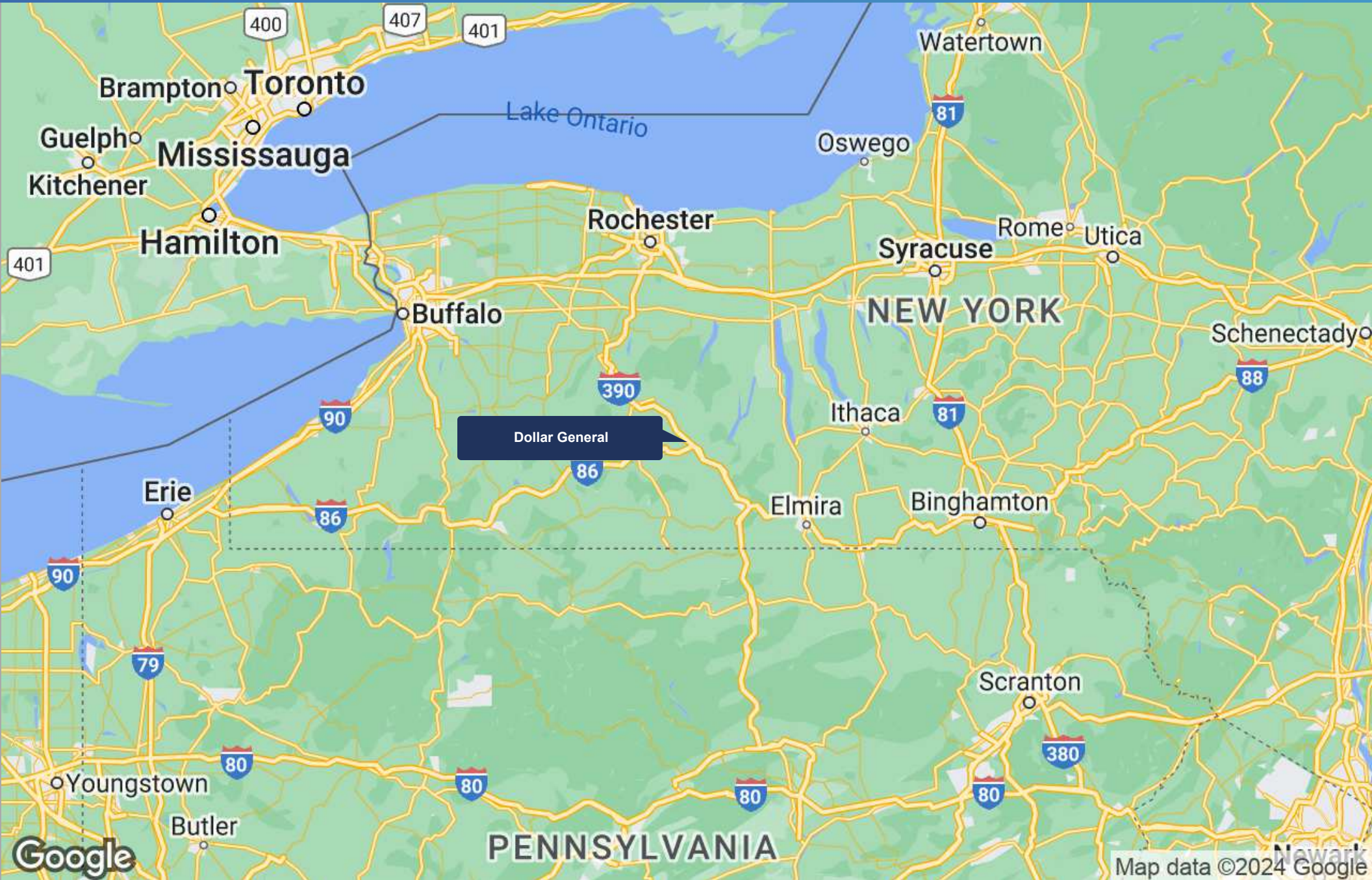


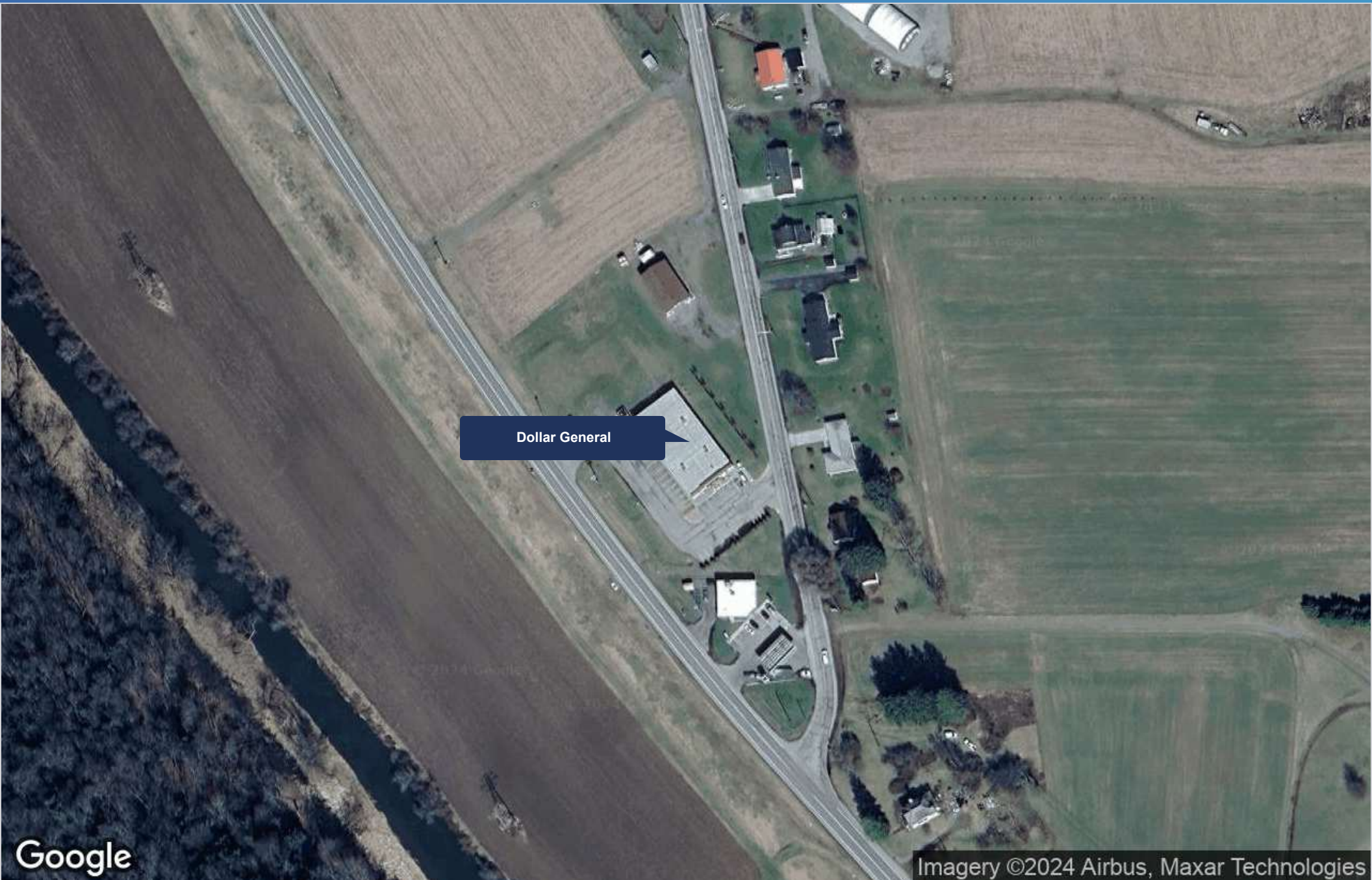












Dollar General

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Avoca is a small village located in Steuben County, New York, USA. Situated in the western part of the state, Avoca is a quintessential rural community known for its picturesque landscapes and tight-knit community spirit. It offers a serene and peaceful atmosphere that attracts those seeking a quieter way of life away from the hustle and bustle of larger cities.

The village of Avoca boasts a rich agricultural history, and farming remains an integral part of its identity. The surrounding countryside features rolling hills and fertile farmland, making it an ideal location for farming activities. Avoca's residents take pride in their close-knit community, with local events, festivals, and gatherings fostering a strong sense of belonging. It is a place where neighbors look out for one another, and the simplicity of life is cherished. While Avoca may be small in size, it is big on charm and offers a serene and welcoming environment for those who appreciate the beauty of rural living.

POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2024	1,320	3,699	17,436
Total Population 2029	1,276	3,566	16,928
Median Age	43.4	44.5	45.3
# Of Persons Per HH	2.5	2.5	2.3
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	509	1,395	7,119
Average HH Income	\$65,879	\$61,467	\$59,834
Median House Value	\$70,788	\$78,642	\$90,688
Consumer Spending	\$14.5M	\$39M	\$188.1M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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