



No subject property but similar construction

Dollar General

3 Hudson Ave., Guilford, ME

Price: \$2,070,600 | Cap: 6.65% | NOI: \$137,967

- Dollar General Corp | NYSE: DG | S&P Rating: "BBB" Investment Grade
- New long term net Lease with rent increases
- Conversion of former Rite Aid
- To serve as the dominant general merchandise retailer with limited competition
- Guilford is a Piscataquis County community with a captive customer base reliant on value-oriented retail

DOLLAR GENERAL®



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REALTY ADVISORS

This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained here in.

PROPERTY OVERVIEW:

HMX Realty Advisors is pleased to exclusively offer for sale a brand new Dollar General located in Guilford, ME. This 11,000 sf building is a complete rehabilitation of a former Rite Aid, featuring a comprehensive renovation of the existing structure including a new roof, mechanical, and electrical systems, and sits on a 1.10 acre parcel of land. The store is scheduled to open in July 2026.

The property is located at the corner of Hudson Avenue and Main Street in the center of Guilford, a community in Piscataquis County along the Piscataquis River. The site benefits from a central downtown position with excellent visibility, and with the departure of the former Rite Aid, this Dollar General will serve as the primary convenience retail destination for the surrounding communities of Piscataquis County.

Guilford serves as a key service hub for the broader region and is home to two of Piscataquis County's largest employers — Puritan Medical Products and Duvaltex U.S. — providing a stable base of working residents who represent the core customer of Dollar General's value-oriented merchandise. Dollar General serves not only Guilford but the surrounding communities of Sangerville, Abbot, Cambridge and Parkman, all of which lack comparable retail options. The nearest Dollar General is approximately 13 miles away in Dexter, ME, underscoring the lack of competition and the captive nature of the trade area. This captive trade area dynamic is precisely the type of underserved market that Dollar General has strategically targeted throughout its national expansion, now operating over 20,000 stores across the United States. This fully renovated asset provides an essential retail option for the region.

LEASE SUMMARY:

Rent Commencement:	July 2026 (estimated commencement)
Lease Expiration Date:	July 2036
Rent:	\$137,967
Escalations:	5% every 5 years during base term and options
Options:	Three – (5) year options
Lease Type:	Double Net NN – Landlord is responsible for the roof and structure

TENANT OVERVIEW: Dollar General | NYSE: DG | S&P Rating: Investment Grade

Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities. Dollar General offers both name-brand and generic merchandise—including off-brand goods and closeouts of name-brand items. In 2007 Kohlberg Kravis Roberts & Co. (KKR) (NASDAQ: KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. As of March 1, 2019, Dollar General Corporation operated 15,472 stores in 44 states.

INVESTMENT SUMMARY

Price: \$2,070,600

Cap Rate: 6.65%

NOI: \$137,967

Lease Term: 10 years

Total Building 11,000 sf

Total Land Area: 1.10 acre

Parking: 36 spaces

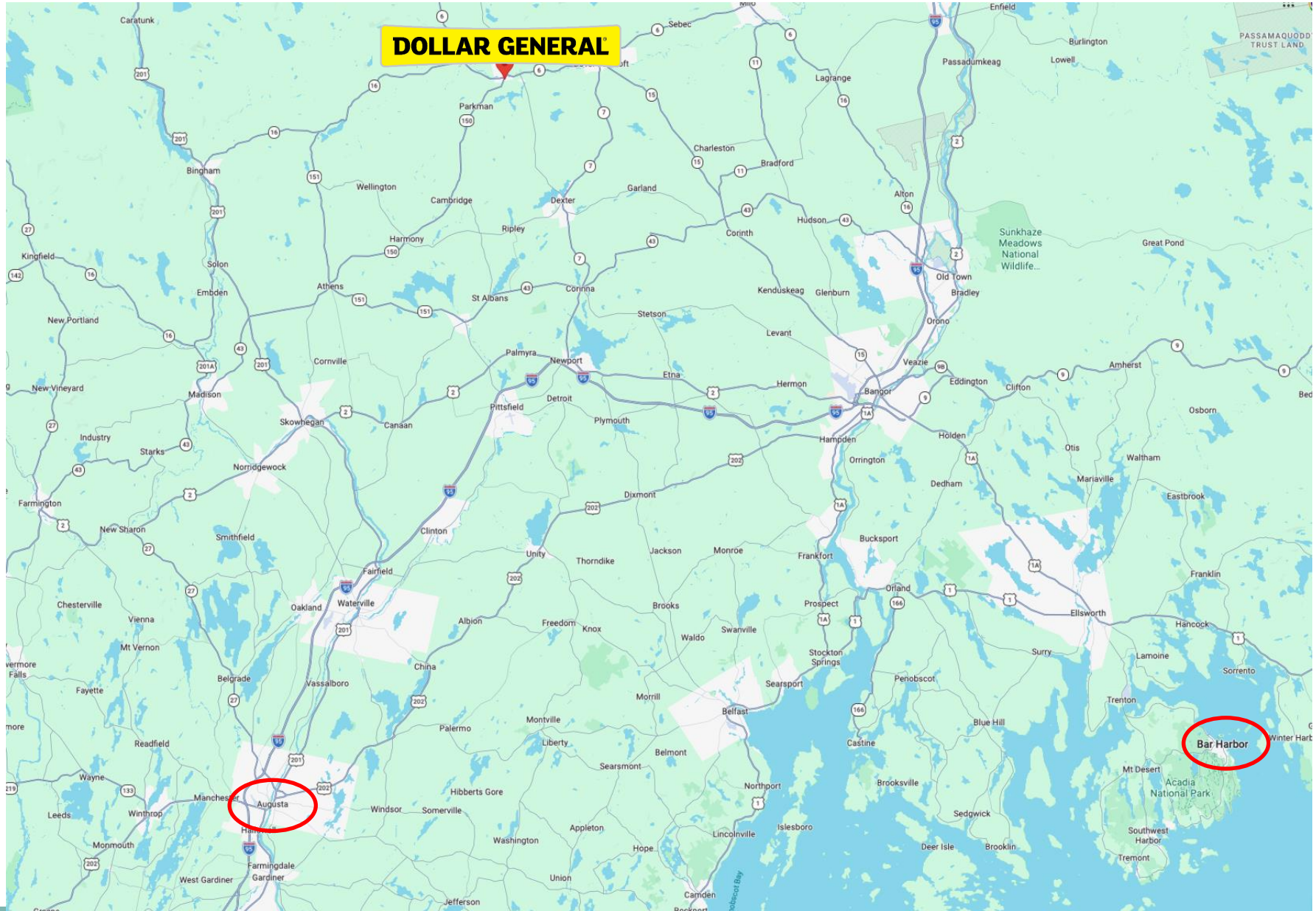




Dollar General – Guilford, ME Area Map

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Dollar General – Guilford, ME Demographic Data

DOLLAR GENERAL®

2025 Summary	3 Mile	5 Miles	7 Miles
Population	1,880	2,865	4,250
Households	903	1,354	1,920
Families	526	792	1,129
Average Household Size	2.08	2.11	2.19
Owner Occupied Housing Units	683	1,049	1,502
Renter Occupied Housing Units	220	305	418
Median Age	51.9	52.0	51.8
Median Household Income	\$49,903	\$49,240	\$50,196
Average Household Income	\$63,722	\$64,133	\$66,587

2030 Summary	3 Mile	5 Miles	7 Miles
Population	1,952	2,980	4,421
Households	942	1,414	2,005
Families	546	823	1,172
Average Household Size	2.07	2.10	2.18
Owner Occupied Housing Units	725	1,114	1,594
Renter Occupied Housing Units	217	300	411
Median Age	51.3	51.5	51.3
Median Household Income	\$53,632	\$53,381	\$54,526
Average Household Income	\$69,880	\$70,415	\$73,326

2025-2030 Annual Rate	3 Mile	5 Miles	7 Miles
Population	0.75%	0.79%	0.79%
Households	0.85%	0.87%	0.87%
Average Household Income	\$63,722	\$64,133	\$66,587

Contact Us

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