



No subject property but similar construction

## Dollar General

291 Oakwood Ave., Brunswick, NY

Price: \$2,539,200 | Cap: 6.50% | NOI: \$165,048

**DOLLAR GENERAL®**

- Dollar General Corp | NYSE: DG | S&P Rating: “BBB” Investment Grade
- New long term triple net Lease with rent increases
- Upgraded construction materials
- Short drive to Downtown Albany capital district
- ~110,000 people within 5-miles of the property
- Very close to 2 colleges | Rensselaer Polytechnic Institute & Hudson Valley Community College



Phone: 212.972.3947  
[dan@hmx1031.com](mailto:dan@hmx1031.com)  
[www.hmx1031.com](http://www.hmx1031.com)

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 herein.

### PROPERTY OVERVIEW:

HMX Realty Advisors is pleased to exclusively offer for sale a brand new Dollar General located in Brunswick, NY. This newly constructed, 9,100 sf building sits on a 1.19 acre parcel of land and features upgraded construction materials including hardie board siding and trim, brick wainscot and architectural asphalt shingles on the roof. The store is scheduled to open in June 2026. Brunswick is a growing suburban town in Rensselaer County, directly bordering the city of Troy to the west, and provides convenient access to the broader Albany-Schenectady-Troy Capital District metro area via Hoosick Road (Route 7) and Interstate 87. The property is situated on Oakwood Avenue (Route 40), a key north-south artery serving the region.

The 5-mile trade area encompasses approximately 110,000 residents. The surrounding trade area is anchored by a Walmart, ALDI, and the Brunswick Square shopping center along Hoosick Road, and benefits from proximity to Rensselaer Polytechnic Institute (~7,000 students) and Hudson Valley Community College (~10,000 students), which drive consistent consumer traffic.

### LEASE SUMMARY:

Rent Commencement:	June 2026 (estimated commencement)
Lease Expiration Date:	June 2041
Rent:	\$165,048
Escalations:	5% every 5 years during base term and options
Options:	Three - (5) year options
Lease Type:	Absolute NNN - No landlord obligations to the building

### 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: \$2,539,200

Cap Rate: 6.50%

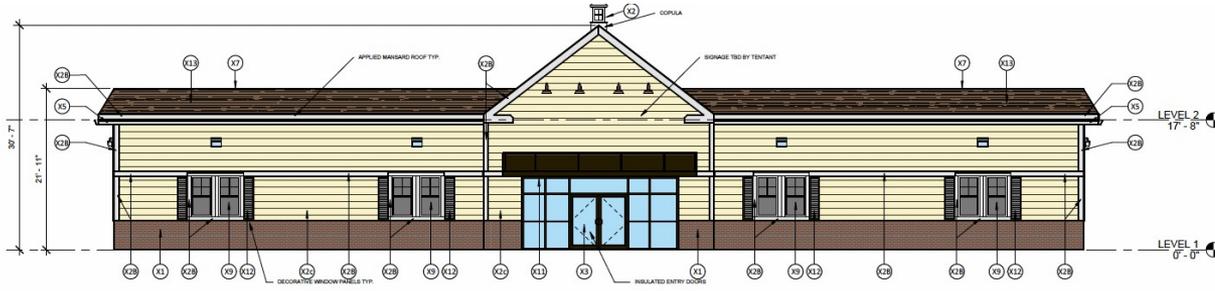
NOI: \$165,048

Lease Term: 15 years

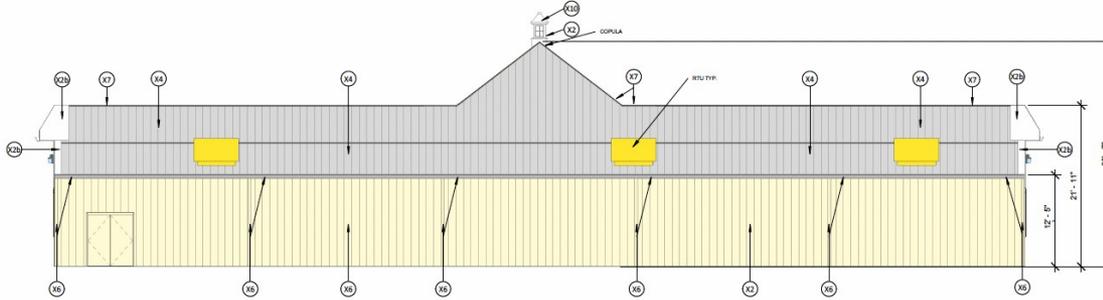
Total Building 9,100 sf

Total Land Area: 1.19 acre

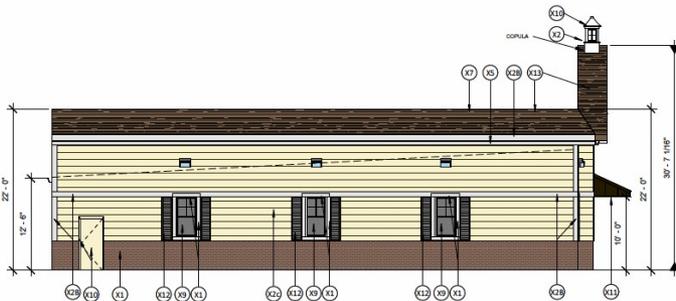
Parking: 37 spaces



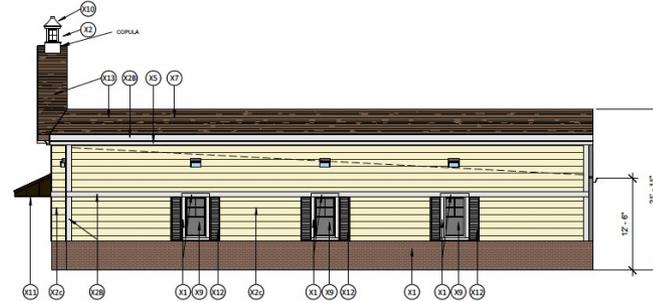
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

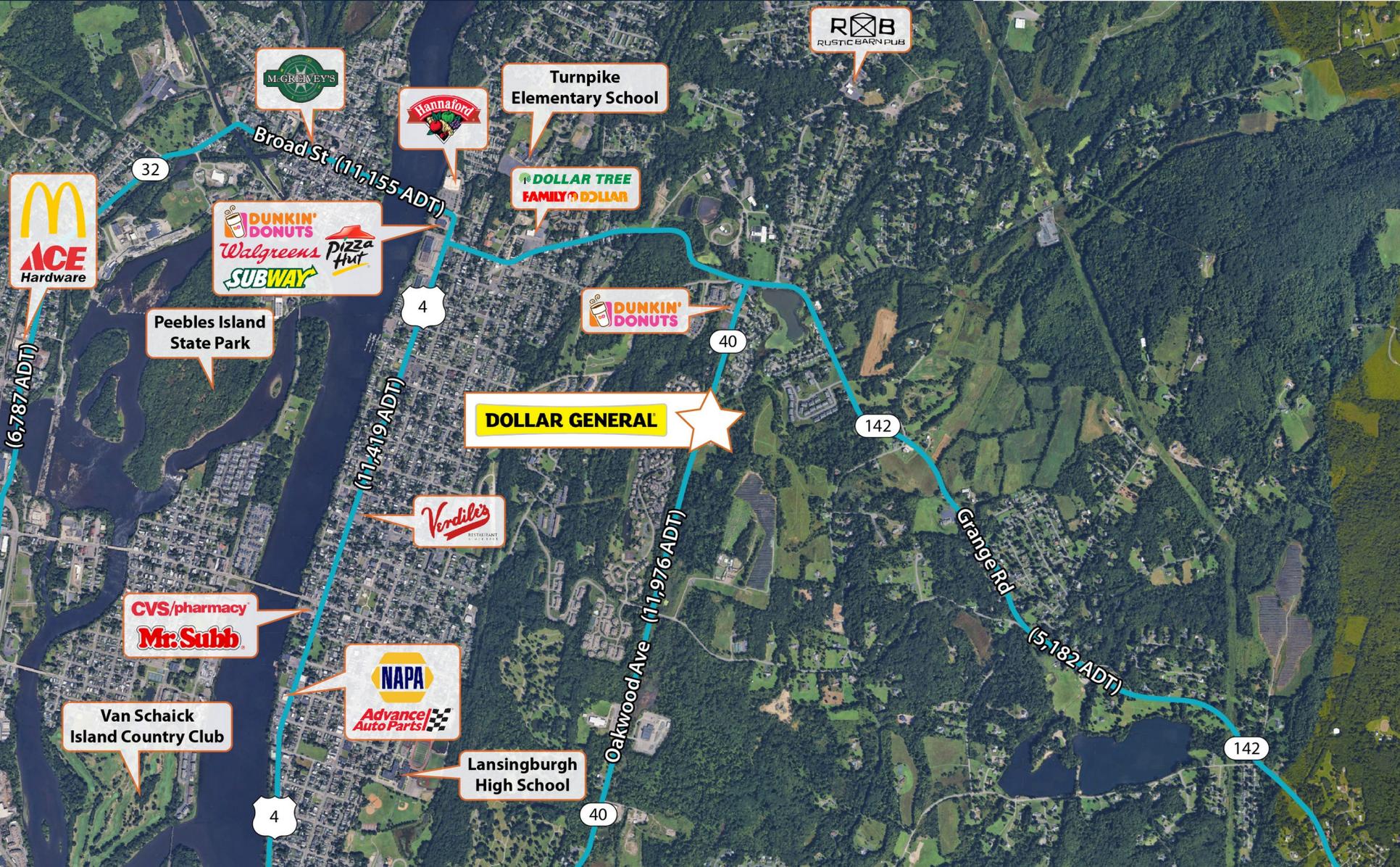


3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

### EXTERIOR FINISH SCHEDULE

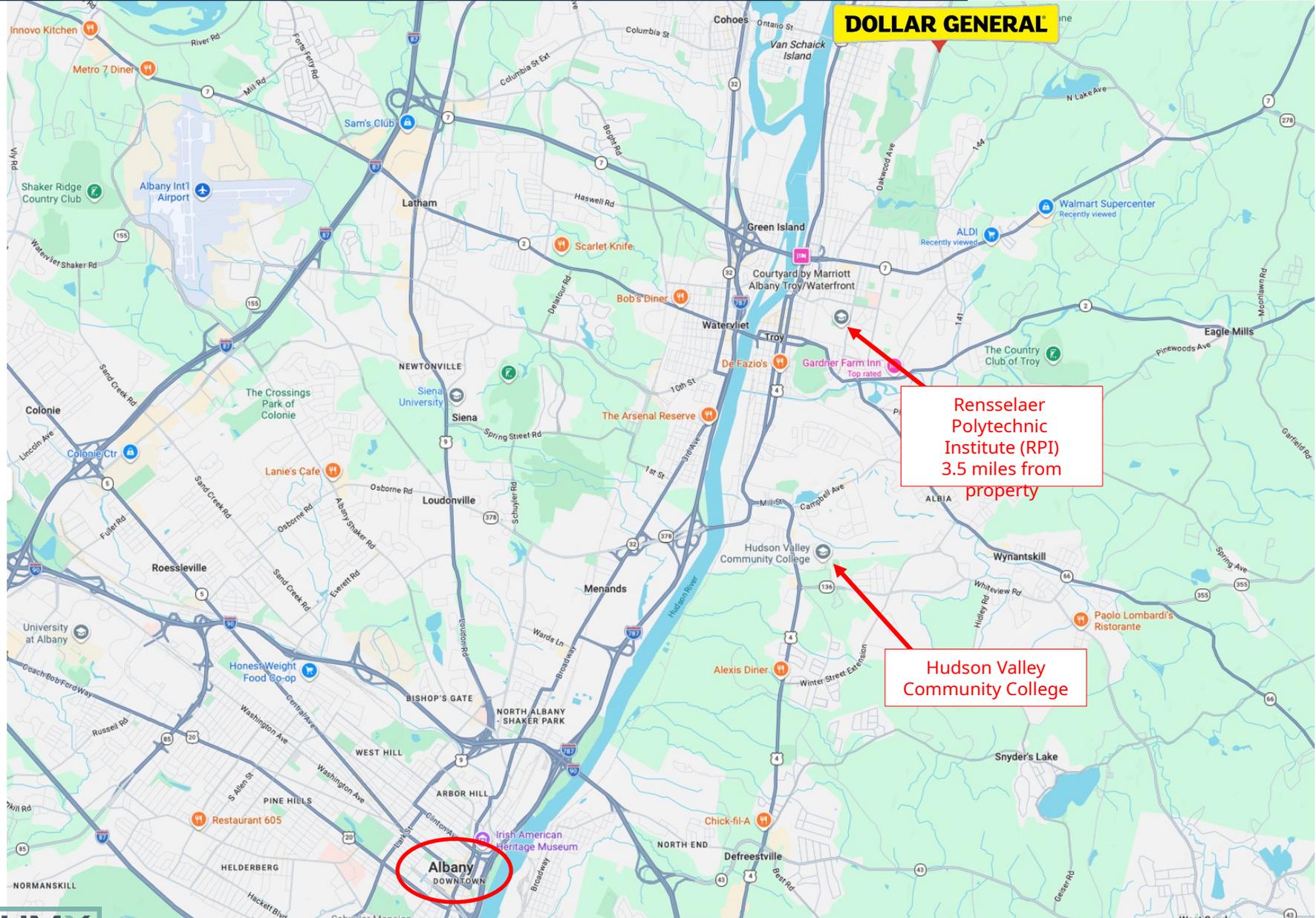
TAQ	MATERIAL/FGD	COLORING	NOTES
1	TRG BRICK MANSARD COT	TAVENI FLASH	PRE-FINISHED
2	STANDARD METAL PANEL	COLOR LIGHTSTONE	PRE-FINISHED
3	NOT USED	-	-
4	NOT USED	-	-
5	HARDBE TRIM	COLOR SAIL CLOTH	PRE-FINISHED
6	STANDARD ENTRY DOORS	COLOR DARK BRONZE	PRE-FINISHED
7	STANDARD METAL ROOF PANEL	COLOR GALVALUME	FINISH BY PERM
8	MTL GUTTERS, DOWNPOUTS	COLOR WHITE	PRE-FINISHED
9	MTL GUTTERS, DOWNPOUTS	COLOR LIGHTSTONE	PRE-FINISHED
10	MTL COPING	COLOR WHITE	FINISH BY PERM
11	NOT USED	-	-
12	SPANDREL STOREFRONT	COLOR DARK BRONZE	LT GREY FILM
13	PRE-DOOR & FRAME	COLOR DARK BRONZE	PRE-FINISHED
14	MTL ANKING	COLOR DARK BRONZE	FINISH BY PERM
15	SHUTTER	COLOR DARK BRONZE	PAINTED
16	ARCH ASPHALT SHINGLES	COLOR WEATHERED WOOD	GAP TIMBERLINE





# Dollar General – Brunswick, NY Area Map

**DOLLAR GENERAL®**



Rensselaer Polytechnic Institute (RPI)  
3.5 miles from property

Hudson Valley Community College

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 herein.

<b>2025 Summary</b>	<b>3 Mile</b>	<b>5 Miles</b>	<b>7 Miles</b>
Population	46,037	109,635	168,168
Households	21,776	49,000	73,726
Families	10,769	24,704	39,064
Average Household Size	2.08	2.12	2.15
Owner Occupied Housing Units	8,864	21,861	37,636
Renter Occupied Housing Units	12,912	27,139	36,090
Median Age	39.4	38.0	39.1
Median Household Income	\$64,847	\$70,531	\$77,832
Average Household Income	\$82,835	\$ 93,273	\$101,094

<b>2030 Summary</b>	<b>3 Mile</b>	<b>5 Miles</b>	<b>7 Miles</b>
Population	45,611	109,117	167,246
Households	22,013	49,807	74,824
Families	10,818	24,881	39,329
Average Household Size	2.04	2.07	2.11
Owner Occupied Housing Units	9,057	22,413	38,554
Renter Occupied Housing Units	12,957	27,394	36,270
Median Age	41.0	39.6	40.5
Median Household Income	\$69,388	\$75,893	\$83,080
Average Household Income	\$88,952	\$100,858	\$109,478

<b>2025-2030 Annual Rate</b>	<b>3 Mile</b>	<b>5 Miles</b>	<b>7 Miles</b>
Population	-0.19%	-0.09%	-0.11%
Households	0.22%	0.33%	0.30%
Average Household Income	\$82,835	\$93,273	\$101,094

**Contact Us**

**HMX Realty Advisors**

52 Vanderbilt Ave  
 Suite #2014  
 New York, NY 10017

[www.hmx1031.com](http://www.hmx1031.com)

**Our Team**

**Daniel de Sa'**

Managing Partner

Phone: (212) 972-3947

E-mail: [dan@hmx1031.com](mailto:dan@hmx1031.com)

**Robert P. James**

Managing Partner