

DOLLAR GENERAL

market

SINGLE TENANT
INVESTMENT OPPORTUNITY

25 GARDENVILLE PKWY W
BUFFALO, NY 14224



DONOVAN
REAL ESTATE SERVICES

INVESTMENT SUMMARY



Donovan Real Estate Services is pleased to offer the opportunity to acquire a newly renovated single tenant investment property leased by Dollar General Market investment in West Seneca, NY.

The tenant recently signed a brand new 10-year lease with 2 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases at the beginning of each option period. This grows NOI and hedges against inflation.

BRAND NEW 10-YEAR LEASE OPTIONS TO EXTEND

- 10-year initial term
- Two 5-year options with 10% bumps to hedge against inflation and help grow NOI

NN LEASE WITH LIMITED LANDLORD RESPONSIBILITIES

- Tenant pays utilities, taxes, common area maintenance, and insurance.
- Tenant is responsible for interior, non-structural elements, janitorial, snow, and ice removal.
- Tenant maintains parking and HVAC; Landlord may share replacement cost of HVAC based on amortization, and Landlord covers capital repairs to parking or those reimbursed by insurance
- Landlord is responsible for roof, structure, foundations, exterior walls, and underground systems.
- Corporate guaranty on lease

SIGNALIZED INTERSECTION EXCELLENT VISIBILITY STRONG NATIONAL TENANTS

- Building is on a corner lot and has a pylon sign for added visibility
- Located along Union Road, a main north/south road in the Buffalo MSA
- Other tenants in the trade area include Save-A-Lot, Arby's, US Foods warehouse and distribution center, Home Depot warehouse and distribution center, ProAmPac warehouse and distribution center, Landmark Global warehouse and distribution center, Latina Boulevard Foods, and numerous small businesses and light industrial companies.

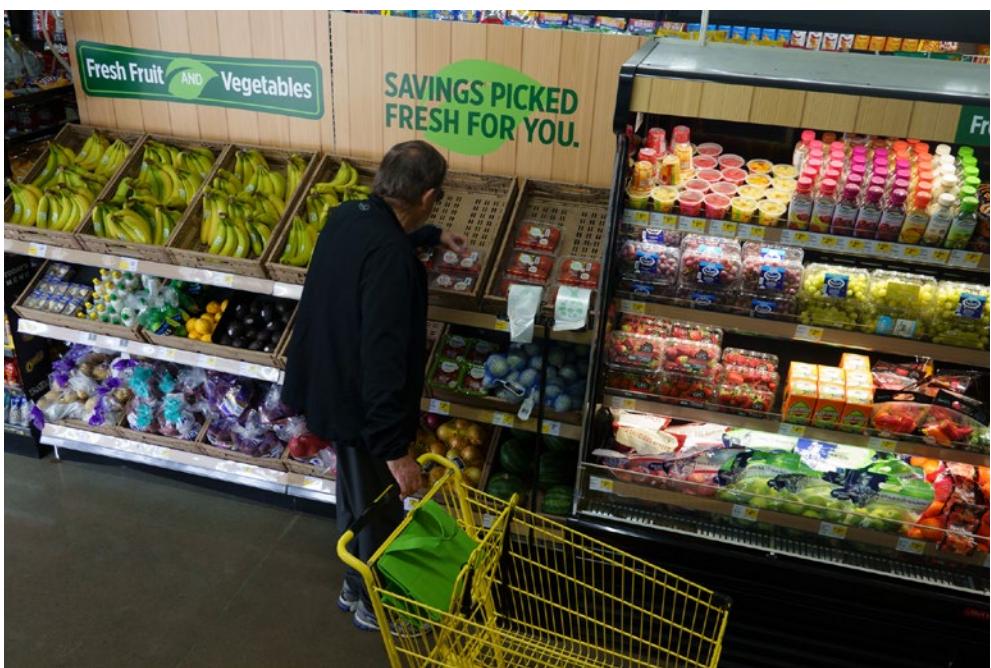


OFFERING

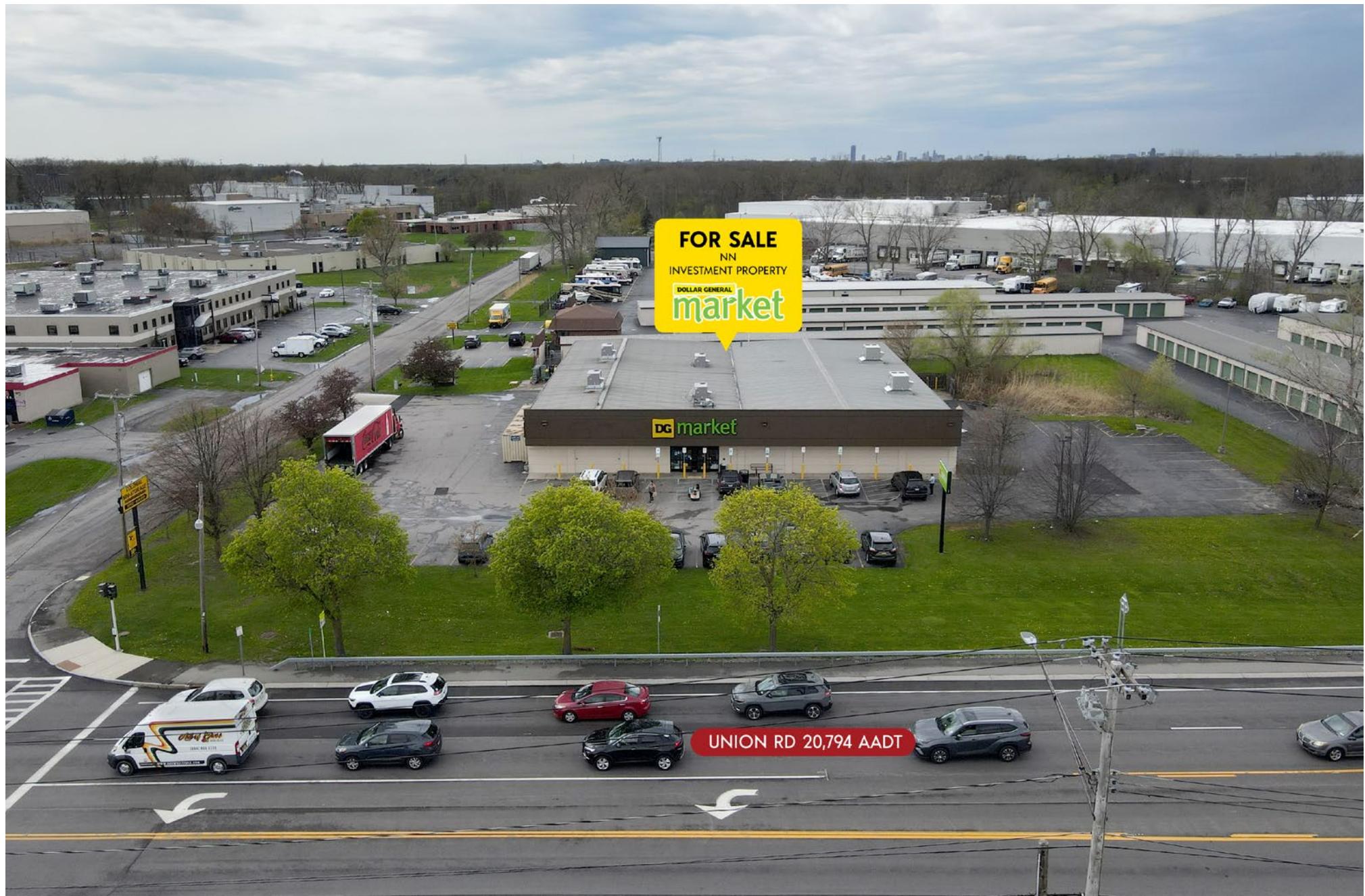
Price:	\$2,394,370
NOI:	\$170,000
Cap Rate:	7.10%
Tenant:	Dollar General Market
Lease Type:	Absolute NNN
Landlord Responsibilities:	None

PROPERTY SPECIFICATIONS

Rentable Area:	15,059 SF
Land Area:	1.54 Acres
Property Address:	25 Gardenville Pkwy W Buffalo, NY 14224
Year Built:	1983
Year Remodeled:	2025
Parcel Number:	143089 124.02-1-30
Ownership:	Leased Fee (Land Ownership)















BUFFALO, NY

The largest city in Upstate New York, the second-largest city in New York State by population, and the seat for Erie County, Buffalo serves as the county's financial, business, transportation and entertainment center.

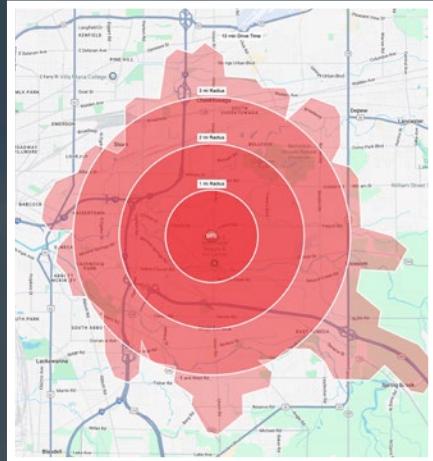
Major employers include New York State, with over 19,000 employees, and private sectors employers include the Kaleida Health and Catholic Health hospital networks and M&T Bank, the sole Fortune 500 company headquartered in the city. Buffalo is also home to the headquarters of Rich Products, Delaware North and New Era Cap Company. The aerospace manufacturer Moog Inc. and toy maker Fisher-Price are based in nearby East Aurora. National Fuel Gas and Life Storage are headquartered in Williamsville, New York.

There are four universities and colleges in Buffalo: SUNY Buffalo, Buffalo State College, Niagara University, and Canisius College. The total college student population is over 45,000 students.

The city's cultural landmarks include the oldest urban parks system in the United States, designed by Frederick Law Olmsted, the Darwin Martin House designed by Frank Lloyd Wright, the Buffalo AKG Art Museum, the Buffalo History Museum, the Buffalo Philharmonic Orchestra, Shea's Performing Arts Center, the Buffalo Museum of Science, and several annual festivals.

Buffalo has two professional sports teams in the NFL's Buffalo Bills, and the NHL Buffalo Sabres.

DEMOGRAPHICS



		1 MI	2 MI	3 MI	10 MIN
POPULATION	2024 Estimated Population	7,739	32,565	77,086	98,986
	2029 Projected Population	7,508	31,474	74,399	95,567
	2020 Census Population	7,899	33,867	80,388	103,311
	2010 Census Population	7,720	33,556	78,201	100,170
	2024 Median Age	46.5	47.1	44.2	43.9
EDUCATION	2024 Estimated Some College	22.6%	20.8%	19.6%	19.1%
	2024 Estimated Associates Degree Only	12.5%	12.8%	13.1%	13.3%
	2024 Estimated Bachelors Degree Only	22.2%	19.9%	18.1%	18.4%
	2024 Estimated Graduate Degree	9.7%	10.0%	10.2%	10.7%
	2024 Estimated College Education	67.0%	63.5%	61.1%	61.5%
HOUSEHOLDS	2024 Estimated Households	3,885	15,798	35,900	45,784
	2029 Projected Households	3,784	15,328	34,782	44,380
	2020 Census Households	3,869	15,985	36,240	46,207
	2010 Census Households	3,586	15,451	34,886	44,248
INCOME	2024 Estimated Average Household Income	\$81,102	\$83,929	\$84,014	\$87,249
	2024 Estimated Median Household Income	\$70,201	\$69,890	\$69,851	\$71,258
	2024 Estimated Per Capita Income	\$40,931	\$40,824	\$39,222	\$40,449
BUSINESS	2024 Estimated Total Businesses	255	828	2,187	3,091
	2024 Estimated Total Employees	3,830	11,294	29,328	43,229
	2024 Estimated Employee Population per Business	15.0	13.6	13.4	14.0
	2024 Estimated Residential Population per Business	30.3	39.3	35.3	32.0

LEASE TERM

Tenant	Square Feet	Start Date	End Date	Begin	Increase	Monthly	PSF	Annual	PSF	Recovery	Options
Dollar General Market	15,059	9/2024	2034	Years 1-10	—	\$14,166.67	\$0.94	\$170,000	\$11.28	Absolute NNN	2 (5-year)
(Corporate Guaranty)										10% increases at the beginning of each option	

FINANCIAL INFORMATION

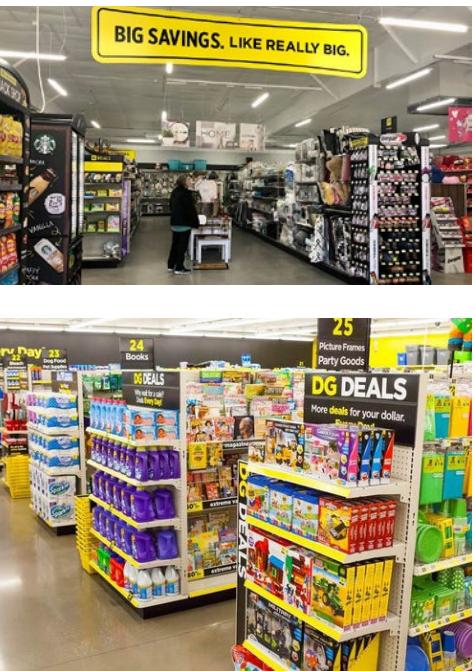
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RENTAL RATES





DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,149

2024 Employees: 185,800

2024 Revenue: \$38.69 Billion

2024 Net Income: \$1.66 Billion

2024 Assets: \$30.80 Billion

2024 Equity: \$6.75 Billion

Credit Rating: S&P: BBB

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities.

As of May 3, 2024, the Company's 20,149 Dollar General, DG Market, DGX, and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health, and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Proctor & Gamble and Unilever.



ABOUT US

At Donovan Real Estate Services, we focus on you. Our client-centric, relationship-based approach will exceed your expectations and generate the best possible results for your organization. From the very start, we customize our services to fit your needs and provide personable, attentive customer service. We deliver every client unparalleled local market knowledge and a national reach. Our in-house support team contributes sophisticated analytics, mapping, and printed collateral to ensure each client receives a full suite of services to inform their process.

Based in Rochester, NY Donovan RES continues to be one of the state's fastest growing companies in commercial real estate brokerage. We tap our extensive networks to glean market insights; we know who is expanding, when, and where. With decades of industry experience and the ability to leverage strong partnerships, we are able to provide clients with customized solutions for their complex needs.



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