



Dollar General Portfolio sale

1035 US Route 209, Cuddebackville, NY 12729



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Dollar General Portfolio sale

\$1,477,133

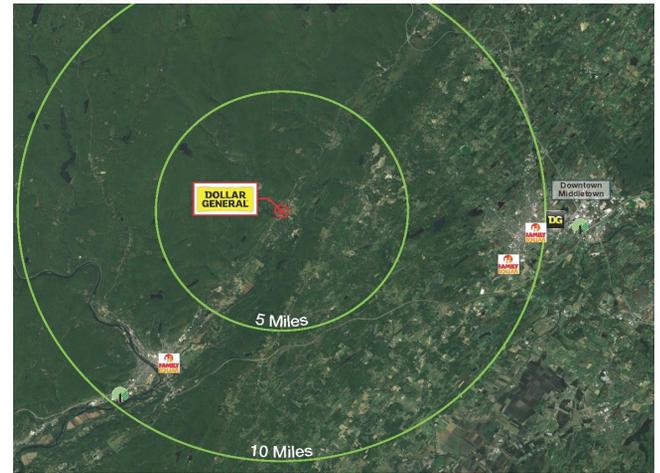
SOLD AS PACKAGE WITH DOLLAR GENERAL STORE LOCATED AT 1200 HIGHLAND AVE. CHESTER, PA 19103- \$ 1,532,693

INVESTMENT HIGHLIGHTS

- 9,224 SF Dollar General METRO Store | Full Brick Exterior
- Triple Net (NNN) 6Year Lease with No Landlord Responsibilities
- Four Five Year Options | 10% Rent Increases at Each Option
- Corporate Guarantee | “BBB” S&P Rating

20 Miles Southwest of Poughkeepsie
 “Town Center” Location with Limited Competition
 Strong AHHI \$78,710 within 5 miles...

- EXCELLENT 1031TD PORTFOLIO for approx \$3 mill



Price:	\$1,477,133
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.50%
Lot Size:	1.80 AC
Gross Building Area:	9,224 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	2017
Tenancy:	Single
Parking Ratio:	3.58/1,000 SF
APN / Parcel ID:	332800-022-000-0001-042.000-0000
Walk Score ®:	24 (Car-Dependent)



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Property Photos



Building Photo



Building Photo

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