

Colliers

Dollar General

3266 NY 29A, Caroga Lake, NY 12032

Offering Memorandum

Confidentiality & Disclaimer Statement

This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

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Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

Contact Us

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Executive Summary

The Twist Capital Team of Colliers is pleased to offer for sale to qualified investors the opportunity to acquire this Dollar General (#20951), located in Caroga Lake, NY.

This Dollar General is new construction located at the junction of NY State Route 29A and NY State Route 10 in the southern part of the Adirondack mountains and to the northeast of Albany.



NNN Investment Opportunity

Investment Summary

Tenant	DOLLAR GENERAL
Address	3266 NY 29A Caroga Lake, NY 12032
Asking Price	\$1,588,085
NOI	\$111,166.68
Cap Rate	7.00%

Lease Guarantor	Dollar General
Lease Type	Absolute NNN
Annual Rent	\$111,166.68
Rent Commencement	October 15, 2020
Expiration Date	October 31, 2035
Options to Renew	Four 5-year options
Rental Increases	10% on each option

Property Overview

Address	3266 NY 29A Caroga Lake, NY 12032
Tenant	Dollar General
Building Type	Storefront
Year Built	2020
Type of Ownership	Fee Simple
Stories	One
Gross Leasable Area	9,250± SF
Lot Size	2.146± acres
Annual Rent (NOI)	\$111,166.68
Asking Price	\$1,588,085
Cap Rate	7.00%

A photograph of a Dollar General store exterior. The building features a prominent yellow sign with the words 'DOLLAR GENERAL' in large, bold, blue letters. The store has large glass windows and a glass entrance door. In the foreground, there are several shopping carts and a yellow caution sign. The sky is blue with some light clouds.

Highlights

- Dollar General Corporation is rated “BBB” by S&P and has a proven track record of success
- The absence of significant competition in the grocery market ensures stable sales for Dollar General
- Absolute NNN 15-year lease proves stable income for a long period
- 10% rental increases in each of the four 5-year options
- Corporate guaranteed lease - No landlord responsibilities



Tenant Profile



DOLLAR GENERAL®

Dollar General Corporation

(NASDAQ: DG)

100 Mission Ridge
Goodlettsville, TN
United States

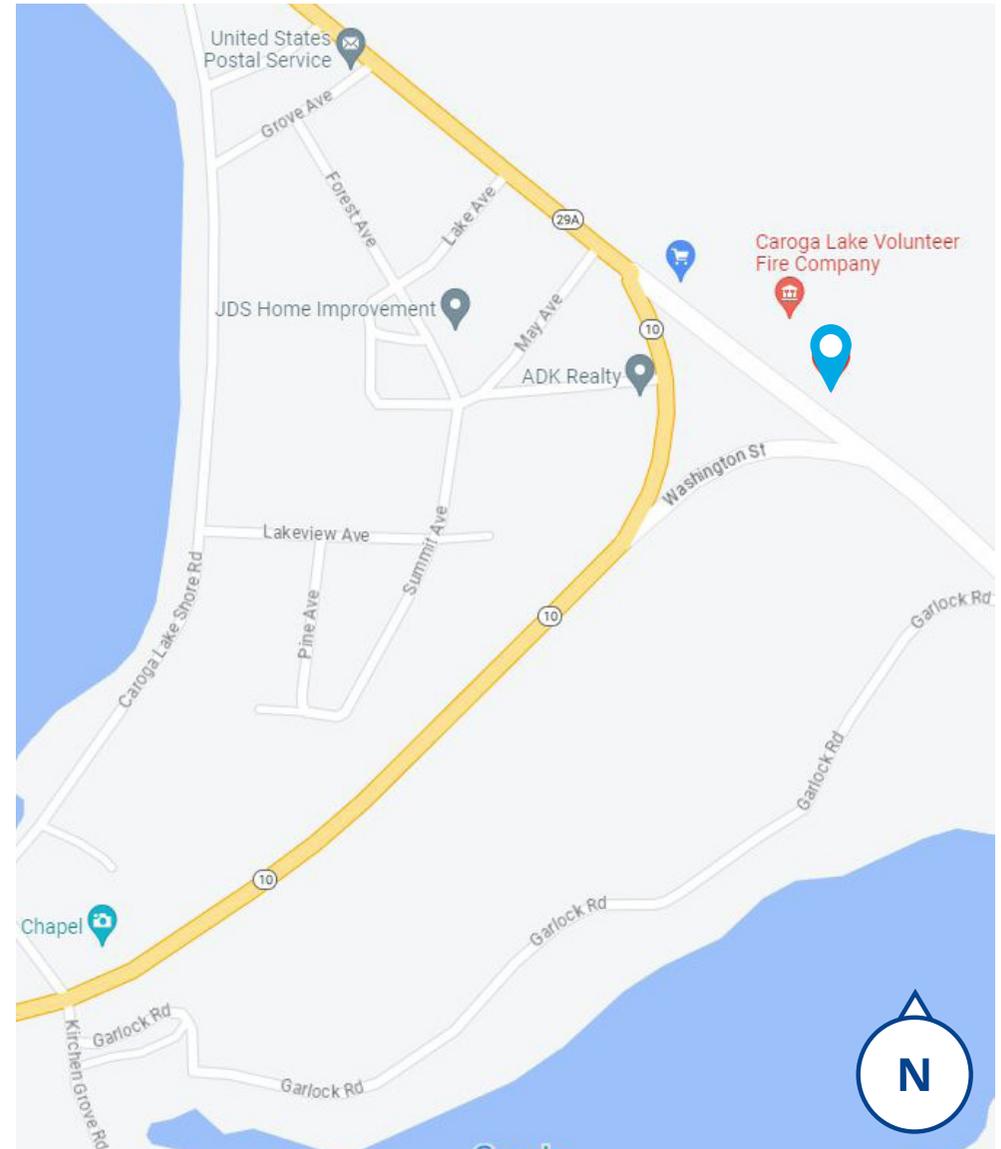
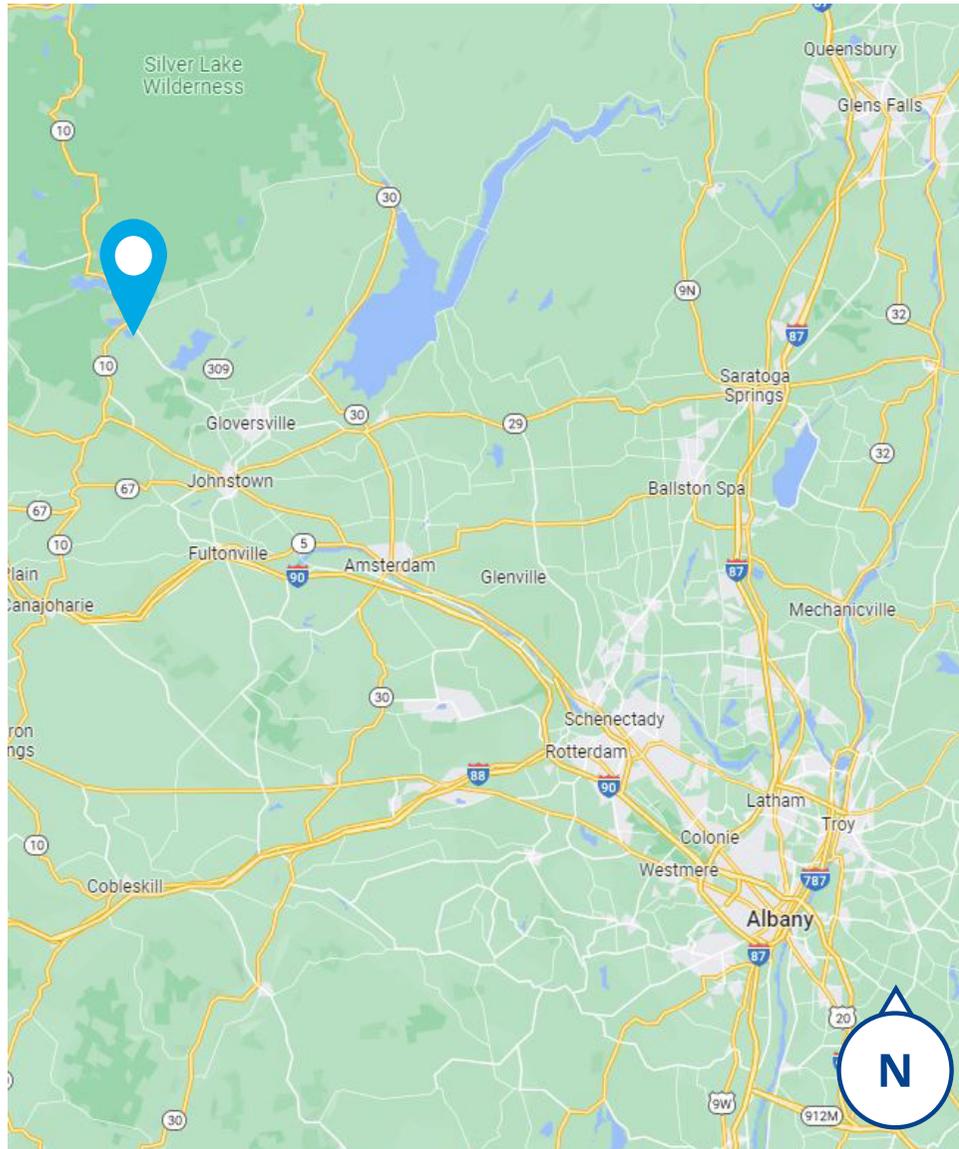
www.dollargeneral.com

Tenant Facts

Founded In:	1939
Locations	15,000±
Employees	143,000±
Industry:	Discount Retailer
Headquarters:	Goodlettsville, Tennessee
Revenue:	\$27.9± Billion

Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations. The Company sells national brands from manufacturers, such as Procter & Gamble, PepsiCo, Coca-Cola, Nestle, General Mills, Unilever, Kimberly Clark, Kellogg's and Nabisco, which are typically found at higher retail prices elsewhere. Additionally, its private brand consumables offer even greater value with options to purchase value items and national brand equivalent products at substantial discounts to the national brand. The Company operates approximately 13,320 stores located in 43 states located in the southern, southwestern, midwestern and eastern United States.

Location Maps



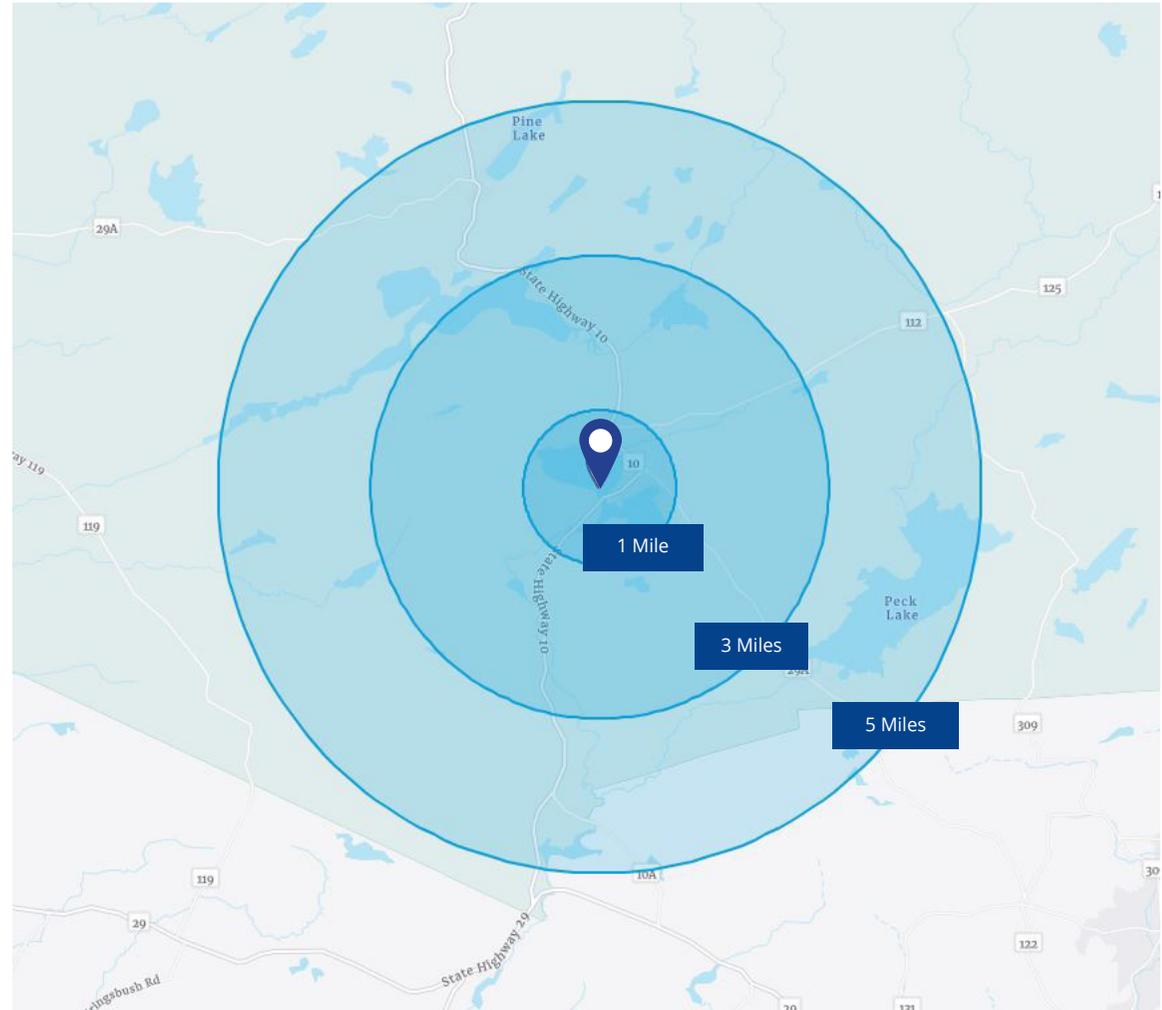
Demographic Overview

Population	1 Mile	3 Miles	5 Miles
2023 Population	320	960	1,577
2028 Population	310	929	1,529
2023-2028 Annual Rate Change	-0.63%	-0.65%	-0.62%
2023 Median Age	50.4	51.1	50.9

Households	1 Mile	3 Miles	5 Miles
2023 Total Households	157	449	708
2028 Total Households	155	443	699
2023-2028 Annual Rate Change	-0.26%	-0.27%	0.26%
2023 Average Household Size	2.04	2.14	2.22

Median Household Income	1 Mile	3 Miles	5 Miles
2023 Median Household Income	\$58,201	\$57,470	\$59,085
2028 Median Household Income	\$65,871	\$65,111	\$66,469
2023-2028 Annual Rate Change	2.51%	2.53%	2.38%

Average Household Income	1 Mile	3 Miles	5 Miles
2023 Average Household Income	\$79,521	\$80,152	\$80,851
2028 Average Household Income	\$90,848	\$92,210	\$92,529
2023-2028 Annual Rate Change	2.70%	2.84%	2.74%



Consumer Expenditures - 5 mile radius

Wealth & Income



\$59,085

Median Household
Income



\$36,331

Per Capita
Income



\$50,677

Median Disposable
Income



\$181,183

Median Home
Value



\$221,473

Median Net Worth

Annual Spending Total



\$51,367,891

Annual Budget
Expenditures



\$18,440,052

Retail Goods

Annual Food & Alcohol Spending



\$5,782,929

Food Total



\$3,959,684

Food at Home



\$1,823,245

Food Away
from Home



\$334,301

Alcoholic
Beverages Total



\$244,478

Alcoholic
Beverages at Home



\$89,822

Alcoholic Beverages
Away from Home

Annual Entertainment Spending



\$2,456,460

Total
Entertainment



\$158,814

Sports/Recreation
Equipment



\$26,770

Books

Annual Transportation Spending



\$6,322,353

Transportation
Total



\$1,954,738

Car Payments
Excluding Leases



\$1,669,993

Gasoline &
Motor Oil

Annual Household Goods Spending



\$578,534

Housekeeping
Supplies



\$1,607,645

Furnishings



\$62,143

Household
Textiles



\$22,965

Photo Equipment
& Supplies



\$95,244

Toys/Games/
Crafts/Hobbies



\$852,145

TV/Video/Audio



\$841,044

Maintenance
& Repair



\$1,285,315

Vehicle Insurance



\$220,102

Leased Vehicles



\$444,023

Furniture



\$359,630

Major Appliances



\$55,198

Housewares

Area Overview

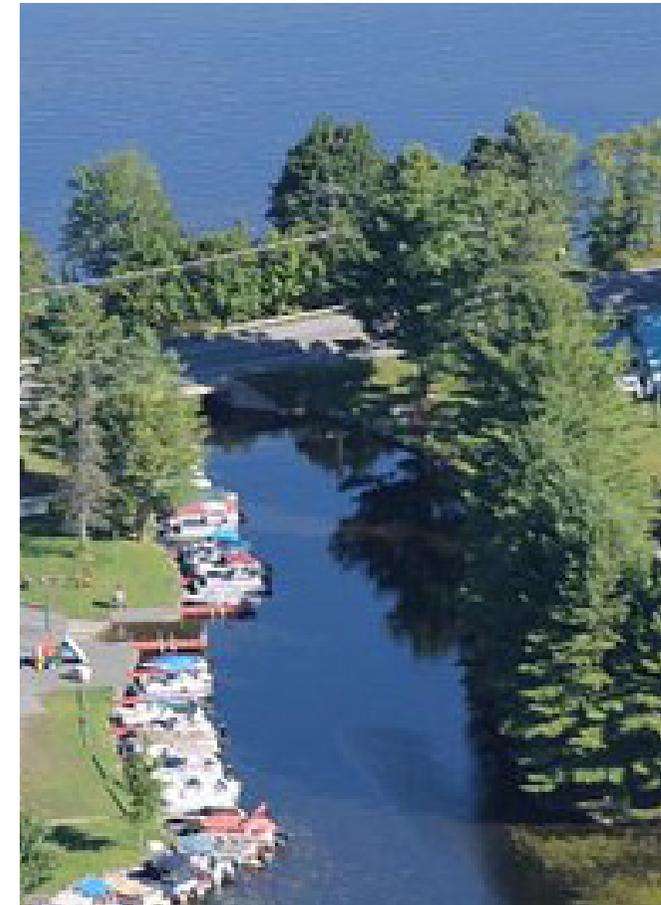
Caroga Lake, New York

Caroga Lake is a picturesque and serene destination located in the southern Adirondack Mountains of New York State. Nestled within the town of Caroga, this charming hamlet is known for its natural beauty, outdoor recreational opportunities, and a rich cultural heritage.

The town is situated in the southeastern part of the Adirondack Park, approximately 55 miles northwest of Albany. It encompasses several bodies of water, including East and West Caroga Lake, which together form a stunning backdrop for the community. The region's lush forests, rolling hills, and pristine lakes make it an ideal destination for nature enthusiasts.

The area provides excellent opportunities for boating, kayaking, and fishing. The Adirondack Mountains provide numerous hiking trails while the Adirondack Park Preserve offers some of the best hiking in the region, including Kane Mountain and Nick Stoner Trail. During the winter months, Caroga Lake becomes a hub for snowmobiling, cross-country skiing, and ice fishing. Lapland Lake Nordic Vacation Center is a popular spot for skiing and snowshowing.

Johnson Hall State Park is a site showcasing the 18th-century home of Sir William Johnson, a colonial military officer and influential figure in the region's history. Caroga Lake and its neighboring communities often host season festivals that showcase the area's unique character.





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