

DOLLAR GENERAL NNN INVESTMENT OPPORTUNITY

New York State | Single-Tenant Retail Investment



\$2,100,000	5.70%	\$119,736	\$9,978/MO
ASKING PRICE	CAP RATE	ANNUAL NOI	CURRENT RENT

INVESTMENT HIGHLIGHTS

- Single-tenant Dollar General NNN retail investment.
- Approximately 9,449 SF building on approximately 2.01 acres.
- Current rent approximately \$9,978/month; annual NOI approximately \$119,736.
- Tenant pays property taxes, utilities, insurance and other operating expenses.
- Approximately 5 years remaining on the current lease, plus approximately 20 years of renewal options.
- Approximately 20 surface parking spaces; stable income and low-management ownership.

PROPERTY SUMMARY

Building Size	Approx. 9,449 SF	Land Area	Approx. 2.01 Acres
Floors	1	Tenancy	Single Tenant
Lease Type	NNN	Parking	Approx. 20 Surface Spaces
Current Rent	\$9,978 / Month	Annual NOI	\$119,736
Asking Price	\$2,100,000	Cap Rate	Approx. 5.70%

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Information is provided for marketing purposes only and is subject to verification. Buyer should independently verify all lease terms, rent, expenses, renewal options, property characteristics and financial information during due diligence.