



Not Subject property

## Dollar General Market

4247 US 11, De Kalb Junction, NY

Price: \$2,481,250 | Cap: 6.50% | NOI: \$161,281

- Dollar General Corp | NYSE: DG | S&P Rating: “BBB” Investment Grade
- New long term triple net Lease with rent increases
- Dollar General Market concept
- Essential grocery provider for regional corridor
- Larger building footprint for fresh produce/meats
- Strategically located on busy US-11 highway

**DOLLAR GENERAL**  
market™



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REALTY ADVISORS

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### PROPERTY OVERVIEW:

HMX Realty Advisors is pleased to exclusively offer for sale a brand new DG Market located in De Kalb Junction, NY. This newly constructed, 12,670 sf building sits on a 6.72 acre parcel of land. The store is scheduled to open in June 2026. De Kalb Junction is a hamlet in the Town of De Kalb, St. Lawrence County, situated along U.S. Route 11 — the primary commercial highway traversing northern New York State. The DG Market format serves as an expanded grocery-focused concept by Dollar General, making it particularly well-suited for this community where full-service grocery access is limited. The area is served by the Hermon-DeKalb Central School District and is located in the broader North Country region of New York, near the Canadian border and the county seat of Canton. This property represents a rare opportunity to acquire a newly constructed, grocery-anchored NNN retail asset in an underserved market.

### LEASE SUMMARY:

Rent Commencement:	June 2026 (estimated commencement)
Lease Expiration Date:	June 2041
Rent:	\$161,281
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: \$2,481,250

Cap Rate: 6.50%

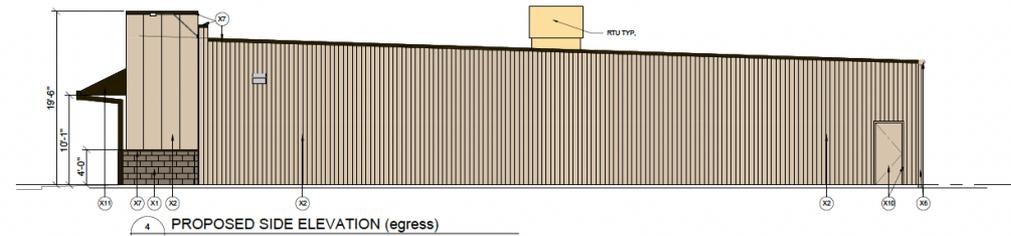
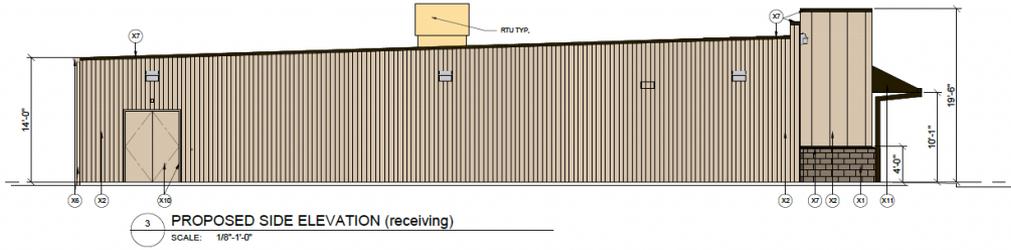
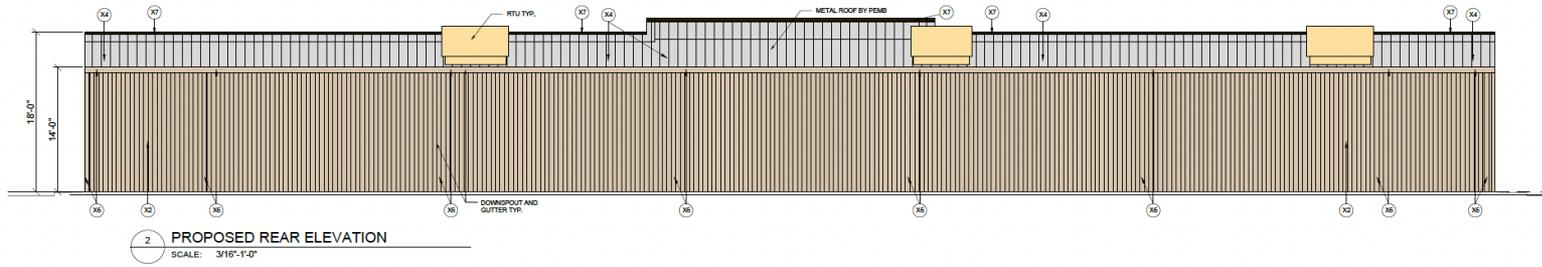
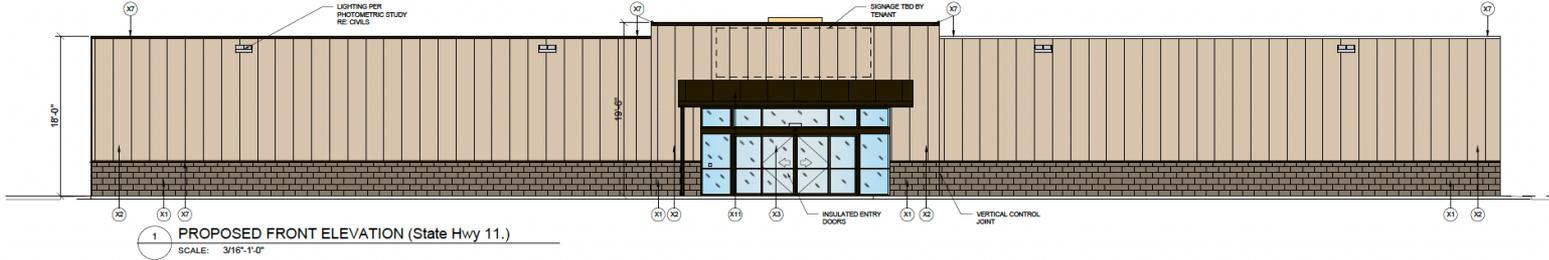
NOI: \$161,281

Lease Term: 15 years

Total Building Area: 12,670 sf

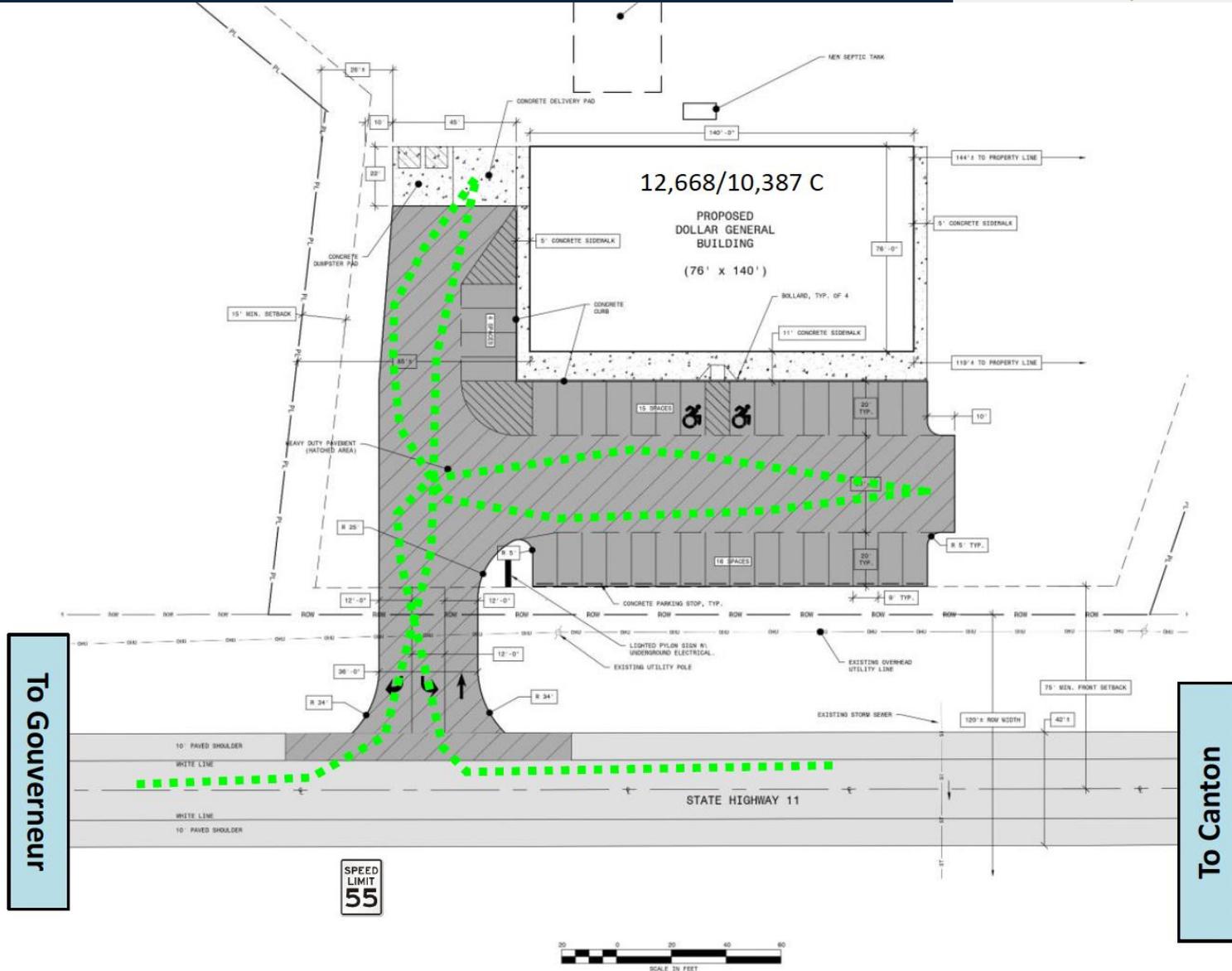
Total Land Area: 6.72 acre

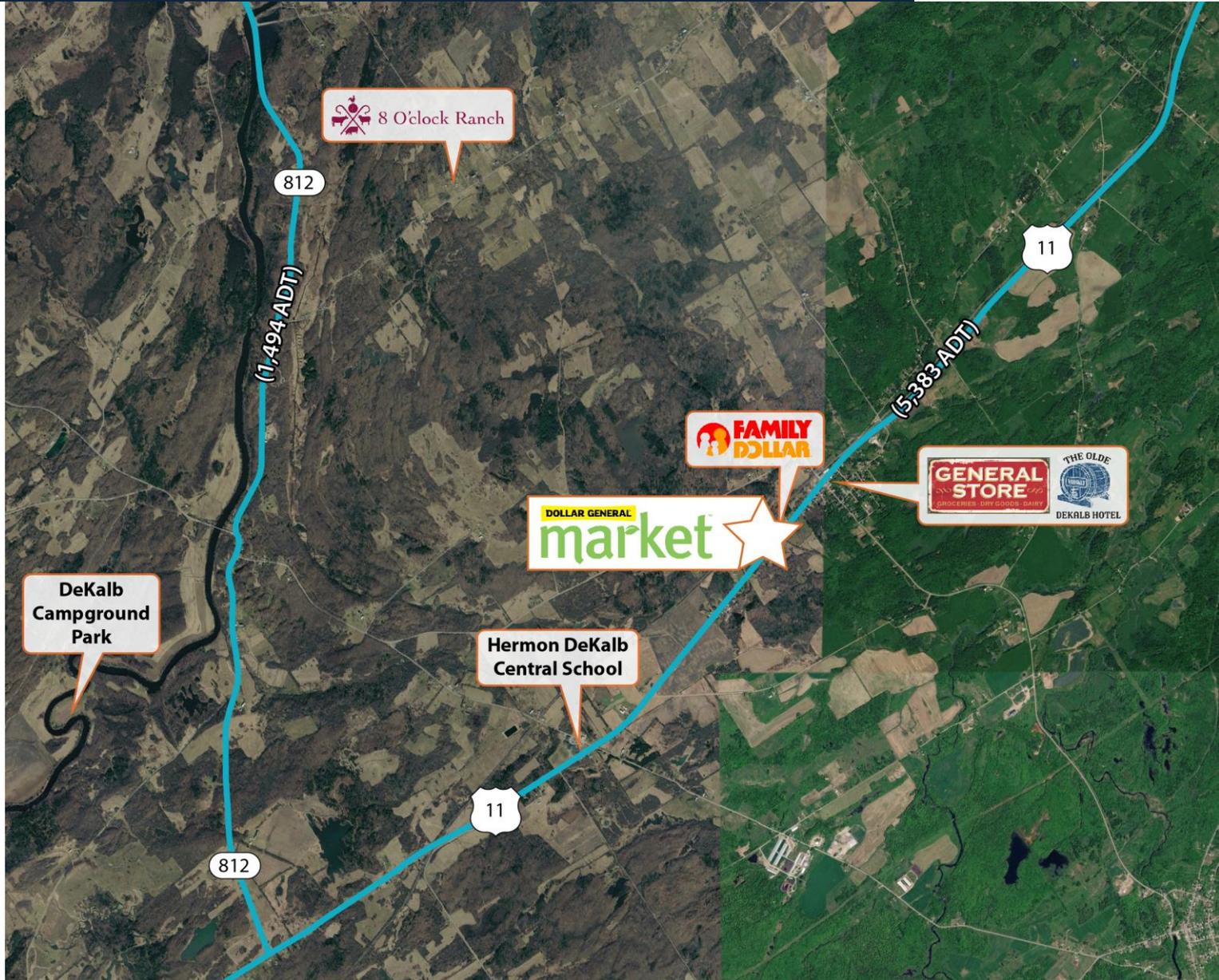
Parking: 35 spaces



EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL MFG.	COLOR NO.	NOTES
X1	THIN BRICK WINDSCOTT	PAINTED SW 7032 WINDSTONE	PAINTED
X2	STANDARD METAL PANEL	COLOR: PAINTED SW 7109 KILM BRIDGE	PAINTED
X3	STANDARD ENTRY DOORS	COLOR: DARK BRONZE	PRE-FINISHED
X4	STANDARD METAL ROOF PANEL	COLOR: GALVALUME	FINISH BY PEMB
X5	NOT USED	N/A	N/A
X6	MFL GUTTERS, DOWNSPOUTS	COLOR: HARMONY	FINISH BY PEMB
X7	MFL COORING	COLOR: DARK BRONZE	FINISH BY PEMB
X8	NOT USED	N/A	N/A
X9	NOT USED	N/A	N/A
X10	INS DOOR & FRAME	COLOR: TD MATCH X2	PAINTED
X11	MFL AWNING	COLOR: DARK BRONZE	FINISH BY PEMB

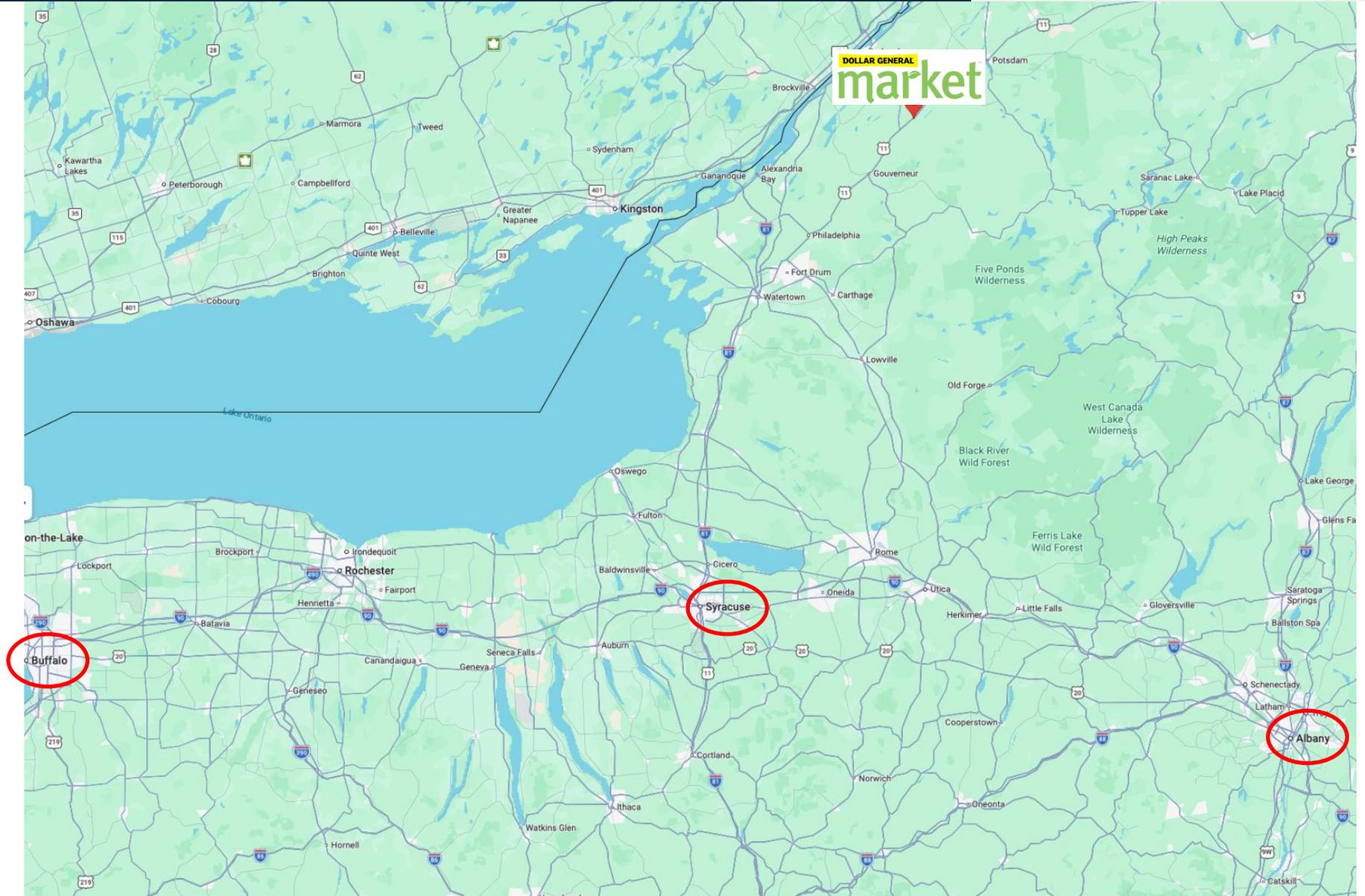
Conceptual Elevations





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# DG Market – De Kalb Junction, NY Map



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# DG Market – De Kalb Junction, NY

## Demographic Data

2025 Summary	3 Mile	5 Miles	7 Miles
Population	1,006	2,851	4,932
Households	375	1,091	1,869
Families	248	711	1,209
Average Household Size	2.62	2.50	2.51
Owner Occupied Housing Units	302	856	1,448
Renter Occupied Housing Units	73	235	421
Median Age	37.3	38.3	37.8
Median Household Income	\$52,113	\$59,505	\$60,610
Average Household Income	\$68,723	\$75,129	\$75,189

2030 Summary	3 Mile	5 Miles	7 Miles
Population	980	2,780	4,807
Households	372	1,085	1,857
Families	245	703	1,194
Average Household Size	2.57	2.45	2.46
Owner Occupied Housing Units	301	857	1,449
Renter Occupied Housing Units	71	229	409
Median Age	38.7	39.9	39.1
Median Household Income	\$57,690	\$66,704	\$67,816
Average Household Income	\$75,600	\$82,027	\$81,652

2025-2030 Annual Rate	3 Mile	5 Miles	7 Miles
Population	-0.52%	-0.50%	-0.51%
Households	-0.16%	-0.11%	-0.13%
Average Household Income	\$68,723	\$75,129	\$75,189

### Contact Us

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