Dollar General

INVESTMENT OPPORTUNITY

41 WEST MAIN STREET FONDA, NEW YORK 12068

$755,000 | 8.26% CAP

New parking lot in 2018 and resealed in 2025

Property was built for Dollar General in 2005

Bldg is 8,125 sq ft on 0.48 acres

Over 13,600 cars per day pass by property

Recession Resistant, Limited Competition and Investment Grade Credit

4+ years remaining plus one 5-year option

Population 14,914 with avg. HH incomes $87,442 within 5 miles

Over 20 year operating history

Only DG within 4 miles and only 8 miles from distribution center in Amsterdam, NY

Located along Main St., the main commercial thoroughfare through Village of Fonda

0.5 miles from historic Fonda Speedway. One of the premier dirt tracks in the country

Limited Landlord responsibilities

DOLLAR GENERAL

$42.7 Billion net sales fiscal 2025
5.2% increase from 2024

20,959 stores in 48 states

194,000+ employees

Fortune 500 ranking: #111 (2025)

theHURSTcompany LLC

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BROKER OF RECORD
Steven Stoehrer
SVN Stora Realty
License No. 31ST1012361 (NY)


Fonda Fultonville
Central School
Stewart's
Shops
We are closer to you
SITE
SUBWAY
Cumberland
FARMS
UNITED STATES
POSTAL SERVICE
Fonda Speedway
MOHAWK RIVER
200 m
500 ft

LEASE OVERVIEW

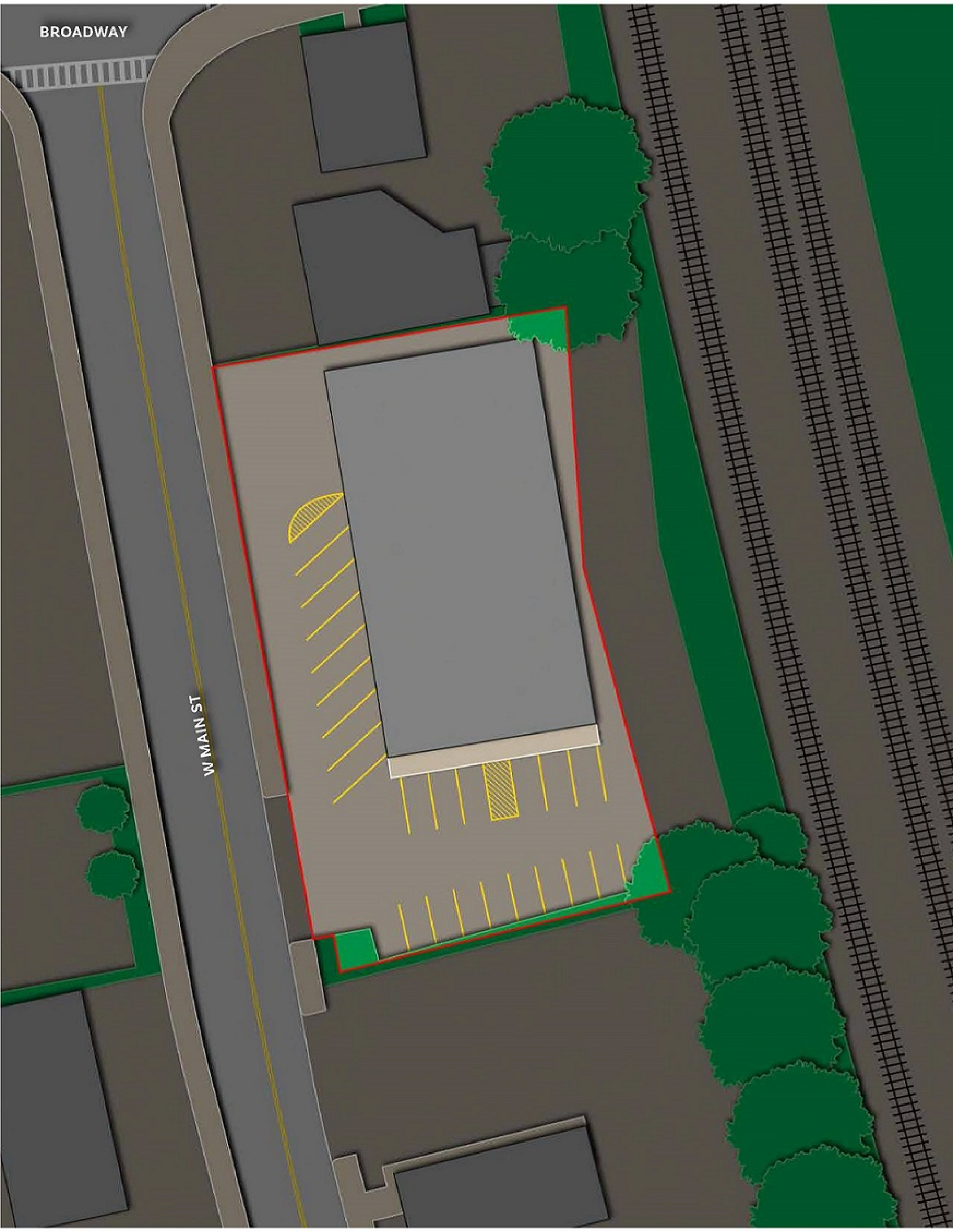
Tenant	Dollar General
Rent Commencement	5/1/2005
Lease Expiration Date	10/31/2030
Lease Term Remaining	4 years
Lease Type	NN
Type of Ownership	Fee Simple
Base Rent	$62,400
Rent Effective	5/1/2005

LEASE TERMS

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	5/1/2005-4/30/2010 5/1/2010-4/30/2015	$54,600 $59,400	$6.72 $7.31	
Early Extension	5/1/2015-4/30/2020	$57,600	$7.09	
Early Extension	5/1/2020-12/31/2025	$57,600	$7.09	
1st Option (Current)	**1/1/2026-12/31/2030**	**$62,400**	**$7.68**	**8.26%**
2nd Option	1/1/2030-12/31/2034	$68,400	$8.41	2nd Option

LANDLORD AND TENANT EXPENSES

Taxes	Reimbursed by Tenant	Tenant shall reimburse the Landlord for the payment of property taxes.
Insurance	Paid by Tenant	Tenant shall reimburse Landlord and pay for insurance premiums paid by Landlord for the demised premises.
HVAC	Paid by Landlord/Tenant	Landlord shall, at its cost and expense, be responsible for major repairs and replacement of the HVAC system $1,000 or more per occurrence Tenant shall, at its cost and expense, be responsible for routine maintenance, minor repairs, up to $1,000 per occurrence.
Parking Lot	Paid by Landlord	Landlord, shall maintain, repair, and replace the parking lot. Tenant shall reimburse Landlord in the amount of $0.65 psf as Tenant's sole reimbursement for the care and maintenance of the parking lot. Tenant shall reimburse for total cost of snow removal.
Roof & Structure	Paid by Landlord	Landlord, at its cost and expense, shall maintain, repair, and replace the roof, foundation and structure.

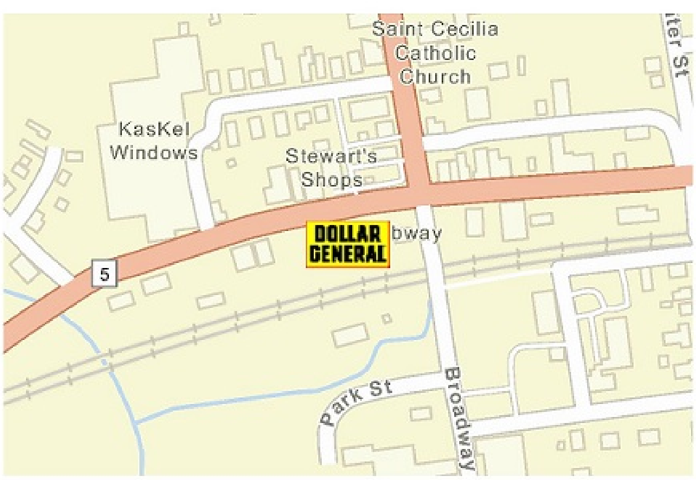

BROADWAY
W MAIN ST

Site Map

41 W Main St, Fonda, New York, 12068

Rings: 100 mile radii

Prepared by SVN | The Hurst
Latitude: 42.95405
Longitude: -74.37770



Executive Summary

41 W Main St, Fonda, New York, 12068

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	1,688	3,929	15,542
2020 Male Population	51.7%	51.9%	50.0%
2020 Female Population	48.3%	48.1%	50.0%
2026 Population	1,724	3,827	14,914
2026 Male Population	52.4%	52.4%	50.7%
2026 Female Population	47.6%	47.6%	49.3%
2031 Population	1,724	3,808	14,750
2031 Male Population	52.4%	52.2%	50.7%
2031 Female Population	47.6%	47.8%	49.3%
2010-2020 Annual Rate	-1.29%	-0.70%	-0.47%
2020-2026 Annual Rate	0.34%	-0.42%	-0.66%
2026-2031 Annual Rate	0.00%	-0.10%	-0.22%

In the identified area, the current year population is **14,914**. In 2020, the Census count in the area was **15,542**. The rate of change since 2020 was **-0.66%** annually. The five-year projection for the population in the area is **14,750** representing a change of **-0.22%** annually from 2026 to 2031. Currently, the population is **50.7%** male and **49.3%** female.

Median Age			
2026 Median Age	43.5	43.5	43.8

The median age in this area is **43.8**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	87.8%	87.9%	88.6%
2026 Black Alone	2.0%	2.3%	1.9%
2026 American Indian Alone	0.2%	0.2%	0.2%
2026 Asian Alone	1.0%	1.2%	1.1%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	1.9%	2.0%	1.7%
2026 Two or More Races	7.1%	6.4%	6.5%
2026 Hispanic Origin	4.9%	5.4%	5.1%
2026 Diversity Index	29.5	30.2	28.7

Persons of Hispanic origin represent **5.1%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **28.7** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	66	72	64
2010 Total Households	774	1,619	6,511
2020 Total Households	723	1,542	6,412
2026 Total Households	747	1,560	6,465
2031 Total Households	758	1,573	6,489
2010-2020 Annual Rate	-0.68%	-0.49%	-0.15%
2020-2026 Annual Rate	0.52%	0.19%	0.13%
2026-2031 Annual Rate	0.29%	0.17%	0.07%
2026 Average Household Size	2.20	2.33	2.22

The household count in this area has changed from **6,412** in 2020 to **6,465** in the current year, a change of **0.13%** annually. The five-year projection of households is **6,489**, a change of **0.07%** annually from the current year total. Average household size is currently **2.22**, compared to **2.31** in the year 2020. The number of families in the current year is **3,800** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	15.1%	16.1%	15.3%

Median Household Income			
2026 Median Household Income	$72,873	$78,173	$72,196
2031 Median Household Income	$81,520	$88,519	$79,606
2026-2031 Annual Rate	2.27%	2.52%	1.97%

Average Household Income			
2026 Average Household Income	$93,767	$95,540	$87,442
2031 Average Household Income	$104,314	$105,397	$96,196
2026-2031 Annual Rate	2.15%	1.98%	1.93%

Per Capita Income			
2026 Per Capita Income	$39,117	$38,843	$37,907
2031 Per Capita Income	$44,226	$43,514	$42,307
2026-2031 Annual Rate	2.49%	2.30%	2.22%

Income Equality			
2026 Gini Index	38.2	38.4	39.0

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Households by Income

Current median household income is **$72,196** in the area, compared to **$85,893** for all U.S. households. Median household income is projected to be **$79,606** in five years, compared to **$100,053** all U.S. households.

Current average household income is **$87,442** in this area, compared to **$122,692** for all U.S. households. Average household income is projected to be **$96,196** in five years, compared to **$138,579** for all U.S. households.

Current per capita income is **$37,907** in the area, compared to the U.S. per capita income of **$48,241**. The per capita income is projected to be **$42,307** in five years, compared to **$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	128	122	132
2010 Total Housing Units	870	1,774	7,119
2010 Owner Occupied	527	1,198	4,480
2010 Renter Occupied	247	421	2,030
2010 Vacant	96	155	608
2020 Housing Units	821	1,726	7,138
2020 Owner Occupied	508	1,176	4,362
2020 Renter Occupied	215	366	2,050
2020 Vacant	98	195	725
2026 Housing Units	858	1,775	7,262
2026 Owner Occupied	527	1,191	4,408
2026 Renter Occupied	220	369	2,057
2026 Vacant	111	215	797
2031 Total Housing Units	869	1,788	7,287
2031 Owner Occupied	537	1,206	4,454
2031 Renter Occupied	220	367	2,035
2031 Vacant	111	215	798

Socioeconomic Status			
2026 Socioeconomic Status Index	53.0	53.8	52.3

Currently, **61.4%** of the **7,262** housing units in the area are owner occupied; **25.6%** renter occupied; and **12.9%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **7,138** housing units in the area and **98** vacant housing units. The annual rate of change in housing units since 2020 is **0.28%**. Median home value in the area is **$187,756**, compared to a median home value of **$376,272** for the U.S. In five years, median home value is projected to change by **5.87%** annually to **$249,432.**

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.