

# FOR SALE

HUDSON FALLS SHOPPING PLAZA  
343 Main Street  
Hudson Falls, New York 12839



**EXCLUSIVE**  
— REALTY —



## INVESTMENT HIGHLIGHTS

- Dollar General Anchored Retail Strip
- 20,000 square feet on 1.0 Acre of Land
- Modified Gross and Gross Leases
- Tenants Include: Dollar General, McPhee's Candy Shop, McPhee's Smoke Shop, Lazy Duck Cafe
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Average Annual Household Income exceeds \$74,000 within a 5 Mile Radius

PRICE:	\$1,000,000
NOI:	\$90,000
CAP RATE:	9.0%
LEASE TYPES:	MODIFIED GROSS AND GROSS

**FOR MORE INFO CONTACT: STEVE SAGMANI**

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 20,000 square foot Dollar General Anchored Strip Center located in Hudson Falls, New York. The property has Gross and Modified Gross Leases. The Dollar General lease is corporately guaranteed by Dollar General, Inc., which holds a credit rating of “BBB” and this is classified as investment grade.

The subject property is strategically located on one of the main roads in Hudson Falls drawing more patrons to the store and is in close proximity to national retailers Walgreens, Tops Furniture, O’Reilly Auto Parts, CVS and more. The Average Annual Household Income exceeds \$74,000 within a 5 Mile Radius ensuring that this location is ideal for a Dollar General and retail stores and will offer profitable sales.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant.



## INVESTMENT SUMMARY

LIST PRICE:	\$1,000,000
NOI:	\$90,000
CAP RATE:	9.0%
BUILDING SIZE:	20,000 square feet
ZONING:	Commercial
YEAR BUILT:	1985
TENANTS:	Dollar General Lazy Duck Cafe McPhee’s Candy Shop McPhee’s Smoke Shop
LEASE TYPES:	Dollar General: Modified Gross
PRIMARY LEASE TERM:	Dollar General: 15 Years
TAXES, INSURANCE, WATER SEWER:	Landlord Responsibility
ROOF, STRUCTURE, PARKING:	Landlord Responsibility
LEASE EXPIRATION:	Dollar General: April 2028 Lazy Duck Cafe: 12/01/2027 McPhee’s Candy Shop: Mo-Mo McPhee’s Smoke Shop: Mo-Mo
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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## TENANT PROFILE



Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

## TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	27.8 Billion
Net Worth:	22.825 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

## TENANT HIGHLIGHTS

- Over 16,278 stores in the United States
- Ranked #354 as America's Best Employer by State in Forbes 2020
- Dollar General has over 143,000 Employees
- Ranked #179 as America's Largest Public company in Forbes 2018
- Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

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## DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
US Highway 4 & Michigan St SW	7,425	Total Population	19,260	48,942	85,707
Main St & E Labarge St SW	7,538	Total Households	7,943	20,706	34,357
Main St & Lower Feeder St SW	7,151	Average HH Income	\$68,020	\$74,165	\$82,584

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Hudson Falls (formerly Sandy Hill) is a village located in Washington County, New York, United States. The village is in the southwest of the town of Kingsbury, on U.S. Route 4. Hudson Falls is part of the Glens Falls Metropolitan Statistical Area. It was the county seat of Washington County until 1994, when the county seat was moved to Fort Edward. In 1910, the village's name was changed to Hudson Falls. The Glens Falls Feeder Canal, Hudson Falls Historic District, and United States Post Office are listed on the National Register of Historic Places. In the first week of September around Friday-Saturday, there is an annual carnival to commemorate the 175th Anniversary of the founding of the Village. The "Sandy Hill Days" event is hosted at the Hudson Falls Kindergarten Center near the Knights Of Columbus (KofC), where there is also a flea market. It is also held in Juckett Park, the green in the center of the Village where route 4 meets with River Street. The village is on the east bank of the Hudson River at the western border of Washington County. A village green lies in the center of the commercial district.



### Bakers Falls

Bakers Falls is a waterfall on the Hudson River in Washington County, New York. It is located in the Village of Hudson Falls. Located on the river between Moreau and Hudson Falls.



### Olana State Historic Site

Olana State Historic Site is a historic house museum and landscape in Greenport, New York, near the city of Hudson. The estate was home to Frederic Edwin Church, one of the major figures in the Hudson River School of landscape painting.



### Opus 40

Opus 40 is a large environmental sculpture in Saugerties, New York, created by sculptor and quarryman Harvey Fite. It comprises a sprawling series of dry-stone ramps, pedestals and platforms covering 6.5 acres of a bluestone quarry.



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