

# DOLLAR GENERAL ATTICA, NY



11281 Alexander Rd, Attica, NY 14011



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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 Exclusive Realty in compliance with all applicable fair housing and equal opportunity laws.

# EXECUTIVE SUMMARY

## Sale Price

**\$825,974**

## PROPERTY INFORMATION

Tenant:	Dollar General
Net Operating Income:	\$63,600
Cap Rate:	7.70%
Lease Type:	NN
Term Remaining:	4+ Years
Lease Commencement Date:	January 6, 2006
Lease Expiration Date:	August 8, 2027
Option Periods:	2(5) Year Options
Rent Increase:	\$3,000 in Each Option
Taxes and Insurance:	Tenant Responsibility
Roof & Structure:	Landlord Responsibility

## BUILDING INFORMATION

Building Size	9,014 SF
Lot Size	1.08 Acres
Year Built	2006
Parking Spaces	31

## RENT-ROLL

Current Term	September 1, 2022 - August 31, 2027
Annual Rental Income	\$63,600
Annual CAM Allowance	\$4,957
Second Option Period	August 31, 2027 - August 31, 2032
Annual Rental Income	\$66,000
Annual CAM Allowance	\$5,859
Third Option Period	August 31, 2032 - August 31, 2037
Annual Rental Income	\$69,600
Annual CAM Allowance	\$6,760

**DG**



# INVESTMENT SUMMARY

## PROPERTY DESCRIPTION

Exclusive Realty presents an exceptional investment opportunity located at 11281 Alexander Road in Attica, NY. This 9,014 square foot Dollar General property has over 4 years remaining on its corporately guaranteed lease, providing a reliable income stream for the new owner. With over 17,000 stores across the US, Dollar General is a well-known and established brand. This particular store has a strong customer base and consistent sales, making it a successful and profitable investment. The building is well-maintained and in excellent condition, ensuring minimal maintenance costs for the new owner. This prime location on a 1.08-acre lot provides ample parking and easy access from the road. With high visibility, this Dollar General property is an excellent investment opportunity.

## PROPERTY HIGHLIGHTS

- 9,014 SF Located on 1.08 Acres
- NN Lease with Minimal Landlord Responsibilities
- Tenant has successfully operated at this location since 2006
- Dollar General remodeled the store in July of 2022
- 2(5) Year Options with Rent Bumps
- \$4,957 Annual CAM Allowance
- 580+ Ft of Road Frontage

## OFFERING SUMMARY

Net Operating Income	\$63,600
Cap Rate	7.70%
Lease Type	NN
Lease Start Date	January 6, 2006
Lease Expiration Date	August 8, 2027
Option Periods	2(5) Year Options
Rental Increase	\$3,000 in Each Option
Taxes and Insurance	Tenant Responsibility
Roof and Structure	Landlord Responsibility
Lease Guarantee	Dollar General Corporate Rating

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	829	1,782	3,185
Total Population	1,758	6,264	9,845
Average HH Income	\$75,013	\$76,577	\$80,020



# LOCATION SUMMARY



## LOCATION DESCRIPTION

Attica is a small town with a population of around 2,500 people, according to the latest census data. The town is located in a predominantly rural area of New York, with the nearest major cities being Buffalo and Rochester. Buffalo, located about 35 miles west of Attica, is the second-largest city in New York state, with a population of around 260,000 people. Rochester, located about 45 miles northeast of Attica, is the third-largest city in the state, with a population of around 210,000 people. Both cities are major economic centers, with a range of industries including healthcare, education, and manufacturing.



Despite its small size, Attica is home to several major companies that provide employment opportunities for local residents. One of the largest employers in the town is the Wyoming County Community Hospital, a full-service hospital that provides healthcare services to the surrounding area. Another major employer is the Attica Correctional Facility, a maximum-security prison that employs hundreds of staff members. In addition to these large employers, Attica is also home to several small businesses and shops that contribute to the local economy.



# DOLLAR GENERAL PROFILE

The Dollar General logo consists of the words "DOLLAR" and "GENERAL" in a bold, black, sans-serif font, stacked vertically. A registered trademark symbol (®) is located to the upper right of the word "GENERAL". The logo is set against a bright yellow rectangular background with rounded corners and a thin grey drop shadow.

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.

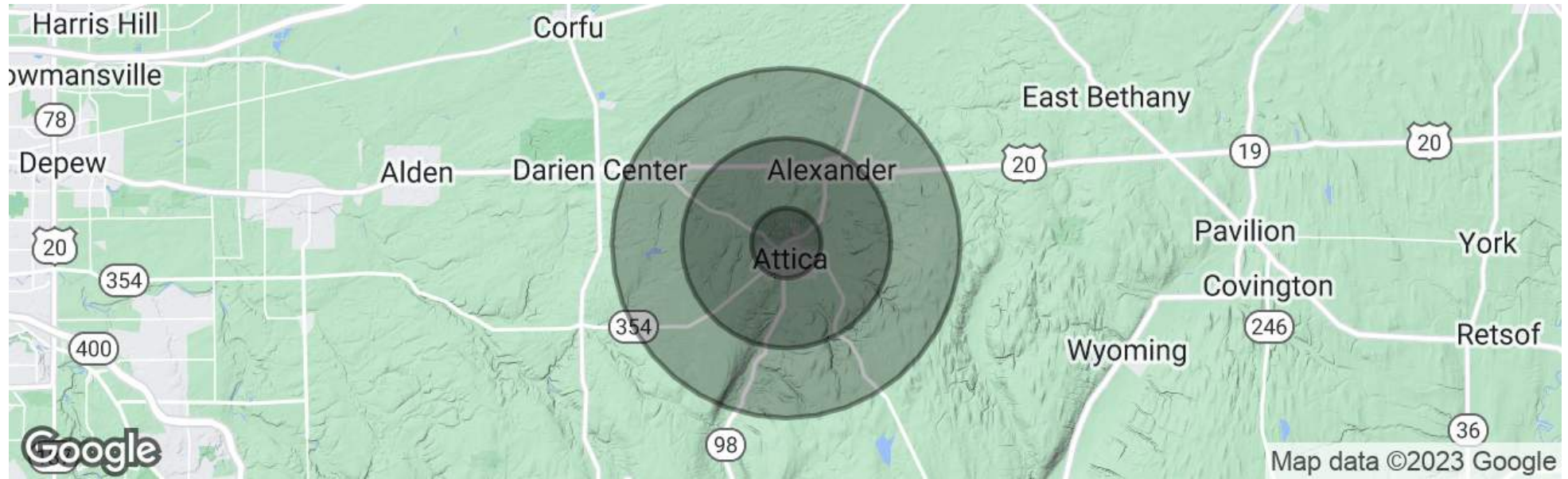
## TENANT OVERVIEW

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

# DEMOGRAPHICS MAP & REPORT

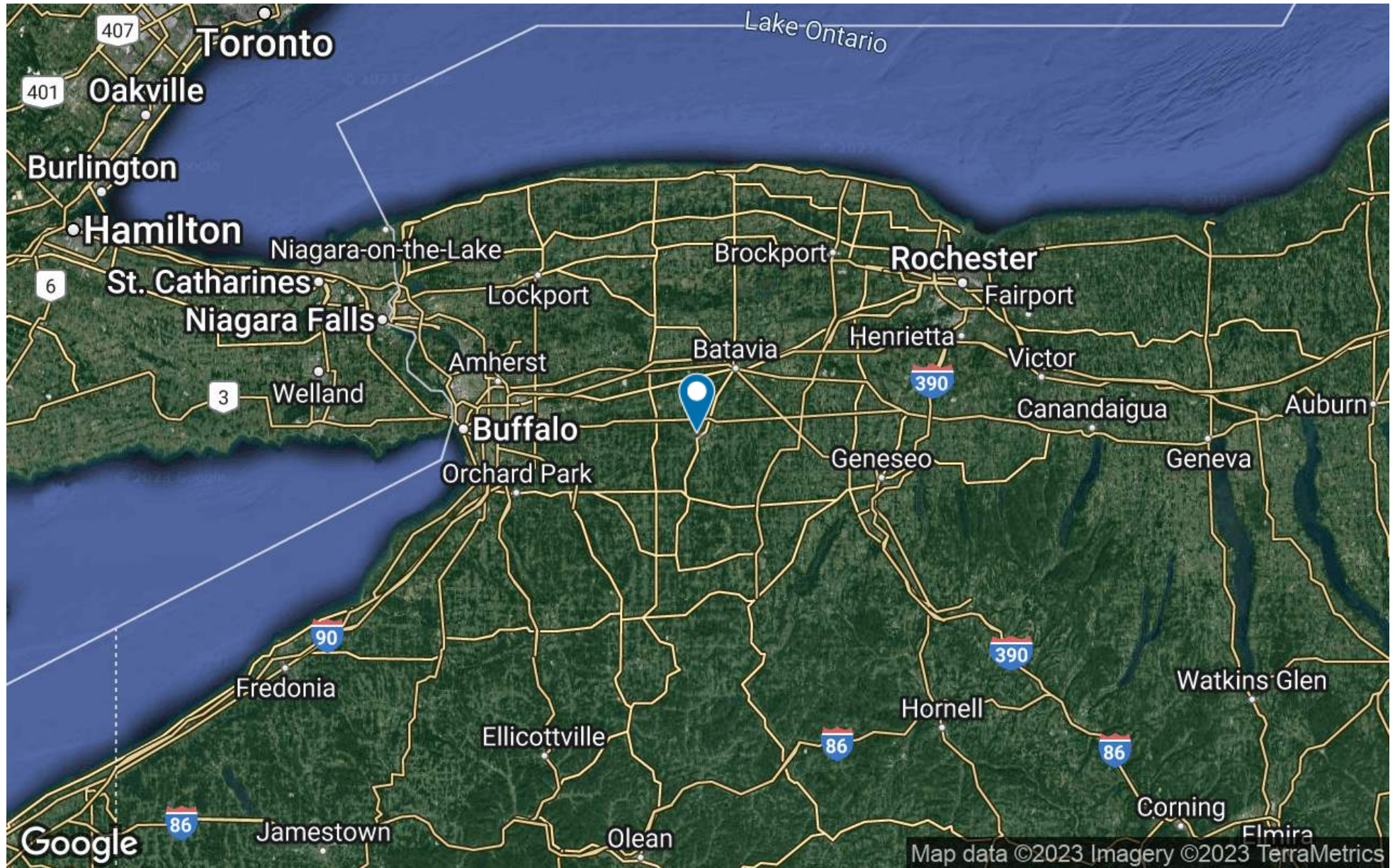


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,758	6,264	9,845
Average Age	41.1	40.1	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	829	1,782	3,185
# of Persons per HH	2.1	3.5	3.1
Average HH Income	\$75,013	\$76,577	\$80,020
Average House Value	\$103,025	\$150,196	\$201,019

\* Demographic data derived from 2020 ACS - US Census



# AERIAL MAP



# PARCEL AND TRAFFIC COUNTS



# MEET THE TEAM



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