

DOLLAR GENERAL NORTH COLLINS, NY



10855 Gowanda State Rd, North Collins, NY 14111

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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:	4.5 Years
Lease Commencement Date:	October 1, 2005
Lease Expiration Date:	September 30, 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	5.5 Acres
Year Built	2005
Parking Spaces	48

RENT-ROLL

Current Term	October 1, 2020 - September 30, 2027
Annual Rental Income	\$63,600
Annual CAM Allowance	\$4,975
Second Option Period	September 30, 2027 - September 30, 2032
Annual Rental Income	\$66,600
Annual CAM Allowance	\$5,859
Third Option Period	September 30, 2032 - September 30, 2037
Annual Rental Income	\$69,600
Annual CAM Allowance	\$6,760

DG



INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present this exceptional investment opportunity located at 10855 Gowanda State Road in North Collins, NY. This Dollar General property features a corporately guaranteed lease with approximately 4.5 years remaining, providing a stable income stream for the new owner.

With over 9,100 square feet of space, the building itself is well-maintained and in excellent condition, with modern fixtures and finishes throughout. Dollar General is a well-known and established brand, with over 17,000 stores across the United States.

PROPERTY HIGHLIGHTS

- NN Lease with Minimal Landlord Responsibilities
- 9,100 SF located on a 5.5 Acres Lot
- Tenant has successfully operated at this location since 2005
- Oversized lot with 48 Parking Spaces
- 12 Miles South of Buffalo, NY (275K+ Population)
- Tenant pays the Landlord a \$413.14 per month allowance for Common Area Maintenance
- Early 7 Year Lease Extension in 2020

OFFERING SUMMARY

Net Operating Income	\$63,600
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Lease Start Date	October 1, 2005
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Taxes and Insurance	Tenant Responsibility
Roof and Structure	Landlord Responsibility
Lease Guarantee	Dollar General Corporate

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	327	3,501	23,524
Total Population	774	8,077	54,621
Average HH Income	\$60,350	\$69,870	\$75,127



ADDITIONAL PHOTOS



LOCATION SUMMARY



10855 Gowanda State Rd, North Collins, NY 14111

LOCATION DESCRIPTION

North Collins is a small town located in Erie County, New York, in the United States. It is situated about 25 miles southeast of Buffalo, and has a population of approximately 3,500 people. The town covers an area of about 37 square miles, and is known for its rural setting, with picturesque farmland, forests, and rolling hills.

The town of North Collins has a long history, dating back to the early 19th century. It was originally settled by Native American tribes, and later by European immigrants who came to farm the land. Today, the town is home to a mix of people who work in various industries, including agriculture, manufacturing, and healthcare.

North Collins has a charming downtown area, with several shops, restaurants, and small businesses. The town also boasts several parks and recreational areas, including Zoar Valley, which is a popular destination for hiking, fishing, and bird-watching. Other attractions in the area include the Springville Center for the Arts, the Buffalo and Erie County Botanical Gardens, and the Seneca Niagara Resort and Casino.

Overall, North Collins is a peaceful and scenic town, with a strong sense of community and a laid-back way of life. It is a great place to live if you are looking for a quiet and rural setting, while still being close enough to the amenities and attractions of a larger city.



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.

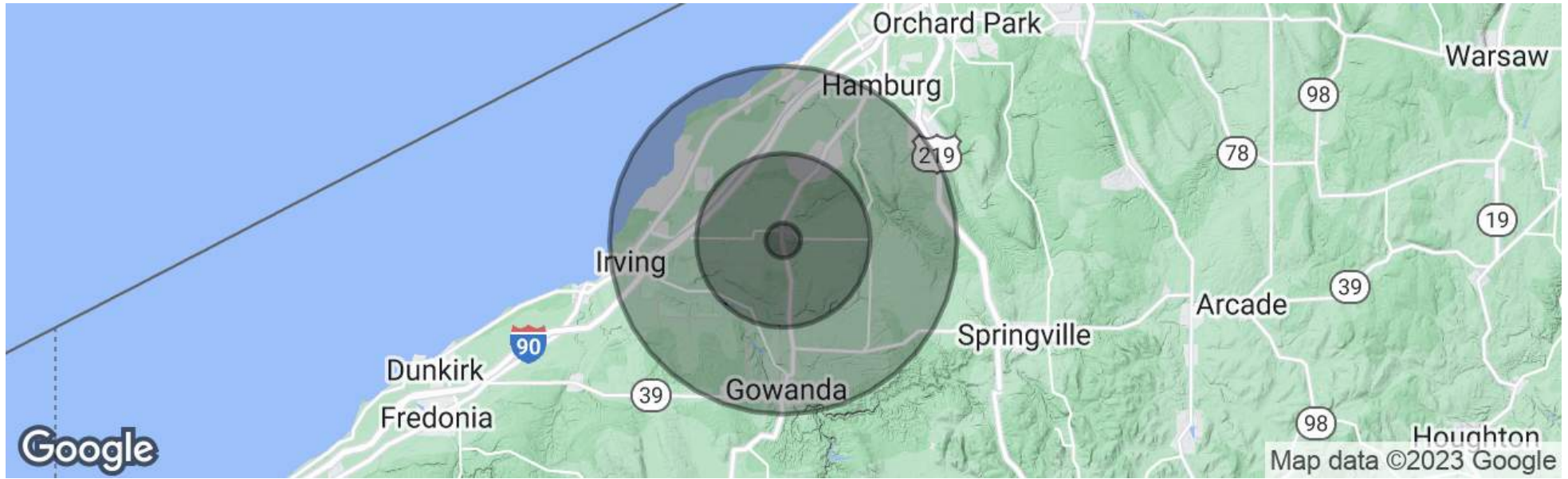
TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	27.8 Billion
Net Worth:	22.825 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

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



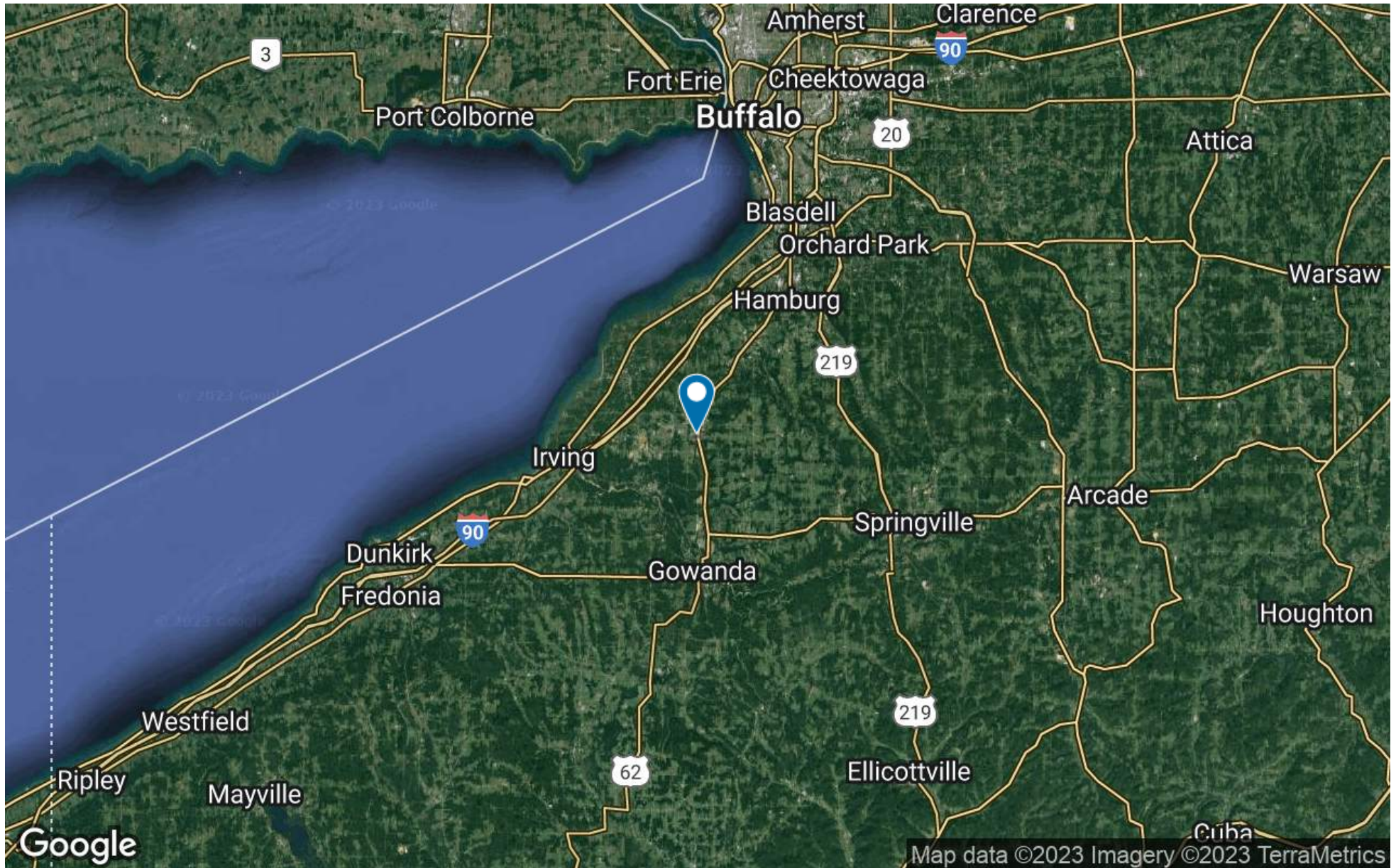
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	774	8,077	54,621
Average Age	34.0	42.9	44.6
Average Age (Male)	31.5	41.5	43.2
Average Age (Female)	38.1	43.7	46.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	327	3,501	23,524
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$60,350	\$69,870	\$75,127
Average House Value	\$116,491	\$155,652	\$171,605

* Demographic data derived from 2020 ACS - US Census



AERIAL MAP



10855 Gowanda State Rd, North Collins, NY 14111



PARCEL AND TRAFFIC COUNTS



MEET THE TEAM



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