



EMBREE
CAPITAL MARKETS

Dollar General

2768 NYS Route 12 Port Leyden, NY13433

CONFIDENTIAL OFFERING MEMORANDUM

DISCLAIMER & CONFIDENTIALITY

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the Embree Group of Companies (Embree Group) and should not be made available to any other person or entity without the written consent of the Embree Group (the Embree Group collectively refers to Embree Capital Markets Group, Inc., Embree Asset Group, Inc., Embree Healthcare Group, Inc., and Embree Construction Group, Inc.). This brochure has been prepared to provide summary information to prospective investors and to establish a preliminary level of interest in establishing an investment relationship with the Embree Group, which may or may not include the sale or purchase of any specific property referenced herein. Several Embree Group employees are licensed real estate agents and brokers in various states. The information contained herein is not a substitute for a thorough due diligence investigation. The Embree Group has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property. The Embree Group reserves the right to withdraw this solicitation at any time without prior notice. The information contained herein is based upon sources deemed to be reliable, but the accuracy of the information is not guaranteed, nor should the information contained herein be considered all inclusive. Statements contained herein which involve matters of opinion, whether or not identified to be that only, are not representations of fact. The price and terms of this offering may be subject to change at any time. The Embree Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the Embree Group, its affiliates or subsidiaries, or any agent, product, or commercial listing of The Embree Group, and is solely included for the purpose of proving tenant lessee information about this listing to prospective customers.

Exclusively Offered By

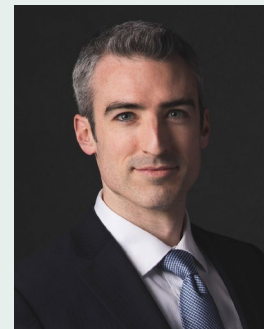


KLINTON LEWIS

DIRECTOR OF BROKERAGE

📞 512.819.4729 📠 512.630.9758

KLewis@EmbreeGroup.com



JOSIAH BYRNES

PRESIDENT

TABLE OF CONTENTS

01 Executive Summary	Property & Lease Details	05
	Area Overview	06
	Company Overview	07
02 Maps & Aerials	Elevation	09
	Site Aerial	10
	Surrounding Aerial	11
	Location	12
	Local Context	13
03 Analytics	Demographic Analysis	15

01

EXECUTIVE SUMMARY

Property & Lease Details	05
Area Overview	06
Company Overview	07

PROPERTY & LEASE DETAILS

Offering Overview

Embree Capital Markets Group is pleased to offer for sale, a high-quality, single-tenant, net-leased, discount retail asset. It is a unique opportunity for an investor to acquire a built-to-suit, well-located, investment-grade, credit-tenant asset in a desirable New York geography.



PURCHASE PRICE
\$2,165,000



CAP RATE
6.50%



ANNUAL RENT
\$140,761



LEASE TYPE
ABSOLUTE NNN

THE OFFERING

Address	2768 NYS Route 12 Port Leyden, NY 13433
Tenant	Dolgen New York, LLC
Guarantor	Dollar General Corporation

SITE DESCRIPTION

Year Built	2024
Building SF	Approx. 10,849 SQFT
Lot Size	Approx. 1.97 Acres

INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease Retail
Ownership Interest	Leased Fee
Monthly Rent	\$11,730
Rent Commencement	03.15.2024
Lease Expiration	03.31.2039
Lease Term	15-Years
Renewal Options	Three, 5-Year
Lease Escalations	5% Every 5-Years
ROFR	None
ESTOPPEL	20-Business Days

Rare Rent Escalations During Primary Lease Term
11,000+ Population Within 10-Miles
4,500+ Vehicles Per Day Traffic Count
New ~10,850 Sq. Ft. Footprint

AREA OVERVIEW

Leyden, NY

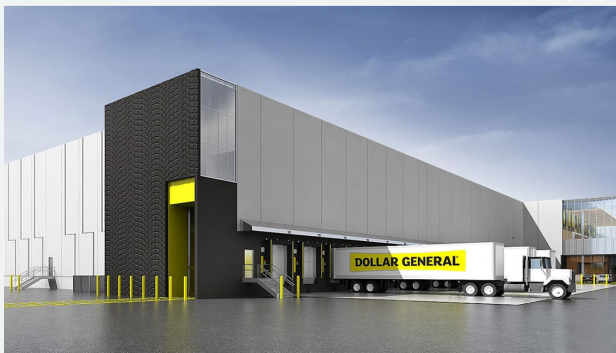
Port Leyden, New York, is nestled along the banks of the Black River, is a charming village that embodies the beauty of rural life. The community is located in Lewis County, New York and contains a population of over 11,000 residents within a 10-mile radius. The village of Port Leyden is mostly in the town of Leyden, but a portion of the village lies to the east of the Black River in the town of Lyonsdale. The village is 17 miles south of Lowville, the county seat, 8 miles north of Boonville, and 25 miles by road west-southwest of Old Forge. The village's size allows for a strong sense of community, where neighbors often know each other by name, and a friendly atmosphere permeates daily life. Residents of Port Leyden come from diverse backgrounds, creating a vibrant and welcoming environment.

Port Leyden's economy is sustained by several key factors that contribute to the village's character and livelihood: agriculture, outdoor recreation, tourism, small businesses, and timber. Agriculture plays a vital role in the economy of Port Leyden and the surrounding region. Local farms produce a variety of crops, including dairy products, corn, and hay. Dairy farming, in particular, is a significant contributor to the local economy, with dairy farms dotting the landscape. Port Leyden's proximity to the Black River and the Adirondack Mountains provides a wealth of recreational opportunities and tourism. Fishing, kayaking, hiking, and snowmobiling are popular activities, attracting tourists and contributing to the local economy through outdoor outfitters, guiding services, and equipment rental businesses. The timber industry plays a role in Port Leyden's economy, with logging and sawmills providing employment opportunities and resources for construction and wood products.



COMPANY OVERVIEW

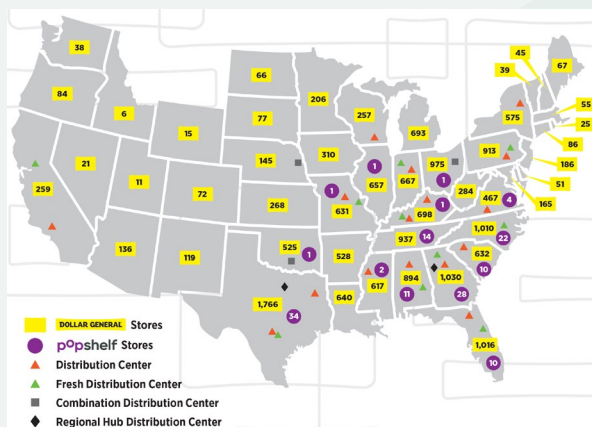
DOLLAR GENERAL®



Investment Summary

Company Type	Public (NYSE: DG)
2022 Net Sales	\$37.8 Billion+
2022 Net Income	\$3.3 Billion+
Store Count	19,294+
Employees	170,000+
S&P Credit Rating	BBB
Website	www.DollarGeneral.com

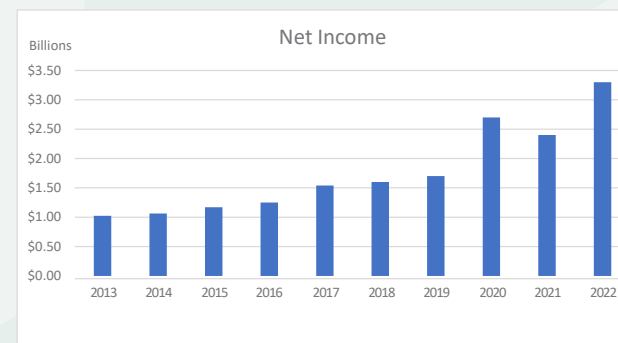
- Dollar General Corporation (NYSE: DG) is the nation's largest "smallbox" discount retailer, operating over 19,294 stores in 47 states as of May 5, 2023.
- In 2022 the company opened an additional 1,039 stores, remodel 1,795 mature stores, and relocate 127 stores in 2022 for a total of 2,900 real estate projects.
- In 2023 Dollar General plans to open 1,050 new stores, remodel 2,000 stores, and open 300 pOpshelf locations for a total of 3,350 real estate projects.



- Based in Goodlettsville, Tennessee, the company was founded in 1939 and has weathered 12 technical recessions.
- The company makes shopping for everyday needs simpler and hassle free by offering a carefully edited assortment of the most

popular brands at low everyday prices in small, convenient locations. Dollar General ranks among the largest retailers of topquality brands made by America's mosttrusted manufacturers, such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills and Nabisco.

- Most of the company's products are priced at \$10 or less, with approximately 25% priced at \$1 or less. Consumables is their largest category and includes paper and cleaning products, food (including packaged and perishables), beverages and snacks, health and beauty products, and pet supplies.
- Dollar General Corporation (NYSE: DG) has experienced 31 consecutive years of samestore sales growth. The Net Sales increased from \$34.2 Billion in 2021 to \$37.8 Billion in 2022.
- Dollar General is ranked #108 in the Fortune 500. In 2019 Dollar General was ranked #119, and #123 in 2018.

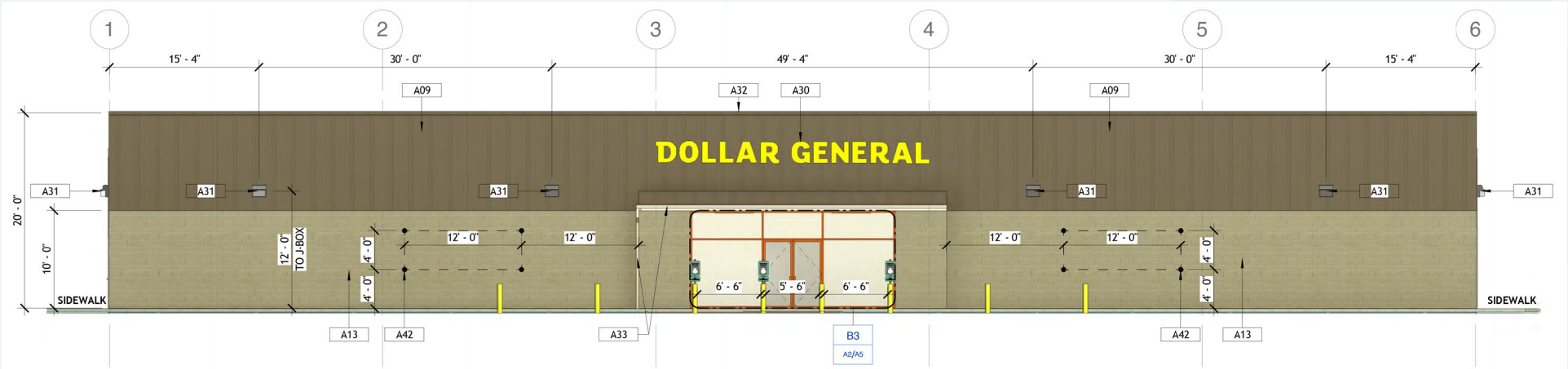


03

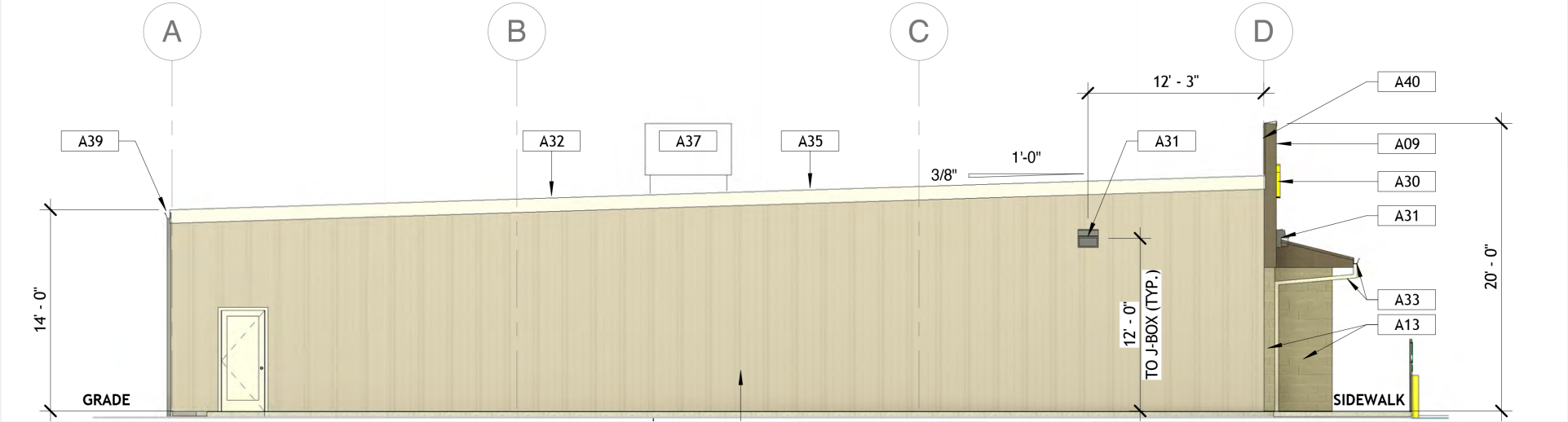
MAPS & AERIALS

Elevation	09
Site Aerial	10
Surrounding Aerial	11
Location	12
Local Context	13

ELEVATION



FRONT ELEVATION

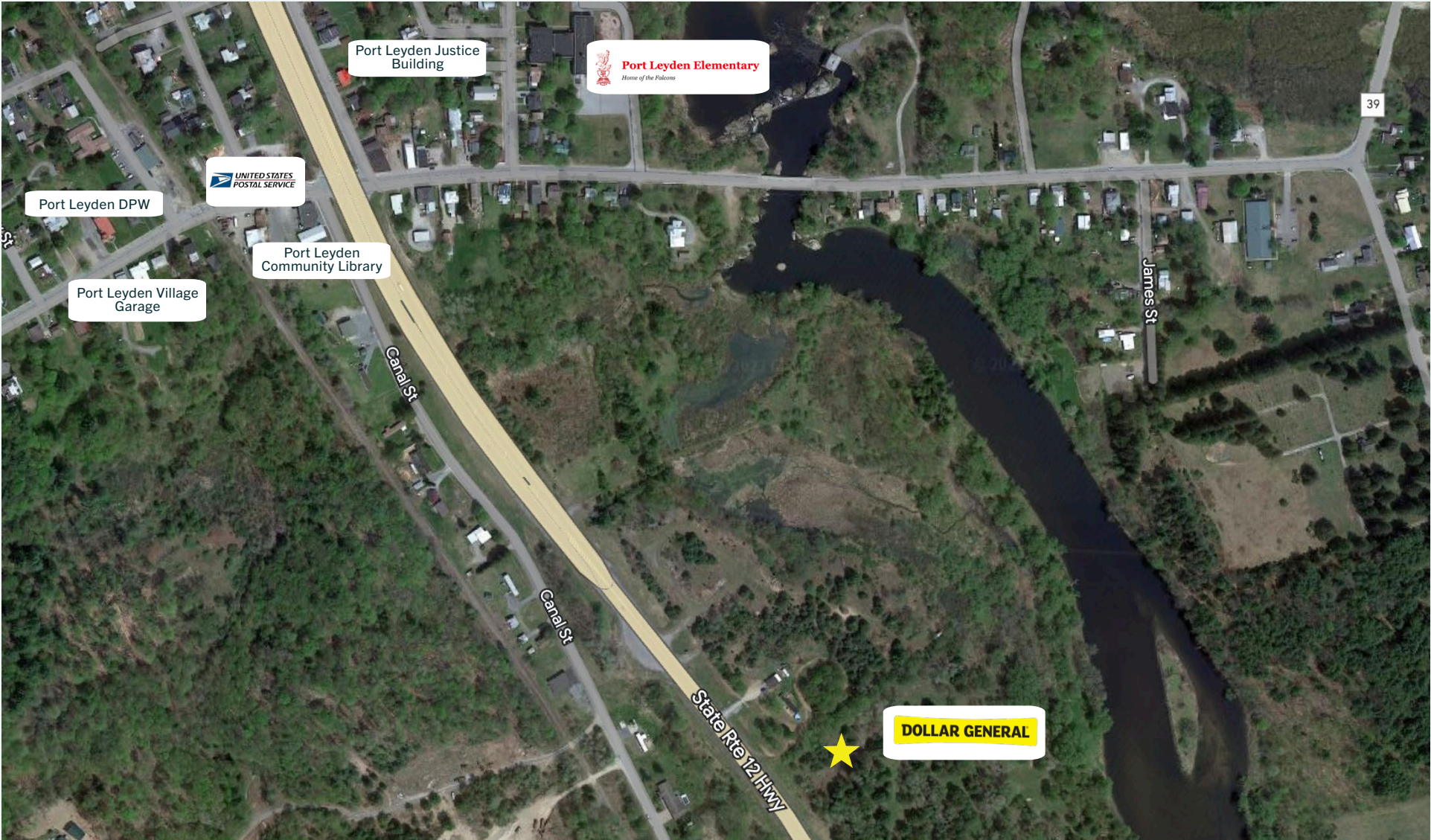


REAR ELEVATION

SITE AERIAL



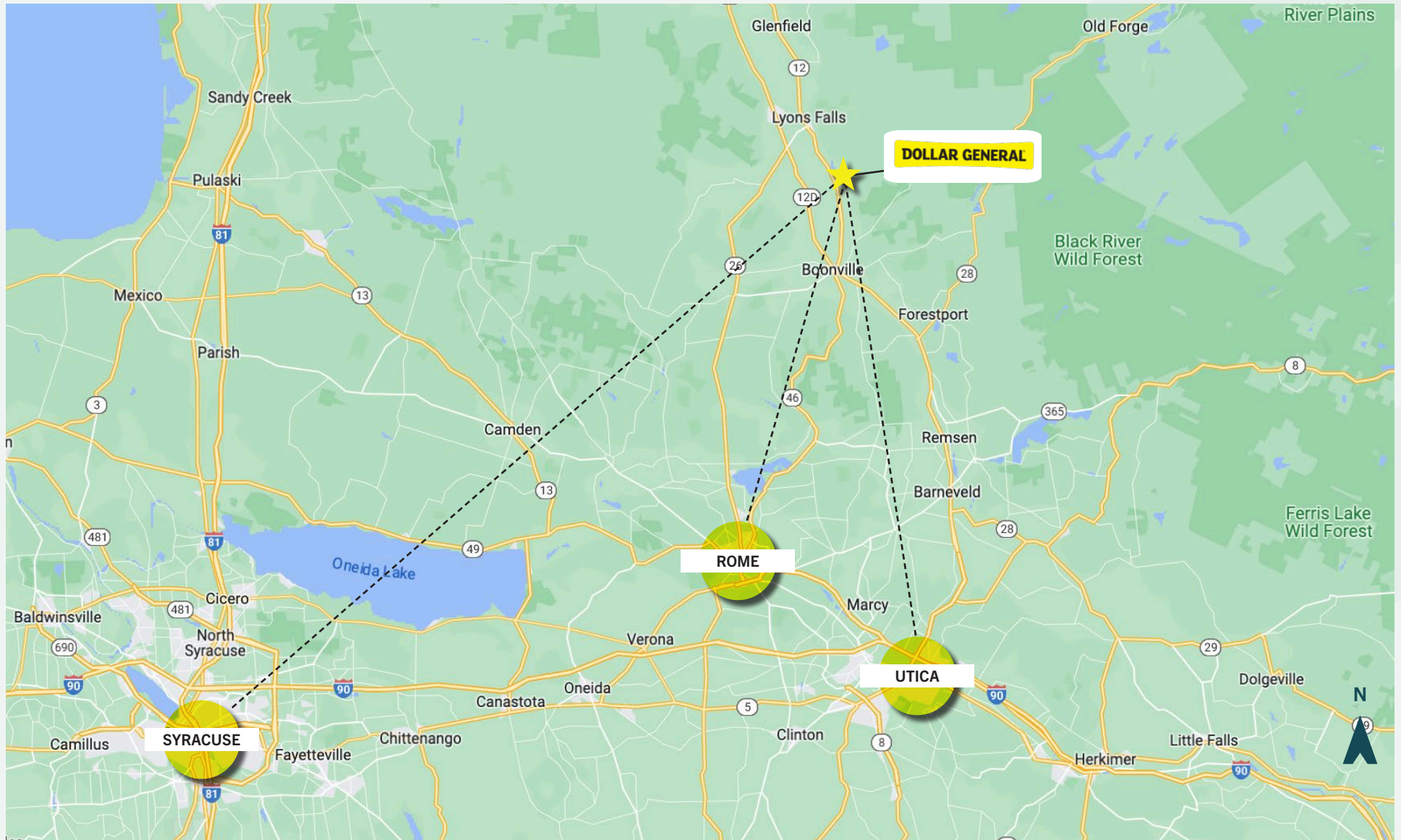
SURROUNDING AERIAL



LOCATION



LOCAL CONTEXT



ROME (35 MI), UTICA (40 MI), SYRACUSE (75 MI)

04

ANALYTICS

Demographic Analysis	15
----------------------------	----

DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
2028 Projection	3,666	5,091	11,626
2023 Estimate	3,644	5,068	11,542



HOUSEHOLDS			
2028 Projection	1,528	2,081	4,760
2023 Estimate	1,519	2,072	4,724



AVG. HOUSEHOLD INCOME			
Average Household Income	\$70,345	\$72,312	\$74,035
Less than \$25,000	349	450	946
\$25,000 - \$50,000	332	455	1,084
\$50,000 - \$75,000	325	445	927
\$75,000 - \$100,000	157	210	528
\$100,000 - \$125,000	142	212	529
\$125,000 - \$150,000	96	131	317
\$150,000 - \$200,000	85	110	259
More than \$200,000	34	59	134

ABOUT EMBREE GROUP

Embree Group provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 350+ national clients. The firm is headquartered near Austin, Texas, with a regional office the Dallas-Fort Worth area. Over the past 43 years, Embree's executive team has developed, built, or transacted more than 20,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

Contact Details

For more information about this listing, please contact:

KLINTON LEWIS

DIRECTOR OF BROKERAGE

KLewis@EmbreeGroup.com

O 512.819.4729 M 512.630.9758



EMBREE
CAPITAL MARKETS