



EMBREE
CAPITAL MARKETS

Dollar General Market

6163 Solomon Rd. Glenfield, NY 13343

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

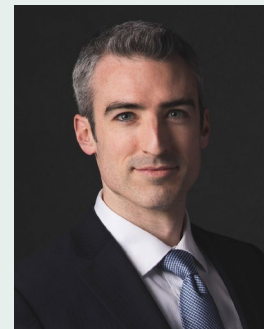


KLINTON LEWIS

DIRECTOR OF BROKERAGE

📞 512.819.4729 📠 512.630.9758

KLewis@EmbreeGroup.com



JOSIAH BYRNES

PRESIDENT

01 Executive Summary	Property & Lease Details	05
	Area Overview	06
	Company Overview	07
<hr/>		
02 Maps & Aerials	Surrounding Aerial	09
	Location	10
	Local Context	11
<hr/>		
03 Analytics	Demographic Analysis	13

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, Dollar General Market asset. This is a unique opportunity for an investor to acquire a build-to-suit Dollar General asset in a well-located New York community. The community has limited grocery store competition, resulting in a more than ideal location for the subject Dollar General Market, which offers a larger produce section compared to standard Dollar General properties.



PURCHASE PRICE

\$2,225,000



CAP RATE

6.50%



ANNUAL RENT

\$144,656



LEASE TYPE

ABSOLUTE NNN

THE OFFERING

Address	6163 Solomon Rd. Glenfield, NY 13343
Tenant	Dolgen New York, LLC
Guarantor	Dollar General Corporation

SITE DESCRIPTION

Year Built	2024
Building SF	Approx. 12,663 SQFT
Lot Size	Approx. 2.06 Acres

INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease Retail
Ownership Interest	Leased Fee
Monthly Rent	\$12,055
Rent Commencement	02.15.2024
Lease Expiration	02.28.2039
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

13,000+ Population Within 10-Miles

New ~12,650 Sq. Ft. Footprint

North New York Location

AREA OVERVIEW

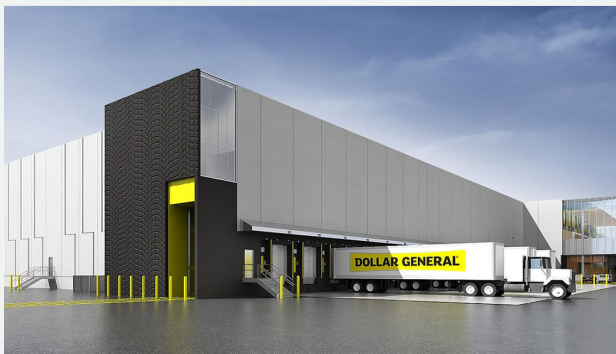
Glenfield, NY

Glenfield, New York, is located in the heart of Lewis County, known for its serene rural landscapes and charming small-town atmosphere. The community is located in the southeast corner of Martinsburg, along the Black River, New York State Route 12, and the foothills of the Adirondack Mountains. With a population of approximately 13,000 residents within 10-miles, this tight-knit town offers a peaceful retreat from the hustle and bustle of city life.

Glenfield's economy is driven by several key factors that sustain the town's unique character and way of life: agriculture, outdoor recreation, tourism, small businesses, timber, and education. Agriculture is at the heart of Glenfield's economy. The fertile lands surrounding the hamlet are home to numerous farms, primarily producing dairy products and hay. Dairy farming, in particular, is a significant contributor to the local economy, with dairy farms dotting the countryside. Glenfield's proximity to the Adirondack Mountains and nearby lakes and rivers make it a haven for outdoor enthusiasts. Hunting, fishing, hiking, and snowmobiling are popular activities in the area, attracting tourists and providing opportunities for local businesses, including hunting lodges, outfitters, and sporting goods stores. The timber industry plays a role in Glenfield's economy, with logging and sawmills supporting local employment opportunities and providing essential resources for construction and wood products.



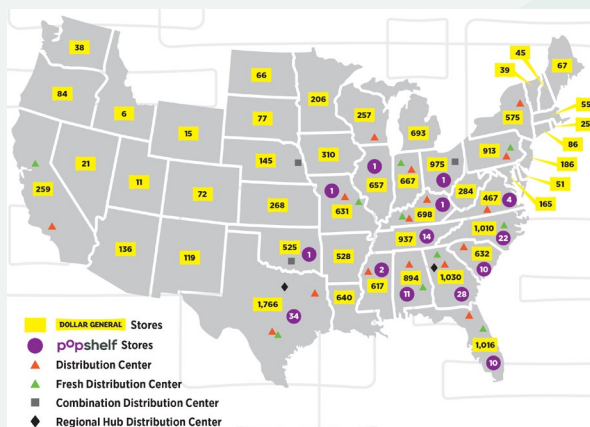
COMPANY OVERVIEW



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

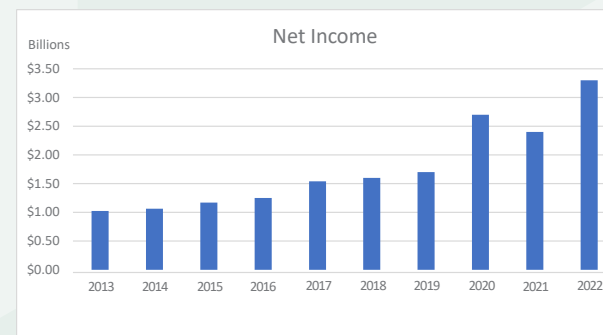
- Dollar General Corporation (NYSE: DG) is the nation's largest "smallbox" discount retailer, operating over 19,294 stores in 47 states as of May 5, 2023.
- In 2022 the company opened an additional 1,039 stores, remodel 1,795 mature stores, and relocate 127 stores in 2022 for a total of 2,900 real estate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

Surrounding Aerial	09
Location	10
Local Context	11

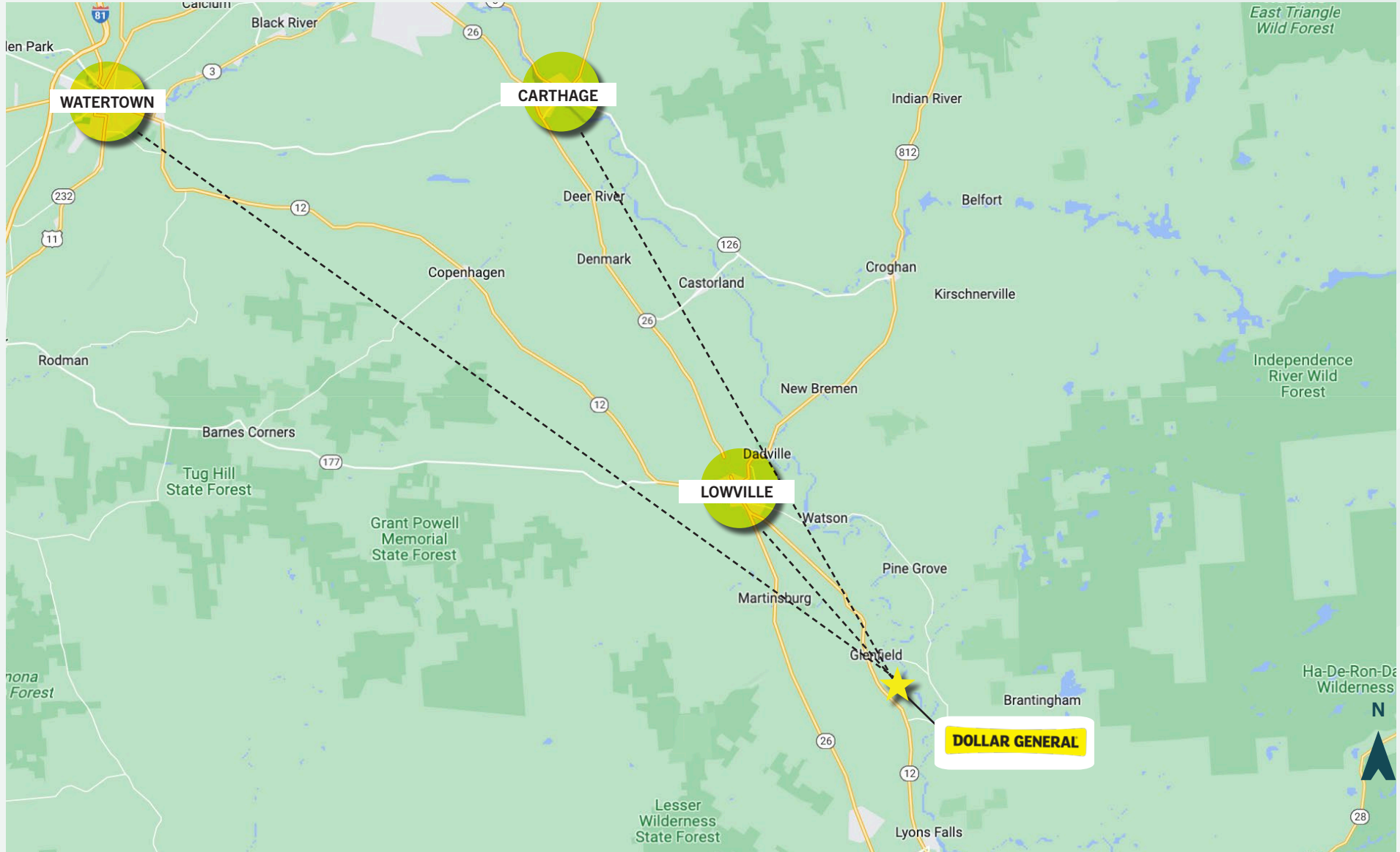
SURROUNDING AERIAL



LOCATION



LOCAL CONTEXT



LOWVILLE (7.5 MI), WATERTOWN (15 MI), CARTHAGE (23 MI)

04

ANALYTICS

Demographic Analysis 13

DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
2028 Projection	1,141	2,740	13,300
2023 Estimate	1,149	2,722	13,225



HOUSEHOLDS			
2028 Projection	447	1,083	5,279
2023 Estimate	448	1,075	5,248



AVG. HOUSEHOLD INCOME			
Average Household Income	\$68,402	\$69,638	\$70,978
Less than \$25,000	87	213	966
\$25,000 - \$50,000	108	258	1,404
\$50,000 - \$75,000	108	223	910
\$75,000 - \$100,000	66	152	766
\$100,000 - \$125,000	39	115	517
\$125,000 - \$150,000	16	43	253
\$150,000 - \$200,000	12	46	327
More than \$200,000	13	25	104

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