



EMBREE
CAPITAL MARKETS

Dollar General Market

8328 State Road 3, Henderson, NY 13650

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Exclusively Offered By

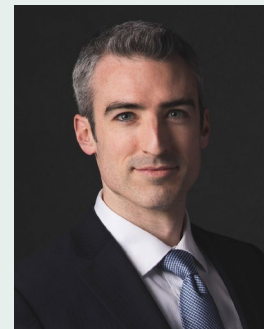


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PRESIDENT

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EXECUTIVE SUMMARY

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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 essentially zero 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

\$2,460,000



CAP RATE

6.50%



ANNUAL RENT

\$159,891



LEASE TYPE

ABSOLUTE NNN

THE OFFERING

Address	8328 State Road 3 Henderson, NY 13650
Tenant	Dolgen New York, LLC
Guarantor	Dollar General Corporation

SITE DESCRIPTION

Year Built	2024
Building SF	Approx. 12,663 SQFT
Lot Size	Approx. 4.11 Acres

INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease Retail
Ownership Interest	Leased Fee
Monthly Rent	\$13,324.24
Rent Commencement	02.01.2024
Lease Expiration	02.30.2039
Lease Term	15-Years
Renewal Options	Three, 5-Year
Lease Escalations	5% Every 5-Years
ROFR	None
ESTOPPEL	20-Business Days

Rare 5% Rent Escalations During Primary Lease Term

10,000+ Population Within 10-Miles

New ~12,650 Sq. Ft. Footprint

Virtually Zero Grocery Competition!

North New York Location

AREA OVERVIEW

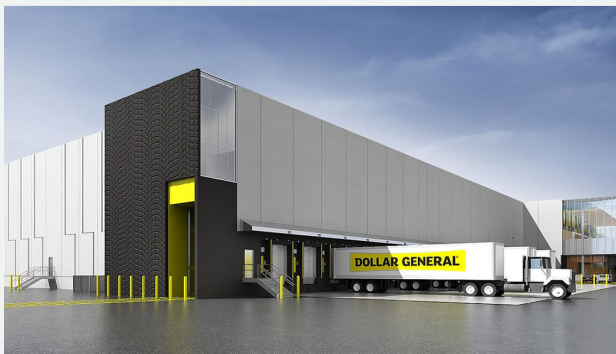
Henderson, NY

Henderson, New York, nestled on the picturesque shores of Lake Ontario, is a quaint and inviting community that offers a unique blend of natural beauty, historical charm, and economic vitality. The town is located in the western part of Jefferson County, a county with a population of 116,721 people according to the 2020 census. Henderson is located just off State Road 3, one of the major east-west state highway in New York and State Road 178. With a population of approximately 1,300 residents, this town boasts a rich history and a bright future, making it an ideal destination for both visitors and those seeking a peaceful, close-knit community. The town is characterized by its friendly and welcoming atmosphere, where neighbors know one another by name, and a strong sense of community pride runs deep.

Henderson's economy is driven by several key factors that contribute to its sustainability and growth, Tourism and Recreation. One of the primary economic drivers in Henderson is tourism. Its stunning location on the shores of Lake Ontario draws visitors from near and far, particularly during the warm summer months. Tourists come to enjoy boating, fishing, swimming, and camping in the area's beautiful parks and campgrounds. The town also offers opportunities for hiking, bird-watching, and other outdoor activities. Henderson also has a strong agricultural tradition, with numerous farms in the surrounding area. The fertile soil and favorable climate make it an ideal location for growing a variety of crops, including apples, strawberries, and corn. The local farmers' market is a hub of activity, providing residents and visitors with fresh, locally grown produce.



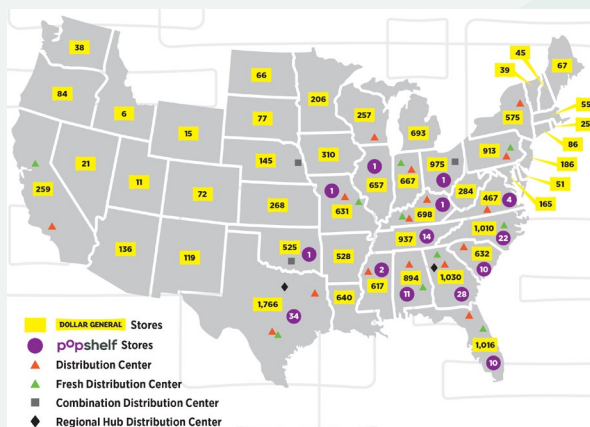
COMPANY OVERVIEW



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

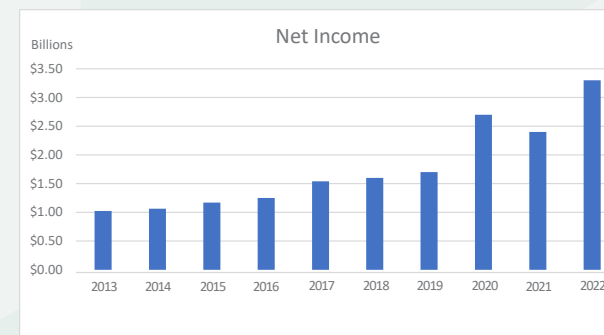
- Dollar General Corporation (NYSE: DG) is the nation's largest "smallbox" discount retailer, operating over 19,294 stores in 47 states as of May 5, 2023.
- In 2022 the company opened an additional 1,039 stores, remodel 1,795 mature stores, and relocate 127 stores in 2022 for a total of 2,900 real estate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



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MAPS & AERIALS

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SITE AERIAL



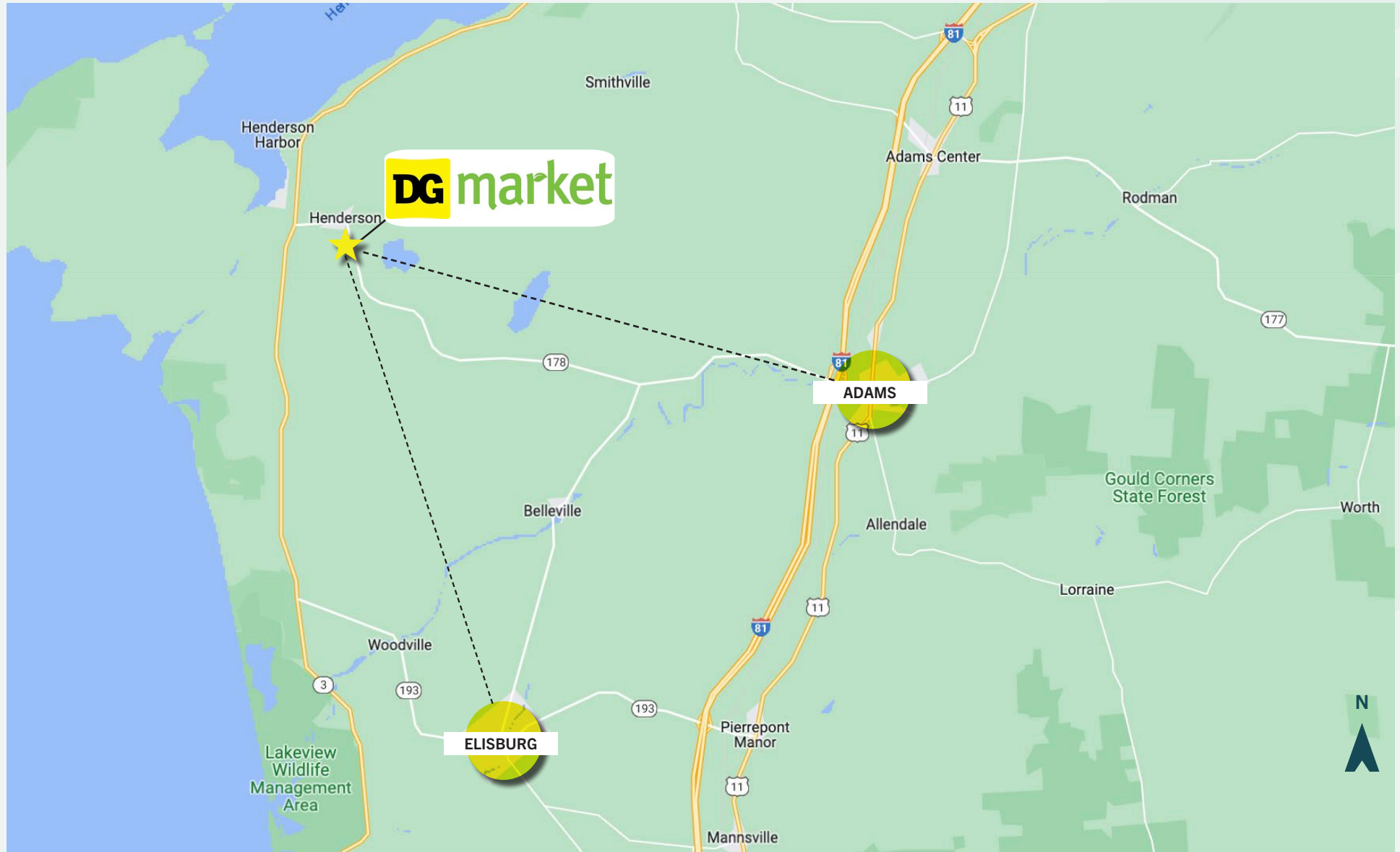
SURROUNDING AERIAL



LOCATION



LOCAL CONTEXT



ELISBURG (10 MI), ADAMS (10 MI)

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ANALYTICS

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DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
2028 Projection	1,196	2,307	10,889
2023 Estimate	1,124	2,172	10,551
Growth 2023 - 2028	6.41%	6.22%	3.20%

HOUSEHOLDS

2028 Projection	489	936	4,390
2023 Estimate	457	876	4,229
Growth 2023 - 2028	7.00%	6.85%	3.81%

AVG. HOUSEHOLD INCOME

Average Household Income	\$67,684	\$68,334	\$74,099
Less than \$25,000	79	148	734
\$25,000 - \$50,000	123	236	956
\$50,000 - \$75,000	74	144	702
\$75,000 - \$100,000	96	185	707
\$100,000 - \$125,000	48	91	584
\$125,000 - \$150,000	17	37	302
\$150,000 - \$200,000	7	14	147
More than \$200,000	11	21	96



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 in 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

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