

OFFERING MEMORANDUM



DOLLAR GENERAL
HOPKINTON, NEW YORK



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE
\$1,615,133



LOCATION
**2776 NYS ROUTE 11B
HOPKINTON, NY 12965**



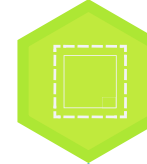
CAP RATE
6.00%



ANNUAL RENT
\$96,908.00



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
2.08 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
10.5 YEARS



LEASE EXPIRATION
08/31/2032



RENEWAL OPTIONS
5 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
30 SPACES



YEAR BUILT
2017



APN
67.034-1-1.1



TRAFFIC COUNTS
2,798 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 10.5 Years of Guaranteed Lease Term
- 2017 Build-to-Suit Dollar General
- Five (5) - Five (5) Year Option Periods with 10% Rental Increases
- Wide Profile Building Type

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes

ADIRONACK STATE PARK:

- Created in 1892 as One of the First Forever Wild Forest Preserves in the Nation
- At 6 Million Acres, It Is the Largest Publicly Protected Area in the Contiguous United States
- Estimated that 7 Million to 12.4 Million People Visit the Adirondacks Every Year
- The Largest Historic Landmark, Covering an Area Larger than Yellowstone, Yosemite, Grand Canyon, Glacier & the Great Smokies National Park Combined

PROXIMITY FROM HOPKINTON, NEW YORK:

- Burlington, Vermont | 103 Miles
- Syracuse, New York | 156 Miles
- Albany, New York | 194 Miles
- Manchester, New Hampshire | 266 Miles
- Boston, Massachusetts | 316 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 195 Residents
- 1-Mile Average Household Income = \$91,115
- 3-Mile Population = 929 Residents
- 3-Mile Average Household Income = \$79,378
- 5-Mile Population = 1,778 Residents
- 5-Mile Average Household Income = \$79,641
- 7-Mile Population = 3,494 Residents
- 7-Mile Average Household Income = \$79,664

TENANT:

- Strong Corporate Guaranty (NYSE: "DC") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,190 Stores in 47 States as of February 25, 2022
- Ranked #91 on the Fortune 500 List











DOLLAR GENERAL Community Bank of New York First Federal

DUNKIN' OLLY'S Vetro
Aerona
JCPenney KingGroup
Mobil MONRO
SALLY BEAUTY
TJ-maxx Walmart SUBWAY BGS
AGILEY McDonald's Dunkin' Donuts
Outback Masurces MET Bank KeyBank One
Community Bank of New York
Dollar Tree Home Depot

DOLLAR GENERAL
DUNKIN' Dunkin' Donuts SUBWAY
First Federal

DOLLAR GENERAL Mobil ACE Dollar Tree
DUNKIN' ACE Dollar Tree
KeyBank One KingGroup DUNKIN'
DOLLAR GENERAL Walmart SUBWAY
McDonald's Dunkin' Donuts
Community Bank of New York
JOANN Dollar Tree

7-11 Vetro Mobil
Sears Dollar Tree Dunkin' Donuts
DUNKIN' FIVE GUYS Community Bank of New York SANDOR FREEST
KingGroup
Walmart SUBWAY McDonald's Dunkin' Donuts
AGILEY Outback TGI Friday's IGA
AT&T MET Bank KeyBank One Walgreens
BIG LOSERS BANKET FOLLER Dollar Tree Home Depot
ACE LOBBIES BGS
First Federal Home Depot

BGS DOLLAR GENERAL IGA

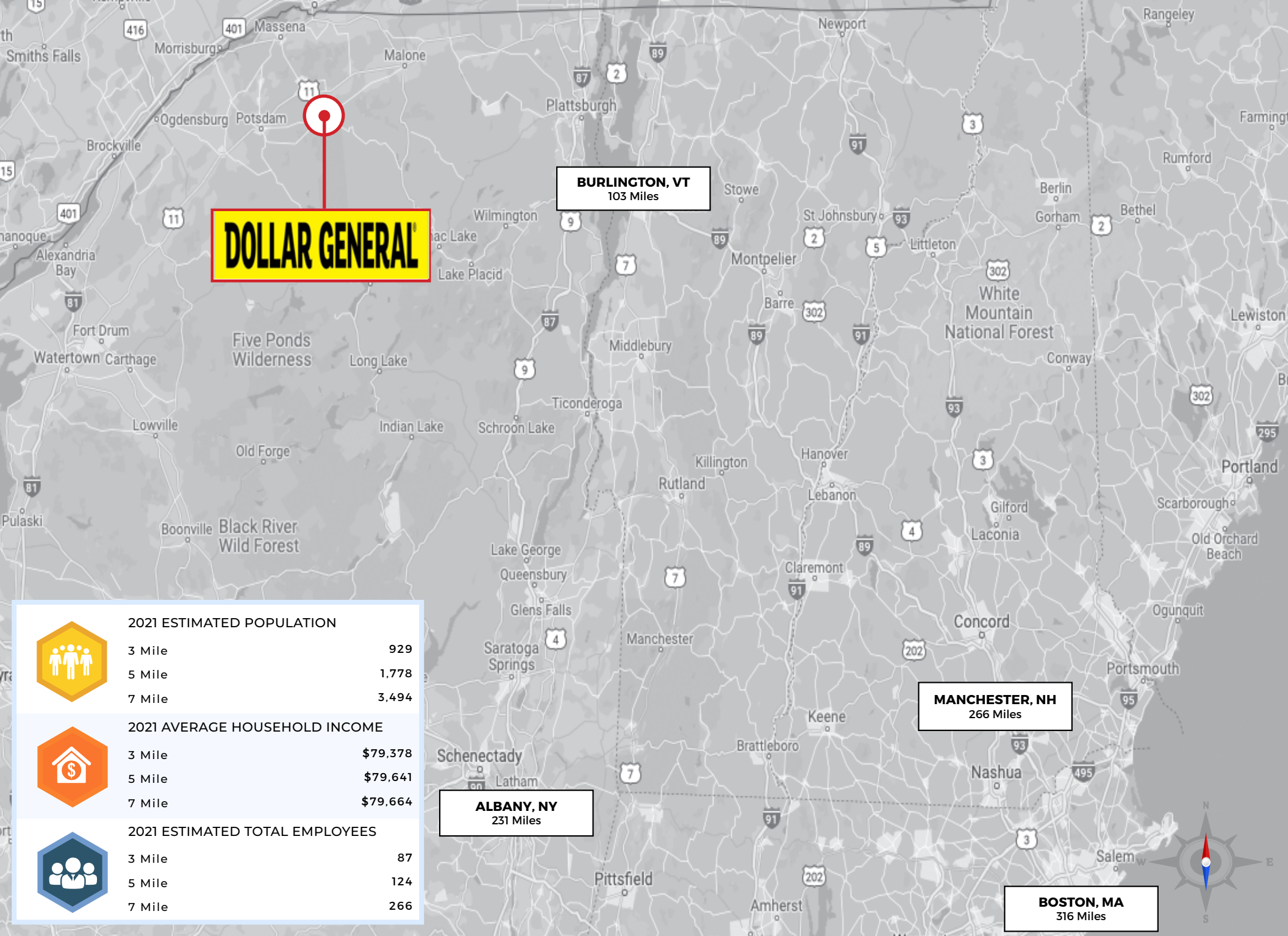
BGS Mobil Dollar Tree

DOLLAR GENERAL

SITE

DOLLAR GENERAL Community Bank of New York

7-11 Walgreens
SUBWAY U-HAUL
KingGroup Mobil FOOT LOCKER
MONRO DOLLAR TREE DUNKIN' AGILEY
DUNKIN' Dunkin' Donuts MET Bank
Community Bank of New York Dollar Tree Home Depot
Home Depot



AREA OVERVIEW



HOPKINTON, NEW YORK

The Township of Hopkinton, NY is the fifth town of the first ten towns in St. Lawrence Co. The first settlers came in 1802. The Township is located in the Southeast corner of St. Law. Co., in the foothills of the Adirondack Mountains. It has an elevation of 1,273 feet. On the East side it borders Franklin County and on the south side it borders Piercefield. This last section of the township use to be referred to as the "south woods". Hopkinton is well known for its friendly citizens and community minded activities.

AREA DEMOGRAPHICS



POPULATION

| | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|---------------------------|--------|--------|--------|--------|
| 2021 Population | 195 | 929 | 1,778 | 3,494 |
| 2026 Projected Population | 193 | 912 | 1,742 | 3,423 |
| 2010 Projected Population | 206 | 954 | 1,783 | 3,480 |



HOUSEHOLDS

| | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|------------------------|--------|--------|--------|--------|
| 2021 Households | 78 | 361 | 692 | 1,379 |
| 2026 Households | 83 | 384 | 736 | 1,465 |
| 2010 Households | 83 | 372 | 695 | 1,373 |
| Average Household Size | 2.50 | 2.57 | 2.57 | 2.53 |



INCOME

| | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|-------------------------------|----------|----------|----------|----------|
| 2021 Average Household Income | \$91,115 | \$79,378 | \$79,641 | \$79,664 |
| 2021 Median Household Income | \$58,247 | \$55,901 | \$54,379 | \$55,173 |
| 2021 Per Capita Income | \$36,461 | \$30,864 | \$30,991 | \$31,433 |



HOUSING

| | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|------------------------------------|--------|--------|--------|--------|
| 2021 Housing Units | 78 | 361 | 692 | 1,379 |
| 2021 Owner-Occupied Units | 68 | 309 | 583 | 1,147 |
| 2021 Renter Occupied Housing Units | 10 | 52 | 109 | 232 |



PLACE OF WORK

| | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|-----------------|--------|--------|--------|--------|
| 2021 Businesses | 8 | 13 | 16 | 27 |
| 2021 Employees | 30 | 87 | 124 | 266 |

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$54.68 Billion



FORTUNE 500
#91



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
18,190



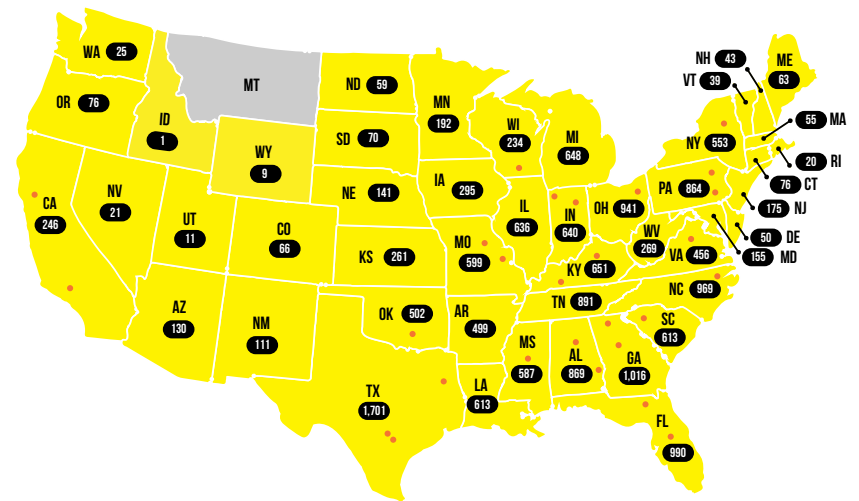
NO. EMPLOYEES
163,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 18,190 stores in 47 states as of February 25, 2022. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

18,190 STORES | IN 47 STATES | AS OF 02/25/2022

- STORES
- DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 2776 NYS Route 11B, Hopkinton, NY 12965 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



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