

DOLLAR GENERAL
CLASS A
CONSTRUCTION

100% WOOD BUILDING

GABLE ROOF
VAULTED CEILINGS
CLEAR SPAN



NEW CONSTRUCTION



Rare Best-in-Class Design & Construction: This fully wood-framed and gable-roofed Dollar General in Plattsburgh has one of the strongest demographic locations in Upstate New York. COMPARE this Best-in-Class Design & Construction featuring Gable Roof, Open Vaulted Ceiling, Wood Framing, Hardy Plank Siding, and Clear Span Interior (no interior columns) **WITH ALL OTHERS** (flat roofs, lower ceilings, prefabricated metal buildings, and interior metal columns).

Durability * Longevity * Functionality * Appeal

Cap Rate

NOI

Price

5.30 %

\$109,630

\$ 2,068,494

DOLLAR GENERAL®

INVESTMENT GRADE - CORPORATE GUARANTEE

PLATTSBURGH NEW YORK

901 Military Turnpike
Plattsburgh, NY 12901

ABSOLUTE NNN LEASE

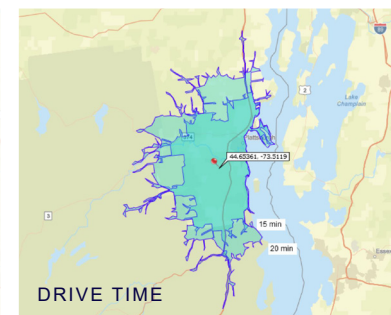
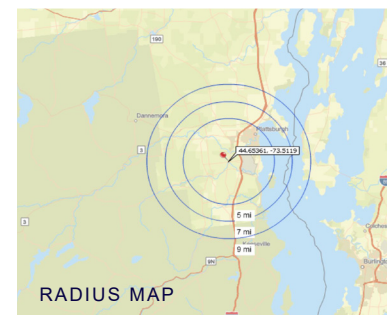
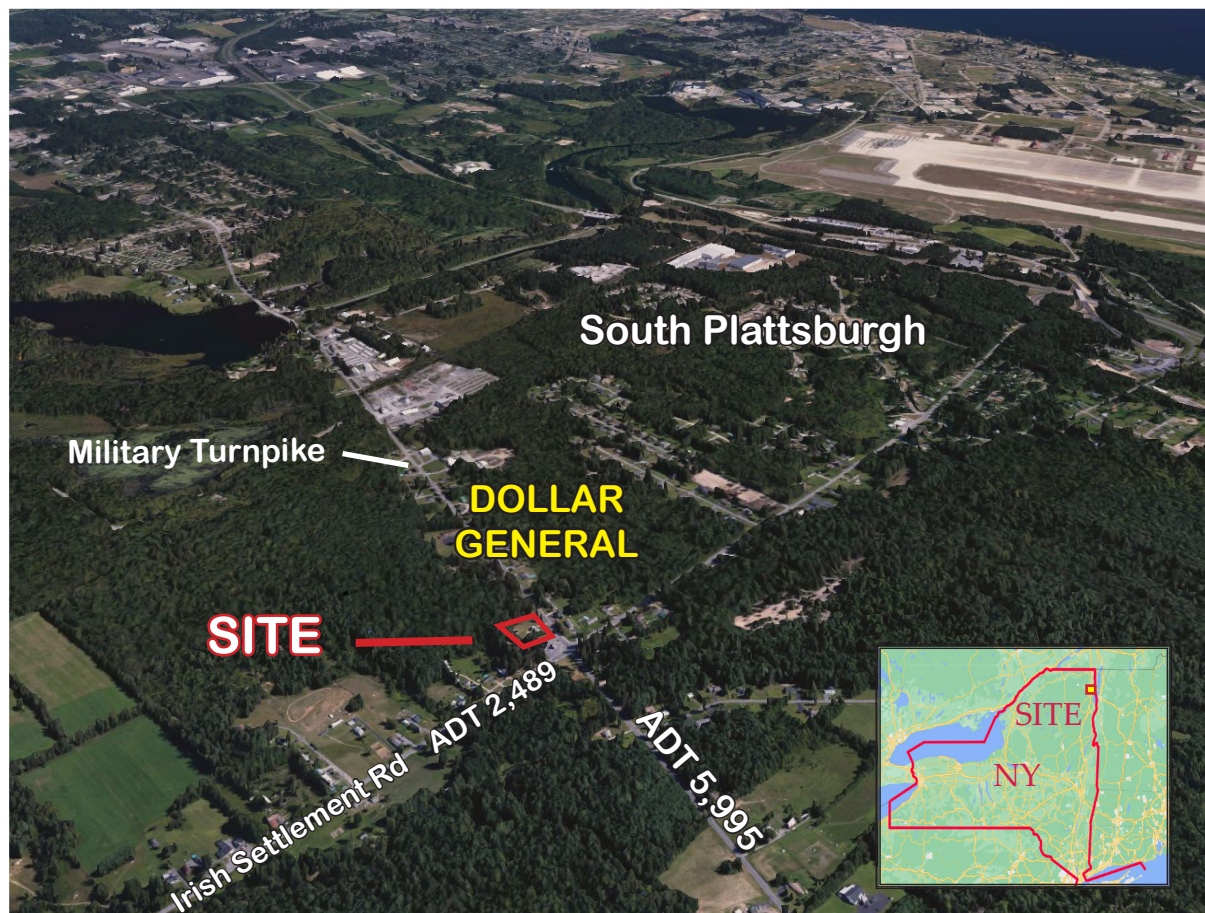
Opening October 2021

- New Construction
- Amazon Resistant
- Corporate Guarantee
- Full 15 Year Lease Remaining
- Three 5-Year Options
- 10% Increase Option Periods

DOLLAR GENERAL FOR SALE.COM
BUY DIRECT FROM BUILDER

CORY WILLIAMS
435. 214. 5164
Info@DollarGeneralForSale.com

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LEASE YEARS	ANNUAL RENT	RENT / 9,100 SF	PERCENT INCREASE	EFFECTIVE DATE
1 - 15	\$ 109,630	\$ 12.04	NA	10/25/2021
16 - 20 *	\$ 120,593	\$ 13.25	10%	10/25/2036
21 - 25 *	\$ 132,652	\$ 14.57	10%	10/25/2041
26 -30 *	\$ 145,918	\$ 16.03	10%	10/25/2046

*Option

2019 DEMOGRAPHICS	MILE RADIUS			DRIVE TIME	
	5	7	9	15	20
POPULATION	33,109	41,322	48,511	38,854	48,512
HOUSEHOLDS	13,004	16,282	19,199	15,113	18,405
MEDIAN INCOME	\$41,520	\$ 43,120	\$ 44,715	\$ 42,928	\$ 43,933
MEDIAN AGE	42.15	42.34	42.36	42.03	42.38

We make no representations or warranties regarding the properties described. The information contained herein is not guaranteed and is subject to errors, omissions, changes in terms and conditions, prior sale, lease and withdrawal without notice.

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CONTACT

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