

**DOLLAR GENERAL<sup>®</sup>**

**DOLLAR GENERAL<sup>®</sup>**

8879 S Seneca St | Weedsport, NY 13166



INTERACTIVE OFFERING MEMORANDUM

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# INVESTMENT HIGHLIGHTS

## INVESTMENT HIGHLIGHTS

- Brand New Construction - 5% rental increases every 5 years during the primary term of the lease.
- Absolute NNN Lease - Zero Landlord Responsibilities.
- Tenant Commitment to location -- our client built the Dollar General that operated at this location for over 20 years -- tenant requested the old site be demolished and a brand new one built.
- Syracuse MSA -- Located 20 miles West of Syracuse, NY -- Less than 1 mile away from I-90.
- Paying the cheapest rent of all the New Construction Dollar Generals on the Market in New York.

## TENANT HIGHLIGHTS

- Corporate Guarantee | Dollar General holds an investment grade credit rating of BBB | They currently operate over 21,000 stores across the United States
- Dollar General has proven to be a recession resistant tenant | Strong Corporate Guarantee coupled with Passive NNN lease structures | Unique business model with limited competition



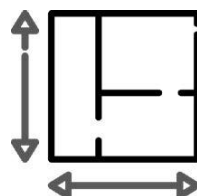
## FINANCIAL OVERVIEW



**\$2,000,000**  
PRICE



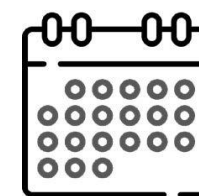
**6.82%**  
CAP RATE



**±10,542 SF**  
GLA



**Absolute NNN**  
LEASE TYPE



**2025**  
YEAR BUILT

### TENANT SUMMARY

|                                |                      |
|--------------------------------|----------------------|
| <b>Tenant Trade Name</b>       | Dollar General       |
| <b>Type of Ownership</b>       | Fee Simple           |
| <b>Lease Guarantor</b>         | Corporate            |
| <b>Lease Type</b>              | Absolute NNN         |
| <b>Roof and Structure</b>      | None                 |
| <b>Lease Expiration Date</b>   | 6/30/2040            |
| <b>Term Remaining on Lease</b> | ±15 Years            |
| <b>Increases</b>               | 5% Annually          |
| <b>Options</b>                 | Five, 5-Year Options |

### ANNUALIZED OPERATING DATA

| TERM            | DATE        | MONTHLY RENT | ANNUAL RENT  | CAP RATE | INCREASES |
|-----------------|-------------|--------------|--------------|----------|-----------|
| Initial (1-5)   | 2025 - 2030 | \$11,362.97  | \$136,355.64 | 6.82%    | 5%        |
| Initial (5-10)  | 2030 - 2035 | \$11,931.12  | \$143,173.44 | 7.16%    | 5%        |
| Initial (10-15) | 2035 - 2040 | \$12,527.67  | \$150,332.04 | 7.52%    | 5%        |
| Option 1        | 2040 - 2045 | \$13,154.05  | \$157,848.60 | 7.89%    | 5%        |
| Option 2        | 2045 - 2050 | \$13,811.76  | \$165,741.12 | 8.29%    | 5%        |
| Option 3        | 2050 - 2055 | \$14,502.34  | \$174,028.08 | 8.70%    | 5%        |
| Option 4        | 2055 - 2060 | \$15,227.46  | \$182,729.52 | 9.14%    | 5%        |
| Option 5        | 2060 - 2065 | \$15,988.84  | \$191,866.08 | 9.59%    | 5%        |



Red Roof

Kinney Drugs

Arby's

Patriot

DUNKIN'

Weedsport  
SUPERCENTER

RODEWAY  
INN & SUITES

NAPA

UNITED STATES  
POSTAL SERVICE

WEEDSPORT JUNIOR SENIOR HIGH  
373 STUDENTS

ACE  
Hardware

PERMANENT  
SOLUTIONS

K's CAR  
WASH

THE SUB STOP  
20 24  
RICE, WRAPS, SALADS, AND MORE

WEEDSPORT  
FIRE-DEPT

MUZZY'S  
D'ITALIA  
ice cream

Runkenheimer  
CRAFT BREWING CO.

CJ's

Nino's  
Pizza

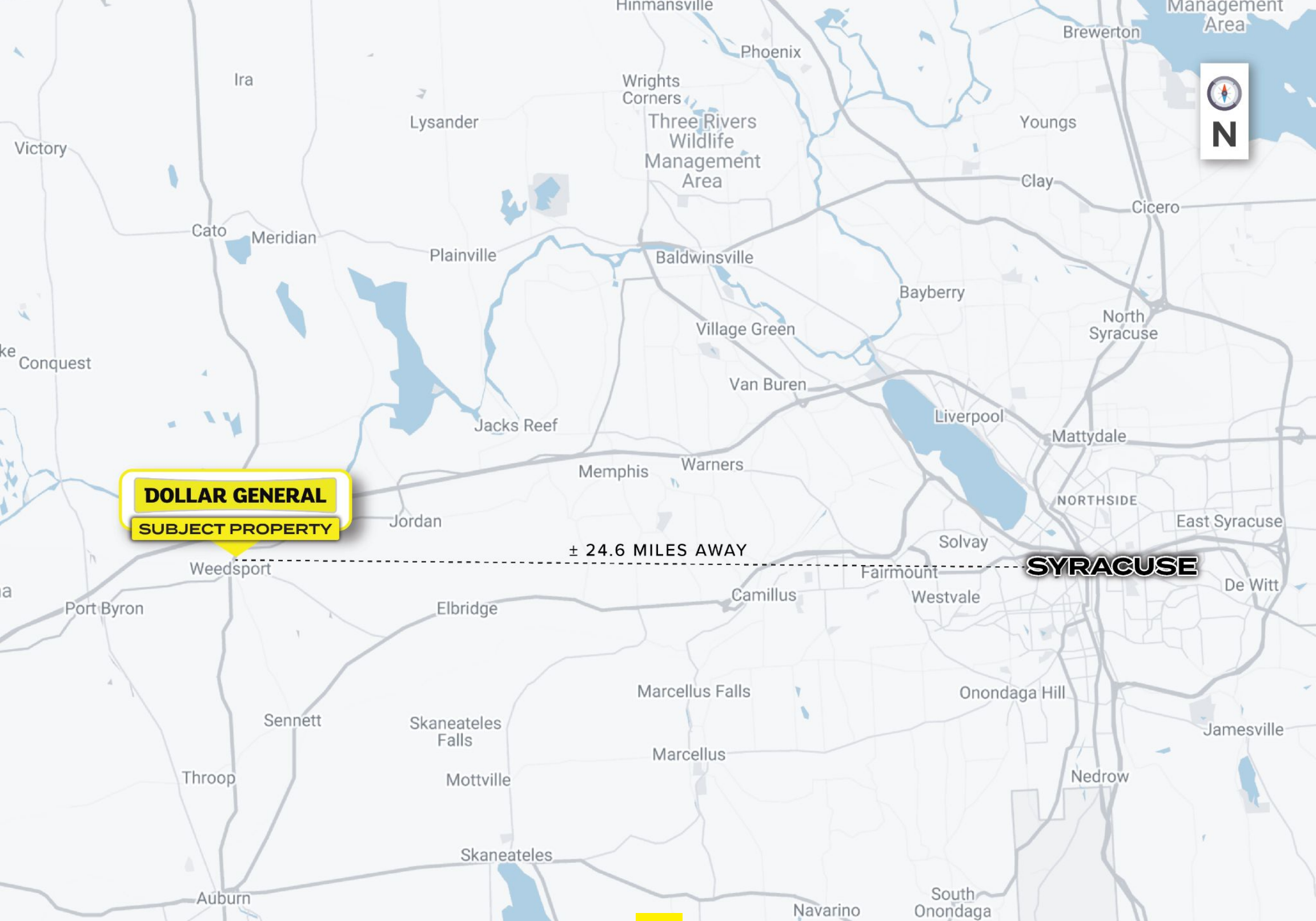
AUBURN  
COMMUNITY  
Federal Credit Union

31  
± 5,200 VPD

DOLLAR GENERAL  
SUBJECT PROPERTY

S SENECA ST  
± 9,200 VPD





# DOLLAR GENERAL®

## TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

With its small-box store model typically measuring  $\pm 8,000$  sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.



## THE OFFERING

| PROPERTY NAME     | DOLLAR GENERAL                         |
|-------------------|----------------------------------------|
| Property Address  | 8879 S Seneca St   Weedsport, NY 13166 |
| SITE DESCRIPTION  |                                        |
| Year Built        | 2025                                   |
| GLA               | $\pm 10,542$ SF                        |
| Type of Ownership | Fee Simple                             |

COMPANY NAME  
**DOLLAR GENERAL**

EMPLOYEES  
 **$\pm 180,000$**

YEAR FOUNDED  
**1939**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

WEBSITE  
**DOLLARGENERAL.COM**

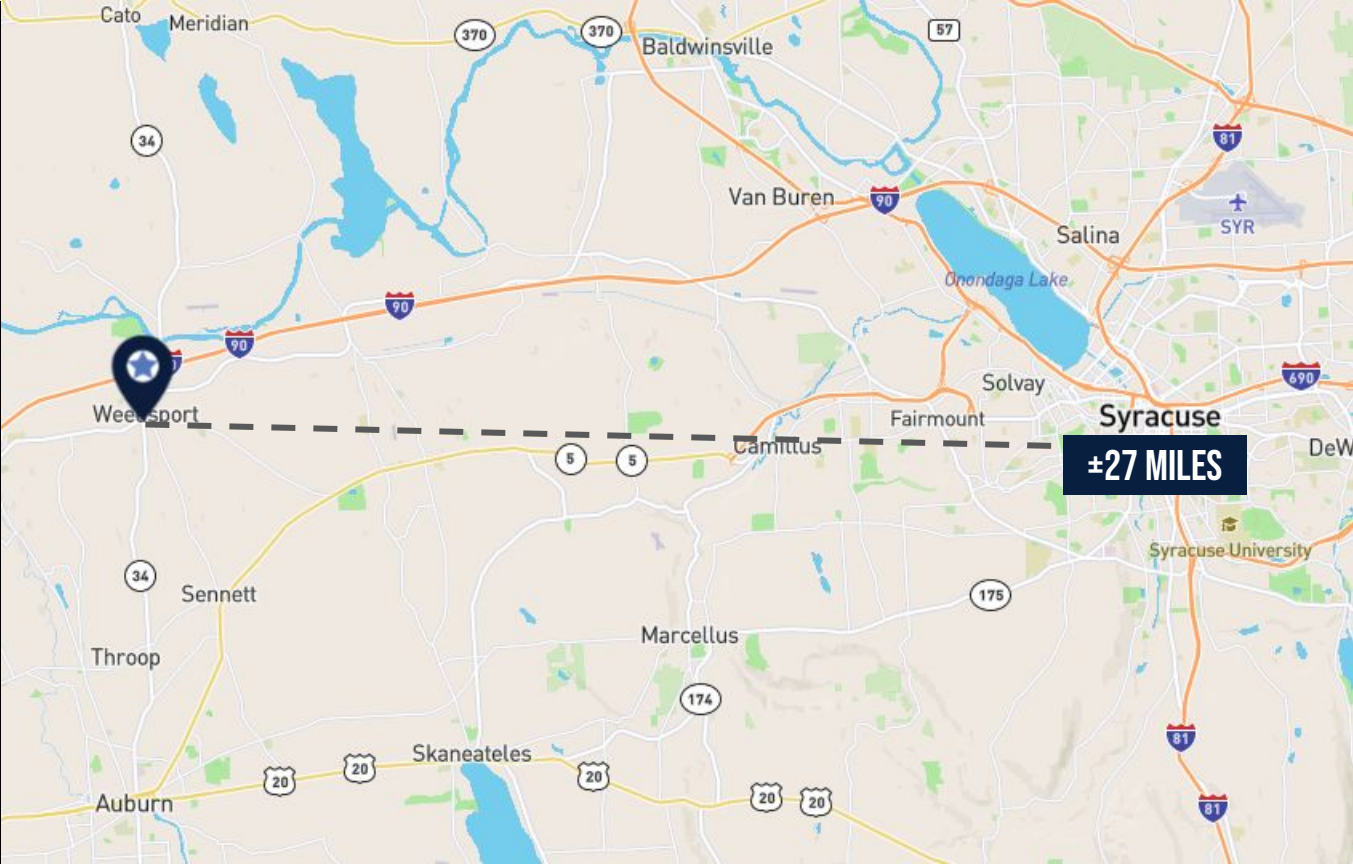
LOCATIONS  
**21,000+**

# MARKET OVERVIEW

## Weedsport, NY

Weedsport, New York is a strategically located village in Cayuga County, situated just ±27 miles from the Syracuse MSA, making it well-positioned to serve both local and regional consumers. Its location along key transportation corridors, including the New York State Thruway (I-90) and Routes 31 and 34, enhances connectivity and accessibility for retail and service-based businesses. This makes Weedsport a practical site for national retailers like Dollar General, which benefit from consistent traffic flow and proximity to larger metropolitan markets.

The surrounding area includes a mix of residential neighborhoods, schools, and community services that support steady daily needs retail. Local attractions such as the Erie Canal Heritage Park, the Dirt Museum & Hall of Fame, and outdoor destinations like Riverforest Park Campground contribute to seasonal tourism and draw additional foot traffic. Combined with the economic influence of nearby Syracuse, Weedsport offers a stable commercial environment ideal for tenants focused on convenience-based retail.



# DEMOGRAPHICS

| POPULATION               | 3-MILE   | 5-MILE   | 10-MILE  |
|--------------------------|----------|----------|----------|
| Current Year Estimate    | 3,967    | 9,973    | 57,965   |
| HOUSEHOLDS               | 3-MILE   | 5-MILE   | 10-MILE  |
| Current Year Estimate    | 1,603    | 4,126    | 24,741   |
| INCOME                   | 3-MILE   | 5-MILE   | 10-MILE  |
| Average Household Income | \$92,442 | \$89,230 | \$92,565 |



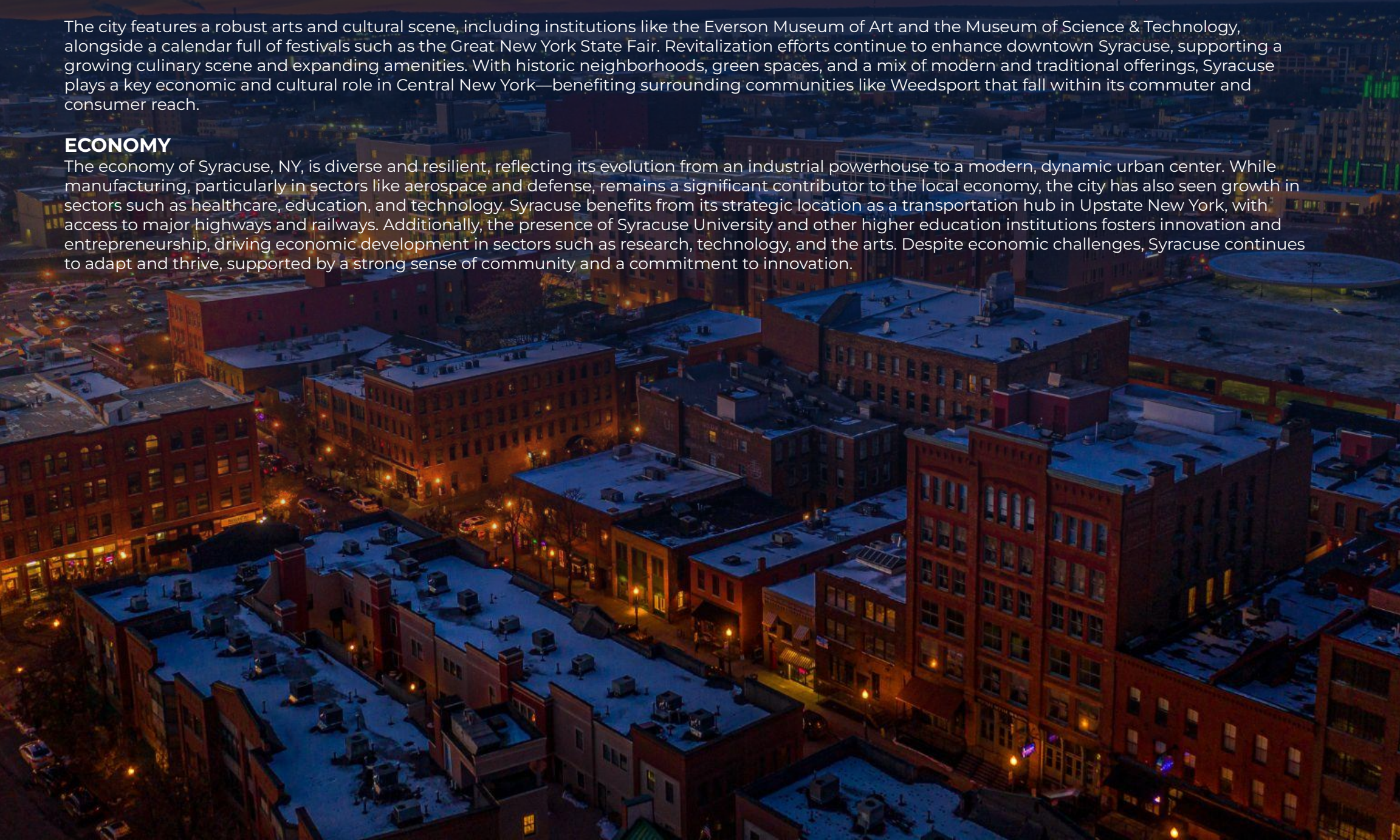
# SYRACUSE, NY MSA

Syracuse, New York, located in the heart of Upstate New York and just a short drive from Weedsport, has transitioned from a historic industrial center into a regional hub for education, culture, and recreation. Anchored by Syracuse University, the city supports a diverse and active population, with strengths in academics, healthcare, and research. Its location within the Finger Lakes region provides abundant outdoor opportunities, from lakefront activities on Onondaga Lake to skiing and hiking in nearby hills, drawing both residents and visitors year-round.

The city features a robust arts and cultural scene, including institutions like the Everson Museum of Art and the Museum of Science & Technology, alongside a calendar full of festivals such as the Great New York State Fair. Revitalization efforts continue to enhance downtown Syracuse, supporting a growing culinary scene and expanding amenities. With historic neighborhoods, green spaces, and a mix of modern and traditional offerings, Syracuse plays a key economic and cultural role in Central New York—benefiting surrounding communities like Weedsport that fall within its commuter and consumer reach.

## ECONOMY

The economy of Syracuse, NY, is diverse and resilient, reflecting its evolution from an industrial powerhouse to a modern, dynamic urban center. While manufacturing, particularly in sectors like aerospace and defense, remains a significant contributor to the local economy, the city has also seen growth in sectors such as healthcare, education, and technology. Syracuse benefits from its strategic location as a transportation hub in Upstate New York, with access to major highways and railways. Additionally, the presence of Syracuse University and other higher education institutions fosters innovation and entrepreneurship, driving economic development in sectors such as research, technology, and the arts. Despite economic challenges, Syracuse continues to adapt and thrive, supported by a strong sense of community and a commitment to innovation.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8879 S Seneca St | Weedsport, NY 13166** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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