

INVESTMENT OFFERING

DOLLAR GENERAL
market

DOLLAR GENERAL MARKET

88 Volney St
Phoenix (Syracuse), NY 13135



REPRESENTATIVE PHOTO

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,429,338
DOWN PAYMENT	100% / \$2,429,338
RENTABLE SQUARE FEET	12,480 SF
CAP RATE	6.50%
YEAR BUILT	2025
LOT SIZE	2.05 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	05/15/2025
LEASE EXPIRATION DATE	05/31/2040
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	5% every 5 years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$157,907.00	\$13,158.92
Years 6-10	\$165,802.35	\$13,816.86
Years 11-15	\$174,092.47	\$14,507.71
Years 16-20 (Option 1)	\$182,797.09	\$15,233.09
Years 21-25 (Option 2)	\$191,936.94	\$15,994.75
Years 26-30 (Option 3)	\$201,533.79	\$16,794.48
Years 31-35 (Option 4)	\$211,610.48	\$17,634.21

BASE RENT		\$157,907.00
NET OPERATING INCOME		\$157,907.00
TOTAL RETURN YR-1	6.50%	\$157,907.00

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TENANT OVERVIEW

DOLLAR GENERAL

market

DOLLAR GENERAL CORPORATION

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of March, 3, 2023, the company's 19,147 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico, provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

DOLLAR GENERAL

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	88 Volney St Phoenix (Syracuse), NY 13135
PROPERTY TYPE	Net Lease Dollar Store
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	DG
BOARD	NYSE
ORIGINAL LEASE TERM	Fifteen (15) Years
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	5% every 5 years
YEAR 1 NET OPERATING INCOME	\$157,907.00
NO. OF LOCATIONS	19,100+
HEADQUARTERED	Goodlettsville, TN
WEBSITE	www.dollargeneral.com
YEARS IN THE BUSINESS	Since 1968

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed, freestanding Dollar General Market located in Phoenix, NY, within the Syracuse MSA. The asset is secured by a brand-new 15-year absolute NNN lease with 5% rental increases every five years during the primary term and each of the four five-year option periods. The lease is corporately guaranteed by Dollar General (NYSE: DG), an investment-grade credit tenant rated BBB by Standard & Poor's.

Strategically positioned along Hwy 264 right off State Route 481 (20,000 VPD)—a key thoroughfare linking Phoenix to the greater Syracuse area—the property offers outstanding visibility, seamless access, and steady traffic flow, with direct connectivity to Interstate 81, I-90, and nearby regional airports.

The area boasts a strong demographic profile, with average household income exceeding \$100,000 within a 5-mile radius and projected to experience steady growth over the next five years. Located just 15 miles from downtown Syracuse, the property sits within reach of one of upstate New York's most active and expanding economic hubs, driven by the education, healthcare, and logistics sectors. The site is surrounded by established residential neighborhoods and essential retail services, supporting long-term consumer demand and operational stability.



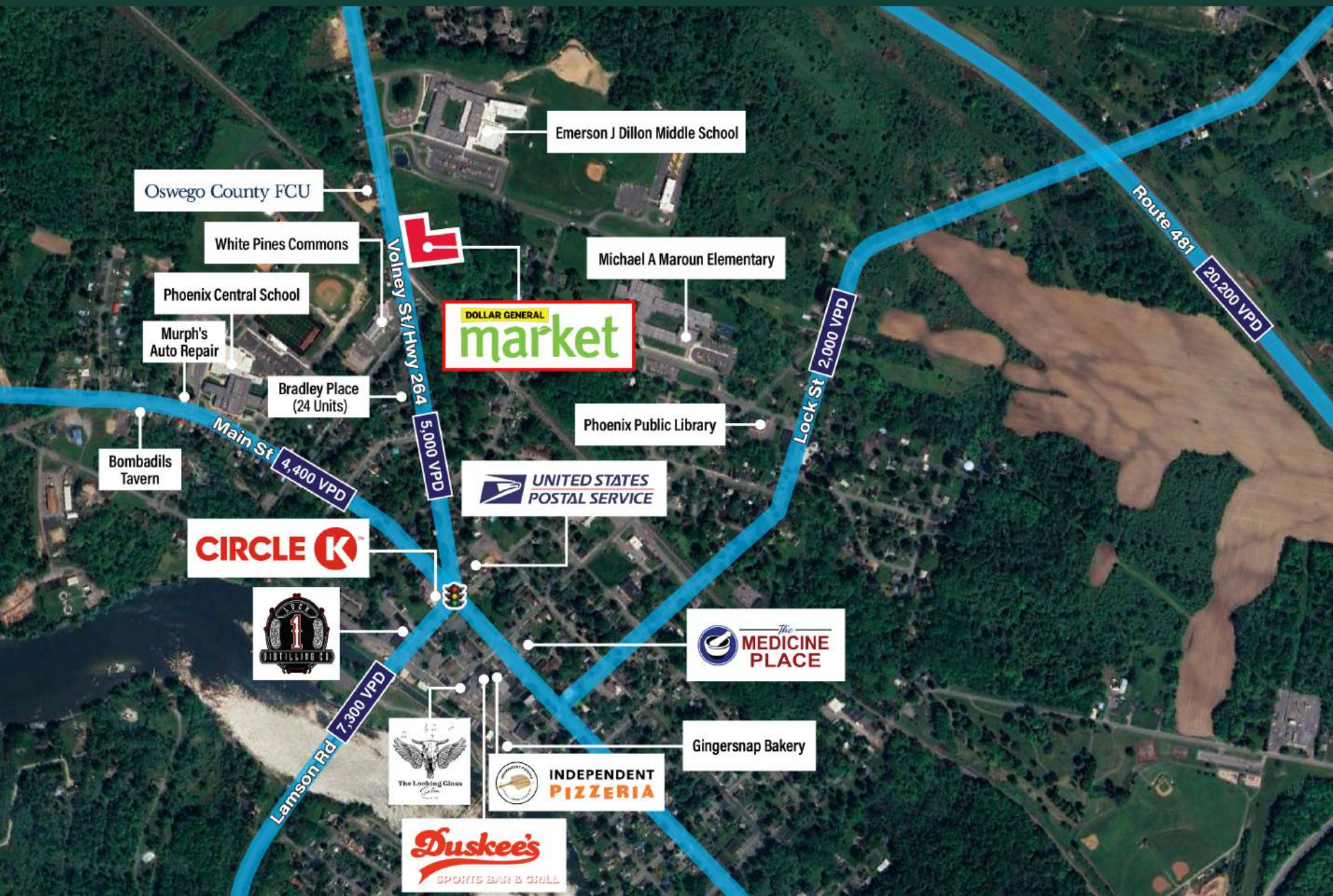
INVESTMENT HIGHLIGHTS

- Brand New 2025 Construction
- 15-Year Absolute NNN Lease w/ 5% Rent Increases Every 5-Years in Primary Term & Options (Zero LL Responsibilities)
- Dollar General (NYSE: DG) Corporate Guarantee (Investment Grade Credit - S&P Rated BBB)
- Excellent Visibility & Access Near Residential Neighborhoods and Key Corridors Connecting to Downtown Syracuse
- Average Household Income Exceeds \$100,000 (5-Mile Radius)
- Located Just 15 Miles from Downtown Syracuse – A Thriving Economic Center Anchored by Major Healthcare Networks, Leading Universities, and Expanding Logistics Infrastructure



REPRESENTATIVE PHOTO

AERIAL PHOTO



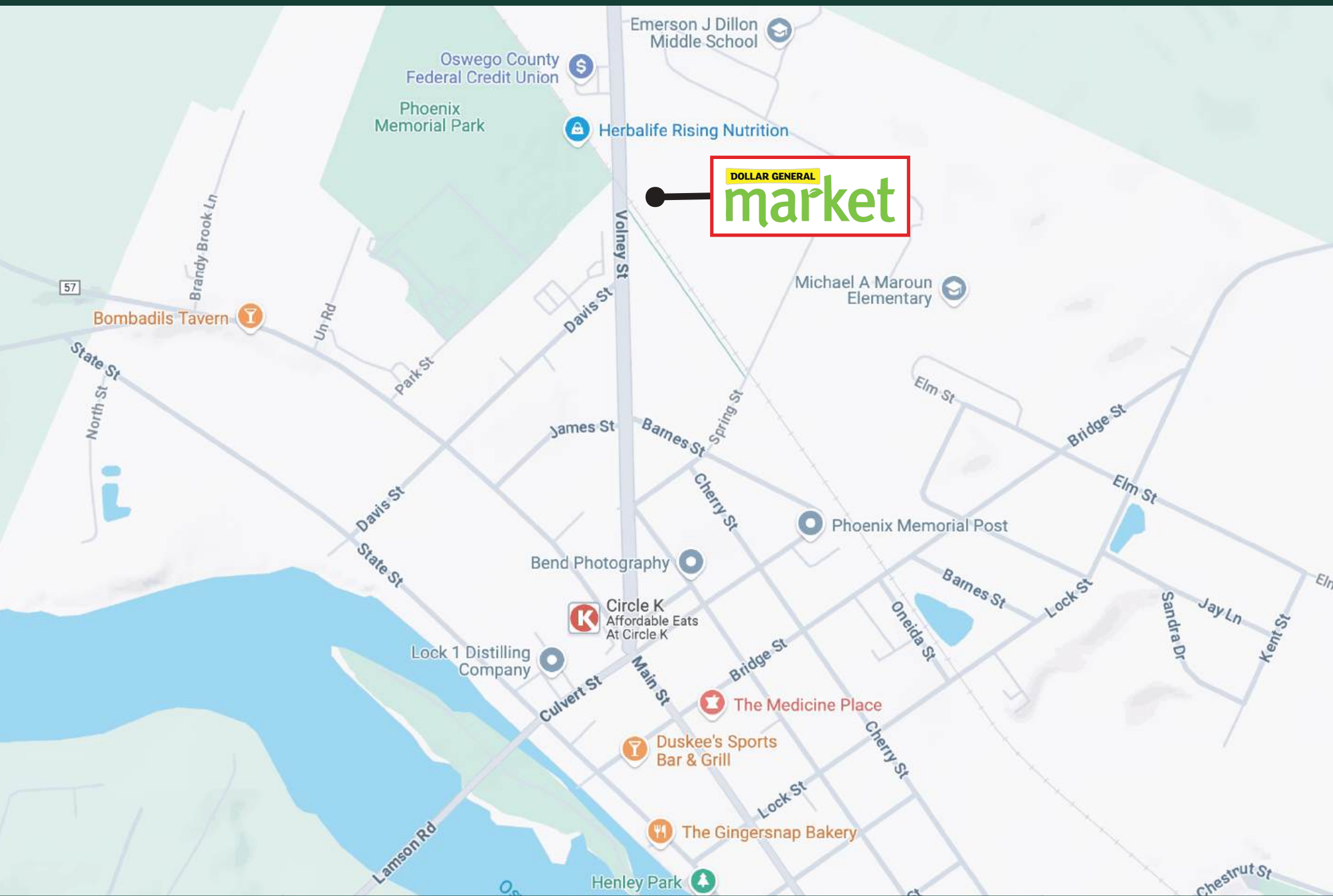
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AERIAL PHOTO



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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

PHOENIX, NEW YORK

Phoenix, NY is located approximately 20 minutes northwest of Syracuse and is part of the broader Syracuse Metropolitan Statistical Area (MSA)—a growing economic and logistical hub in Central New York. With over 660,000 residents, the region benefits from a diverse economy anchored by Syracuse University, SUNY Upstate Medical University, and robust sectors in education, healthcare, and manufacturing. Its strategic location and infrastructure, including access to Interstate 81, I-90, regional airports, and NY-481, make it an attractive market for business activity and future growth.

Phoenix is ideally positioned to absorb the economic momentum of the metro area. With available land, lower housing costs, and small-town affordability, it offers a cost-effective option for both residential and commercial development. As population and demand for support services rise across the region, Phoenix stands to benefit from infrastructure investments and the ongoing migration of residents seeking proximity without congestion.

One of the region's most significant drivers is Micron Technology's \$100 billion investment in a semiconductor manufacturing facility in nearby Clay, NY. Expected to create up to 9,000 direct jobs and 40,000 additional jobs in construction and supply chains, the project is set to reshape the area's economic landscape over the next two decades. Further enhancing the region's profile is the New York State Fair, held annually in Syracuse. As one of the nation's oldest and largest state fairs, it draws over a million visitors and injects substantial tourism and economic activity into the area each year.

With its proximity to major development and regional attractions, Phoenix, NY is well positioned for long-term growth—offering a compelling opportunity for investors and developers looking to participate in the next chapter of Upstate New York's evolution.

Phoenix: A Village on the Rise

Just outside of the Syracuse MSA, Phoenix offers a quiet, close-knit community with waterfront charm along the Oswego River.

Revitalizing and Ready

With recent downtown improvements and strong local support, Phoenix is creating space for small business and growth.

Historic Roots, Bright Future

The New York State Fair, held annually in Syracuse, is one of the nation's oldest and largest, attracting over a million visitors and providing a major boost to the region's tourism and economy.



DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



2025 SUMMARY	3 MILES	5 MILES	10 MILES
Population	6,676	23,746	127,932
Median Age	44.3	44.6	42.6
Owner Occupied Housing Units	2,009	6,963	36,325
Renter Occupied Housing Units	717	2,918	15,270

2025 SUMMARY	3 MILES	5 MILES	10 MILES
Average Household Income	\$86,638	\$99,644	\$94,703
Households	2,753	10,054	52,739
Average Household Size	2.4	2.3	2.4
Total Consumer Spending	\$86M	\$329M	\$1.65B

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