

FOR SALE

DOLLAR GENERAL NET INVESTMENT OPPORTUNITY

41 WEST MAIN STREET
FONDA, NY 12068



DOLLAR GENERAL

Save time. Save money. Every day!

Corporate Information:

- \$20.37 billion in net sales in fiscal 2016
- 13,320+ stores in 43 states
- 120,000+ employees
- Standard & Poors Credit Rating: BBB
- Moody's Credit Rating: Baa2*
- Fortune 500 Ranking: 191 (2016)



PROPERTY FEATURES

- + Net lease with Limited Landlord Responsibilities
- + Two 5-year tenant extension options remain
- + **9.62% cap rate**
- + Built to suit in 2005
- + Located in village of Fonda on Route 5
- + 1.2 miles to I-90 (NYS Thruway)
- + 5 mile population of 16,486 with an average household income of \$60,000



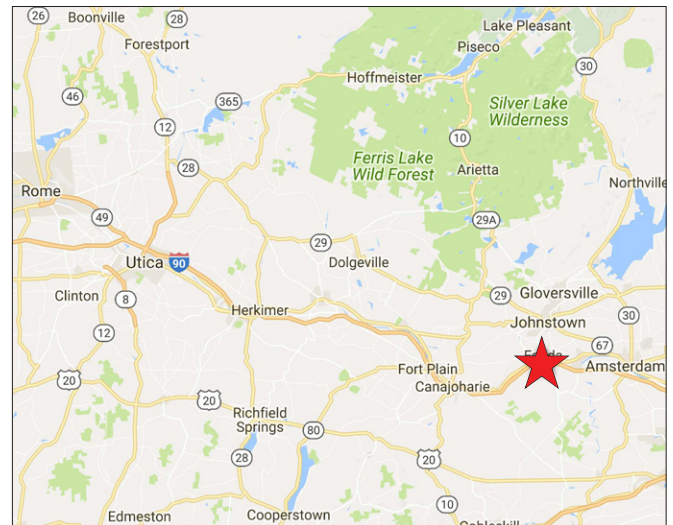
CONTACT EXCLUSIVE AGENT

MARTY DOWD

Senior Broker
+1 315 422 4200
martin.dowd@cbre-syr.com

CBRE | SYRACUSE

Nettleton Commons
313 E. Willow St., Ste. 202
Syracuse, NY 13203



© 2017 CB Richard Ellis/Syracuse, N.Y., LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.com/syracuse

CBRE | Syracuse

Part of the CBRE affiliate network