

1035 US Route 209, Cuddebackville, NY 12729**Asking Price: \$1,477,133 | CAP Rate: 7.5%****Property Description:**

Terra Firma Realty is pleased to exclusively offer for sale a fee simple interest in this Dollar General (NYSE: DG) located in Cuddebackville, Orange County, New York. The tenant, Dollar General, is subject to a 15-year absolute NNN lease that commenced in December 2016 with 6 years remaining on the initial term. The lease carries zero landlord responsibilities and provides 10% rental increases in each of the four, five-year option periods.

With more than 20,000 stores in 48 states, Dollar General is America's largest small-box discount retailer. The company is investment grade, rated "BBB" by Standard & Poor's, and publicly traded on the New York Stock Exchange.

The property is strategically located along US Route 209 in Orange County, approximately 21 miles southwest of Poughkeepsie. Sitting on 1.62 acres, the 9,100-square-foot freestanding building offers excellent frontage and visibility. The site is conveniently positioned one-tenth of a mile from the Cuddebackville Post Office and Fire Department and half a mile from Bicentennial Elementary School, creating natural traffic drivers to the retail corridor.

In addition, the store benefits from limited competition, with the nearest dollar store more than 12 miles away in Middletown. The closest national grocery store, ShopRite, and big-box retailer, Walmart Supercenter, are also over 12.5 miles east in Middletown, further enhancing this location's value as a primary retail destination for the surrounding community.

**Investment Highlights:**

- Absolute NNN Lease with 6 Years Remaining on Initial Term
- 9,224 SF Freestanding Dollar General Store
- Four 5-year Renewal Options with 10% Rent Increases at Each Option Period
- Corporate Guarantee from Dollar General with a "BBB" S&P Credit Rating
- "Town Center" Location with Limited Competition

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FINANCIAL SUMMARY

SUMMARY

TENANT NAME	Dollar General
LEASE TYPE	15 Year NNN
TENANT OBLIGATIONS	All Repairs & Maintenance
LANDLORD OBLIGATIONS	Tenant required to keep \$2 Million for GL and Property Damage
ASSIGNMENT & SUBLETTING	Tenant remains liable following any assignment or sublet
SQUARE FOOTAGE	9,224
LOT SIZE	1.63 Acres
LEASE START	September 2017
LEASE END	September 2032
ANNUAL RENT	\$110,785
OPTIONS	Four, 5 Year
INCREASES	10% At Options
LEASE GUARANTOR	Dollar General Corporation



OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
Base Rent	\$110,785	7.5%
Option 1	\$121,860	8.2%
Option 2	\$134,046	9.1%
Option 3	\$147,450	10.0%
Option 4	\$162,196	11.0%

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TENANT OVERVIEW

 DOLLAR
GENERAL®

S&P 'BBB' Credit Rating



20,000+ Locations

**\$40.6 BILLION**
(ANNUAL REVENUE IN 2024)

Dollar General Corporation is a leading U.S. discount retailer focused on providing everyday low prices on essential household goods. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company operates over 20,000 stores across 48 states and Mexico, primarily serving rural and suburban communities.

Dollar General offers a broad assortment of products, including food, health and personal care items, cleaning supplies, and basic apparel, with consumables representing the majority of sales. In addition to its private-label brands, Dollar General carries products from many of America's most trusted manufacturers, including Procter & Gamble, Coca-Cola, PepsiCo, Clorox, Energizer, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Mars, Unilever, and Hanes, supporting consistent customer traffic and repeat visits.

The company follows a small-box, low-cost operating model that enables convenient neighborhood locations and strong unit-level economics. Dollar General is known for its disciplined real estate strategy, typically utilizing long-term triple-net leases with minimal landlord responsibilities.

As a publicly traded company (NYSE: DG), Dollar General has demonstrated consistent revenue growth and resilience across economic cycles, benefiting from its value-oriented customer base and non-discretionary product mix. With an S&P credit rating of BBB, Dollar General offers corporate credit backing and financial transparency. For the fiscal year ending January 31, 2025, the company reported \$40.6 billion in revenue, \$1.13 billion in net income, and \$7.41 billion in stockholders' equity. For the six months ending July 31, 2025, Dollar General reported \$21.1 billion in revenue and \$803 million in net income, reflecting the company's continued scale and operating strength.

Recognized as a Fortune 500 company, Dollar General ranked #128 in 2024 and remains one of the most profitable retailers serving rural America. For additional information visit: www.dollargeneral.com

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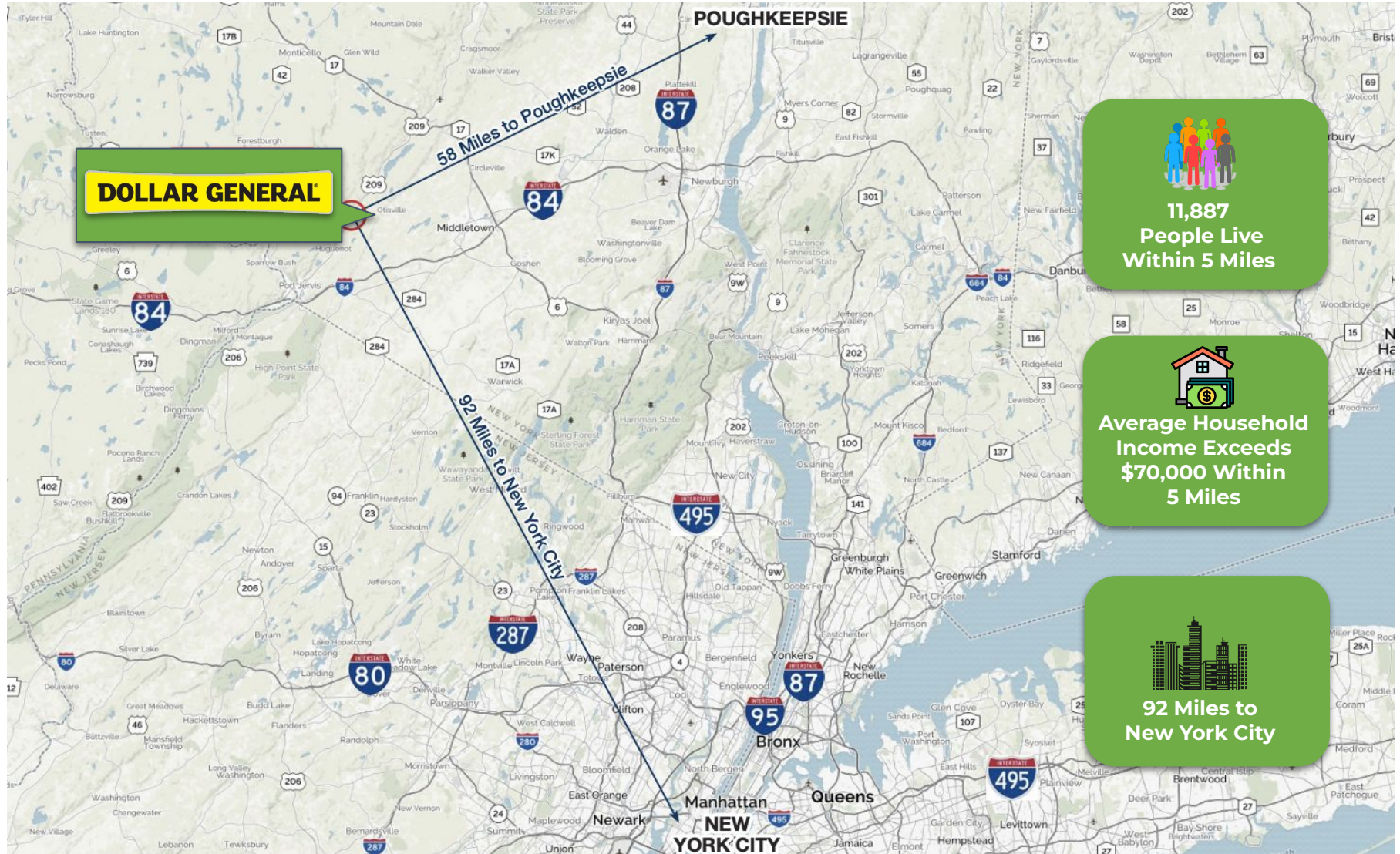
PROPERTY AERIAL



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REGIONAL MAP



Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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AREA OVERVIEW

Demographics	3 Mile	5 Mile	10 Mile
2021 Population	4,245	11,887	85,001
2021 Households	1,521	3,544	30,532
Average Age	40.54	40.48	38.51
Average Household Income	\$70,940	\$78,710	\$74,561
Median Household Income	\$59,894	\$64,599	\$57,367
Average Household Size	2.6	2.65	2.7

CUDEBACKVILLE, NEW YORK

Cuddebackville is a rural hamlet located in the Town of Deerpark in Orange County, New York within the scenic Hudson Valley region of New York. Positioned along U.S. Route 209 near the intersection with New York State Route 211, the area serves as an important local connector between nearby communities including Port Jervis, New York, Middletown, New York, and the surrounding rural towns of northwestern Orange County.

The property benefits from its proximity to the Pennsylvania and New Jersey borders, providing access to a multi-state consumer base within the greater Hudson Valley and Delaware River regions. Cuddebackville, New York is located approximately 10 miles north of Port Jervis and within driving distance of larger population centers throughout Orange County and the broader New York metropolitan region.

The surrounding area is characterized by a mix of rural residential communities, outdoor recreation destinations, and small-town retail corridors. Nearby natural attractions include the Neversink River and the historic D&H Canal Park, which contribute to the region's tourism and recreational appeal.

Orange County continues to experience residential growth as residents seek more affordable housing options within commuting distance of the New York metropolitan area. The region offers convenient access to major transportation routes, regional employment centers, and commuter rail service via nearby stations along the Port Jervis Line. As a result, the area supports consistent demand for necessity-based retail and service providers that serve the daily needs of local residents and travelers passing through the region.

