

DOLLAR GENERAL

5720 NY-19A, Castile, NY 14427



JACOB HOYT

ASSOCIATE ADVISOR

D – 385.281.7313

C – 248.979.0212

E – Jacob@amcreis.com

ANGELO IACOBELLI

MANAGING PARTNER

D – 586.200.0044

C – 586.718.7011

E – Angelo@amcreis.com

BRIAN BROCKMAN

BROKER

Bang Realty-New York Inc

D – 513.898.1551

E – BOR@bangrealty.com

L – 10311208985



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PROPERTY SUMMARY

ADDRESS	5720 NY-19, Castile, NY 14427
SIZE	9,100 SF
LAND AREA	2.20 Acres
YEAR BUILT	2017
TRAFFIC COUNT	±4,205 VPD
POPULATION <small>within a 5-mile radius</small>	4,101
AVERAGE HOUSEHOLD INCOME <small>within a 5-mile radius</small>	\$74,799

	Term	Annual Rent	Change
Current Term:	11/11/2017 – 11/10/2032	\$92,812	-
First Option:	11/11/2032 – 11/10/2037	\$102,093	10%
Second Option:	11/11/2037 – 11/10/2042	\$112,302	10%
Third Option:	11/11/2042 – 11/10/2047	\$123,533	10%
Fourth Option:	11/11/2047 – 11/10/2052	\$135,886	10%
Fifth Option:	11/11/2052 – 11/10/2057	\$149,475	10%



\$1,275,000
ASKING PRICE



7.28%
CAP RATE



\$92,812
NOI



- Necessity-based Dollar General retailer with consistent performance across economic cycles
- Provides essential daily-needs goods serving Castile and the surrounding Wyoming County trade area
- Located along New York State Route 19, the primary commercial corridor running through Castile and connecting the community to the broader Wyoming County trade area and Letchworth State Park gateway
- Strong visibility and convenient ingress/egress support Dollar General's high-frequency, small-basket shopping model
- Positioned within the western New York regional market, benefiting from employment driven by agriculture, dairy production, manufacturing, tourism, healthcare, and public-sector operations throughout Wyoming County and the region
- Established small-market residential trade area with a captive local consumer base and limited nearby retail alternatives supports durable, recurring consumer demand
- Value-oriented retail format aligns strongly with the surrounding trade area's demographic profile, reinforcing Dollar General's relevance as the primary shopping destination for everyday household needs in Castile

Castile, New York

Located in Wyoming County, in the heart of western New York state, Castile is a small established village within the broader Warsaw, New York regional market. Population: approximately 1,000 in the village and 2,700 in the surrounding town, supported by a stable long-term residential base with a longstanding agricultural and manufacturing employment foundation and a median household income consistent with the broader Wyoming County market.

Originally rooted in early agricultural settlement and timber commerce along the Genesee River corridor, Castile has developed within a rural market serving as a residential community within Wyoming County—positioned directly adjacent to Letchworth State Park, known as the "Grand Canyon of the East." The village serves as a residential base for workers employed across Wyoming County and the broader western New York labor market, offering small-town accessibility with regional connectivity via State Route 19A, State Route 39, and the broader U.S. Route 20A corridor. The subject property sits along Castile's primary commercial corridor, connecting the community's established residential neighborhoods to its retail and service-oriented business community.

Major employment drivers within and around Castile include agriculture, dairy production, manufacturing, tourism, healthcare, and public-sector employment — consistent with the broader Wyoming County employment base. The region's diverse western New York economy — anchored by major employers such as Morton Salt, Wyoming County Community Health System, Letchworth State Park, Wyoming Correctional Facility, Letchworth Central School District, and Wyoming County government — provides a stable and diversified base of employment demand sustaining consistent residential population throughout Wyoming County's communities.

STATISTICS

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	1,367	2,226	4,101	20,774
Households	599	942	1,744	8,577
Household Income	\$76,113	\$74,105	\$74,099	\$75,897

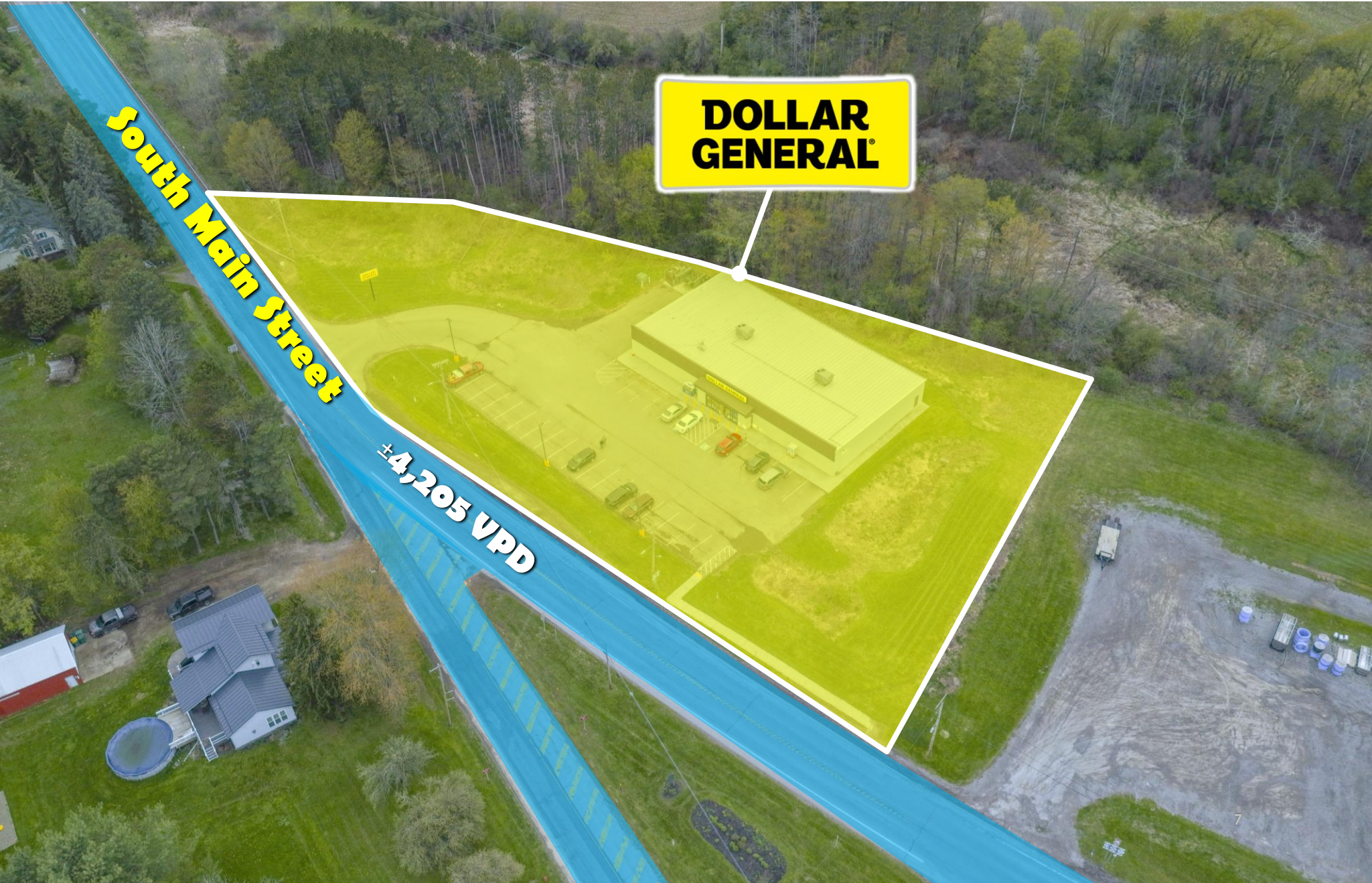
New Developments in Castile, New York

- Wyoming County "Explore Letchworth & Beyond!" tourism brand launched May 2025, \$250,000 EDA/Empire State Development grant
- Letchworth Valley Campground & Resort opened 2024
- Parkside Diner, Castile grand opening 2023, Wyoming County Business FastTrac graduate
- Wyoming County Business Assistance Corporation \$300,000 small business funding
- Letchworth State Park nominated Best State Park in the Country, USA Today 2025



EXPENSE TYPE	RESPONSIBILITY
Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
Parking Lot Repairs:	Tenant Responsibility
Parking Lot Replacement:	Tenant Responsibility
Striping and Sealing:	Tenant Responsibility
Roof Repairs:	Tenant Responsibility
HVAC Repairs:	Tenant Responsibility
HVAC Replacement:	Tenant Responsibility
Common Area Maintenance:	Tenant Responsibility

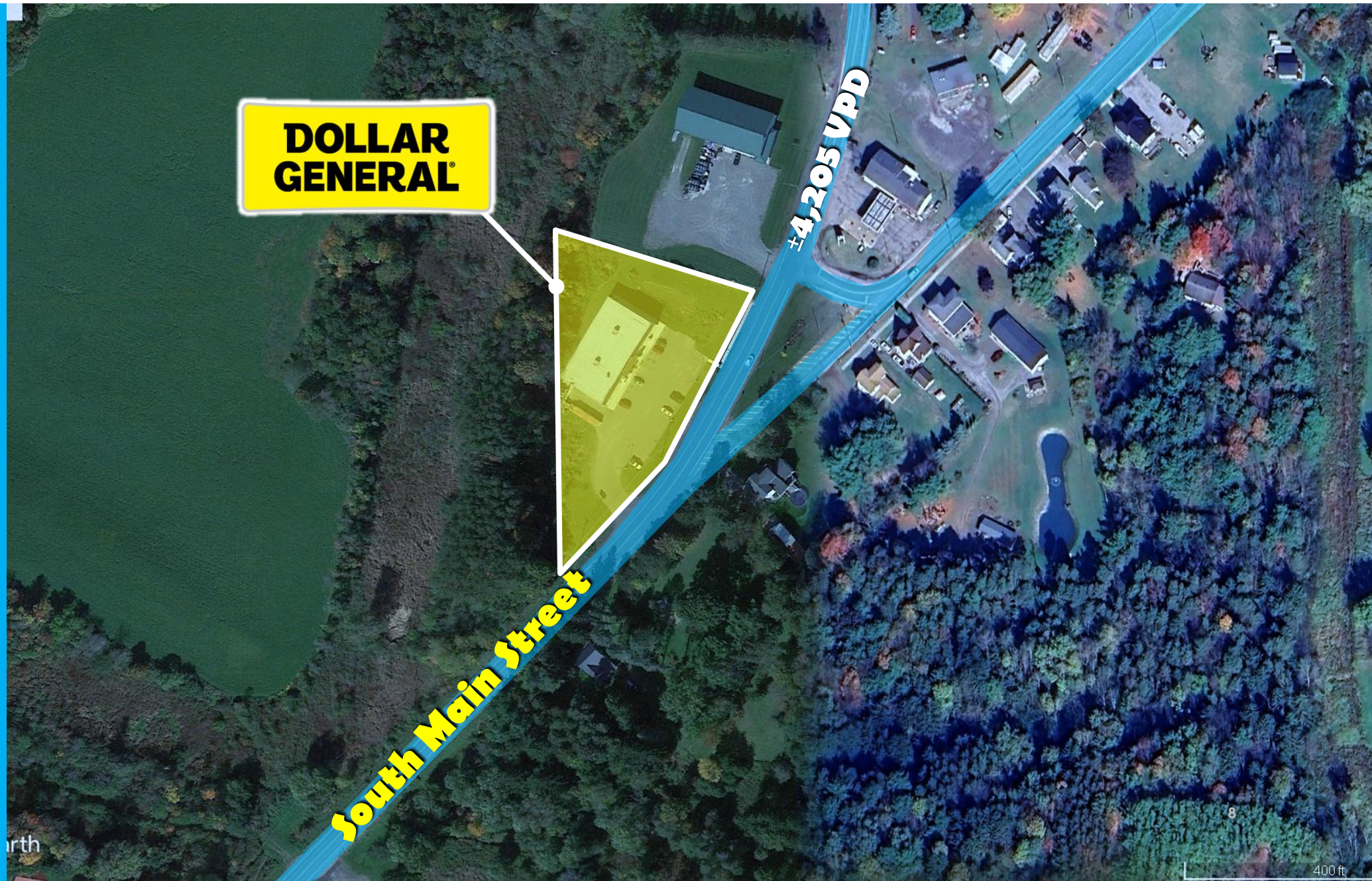




**DOLLAR
GENERAL®**

South Main Street

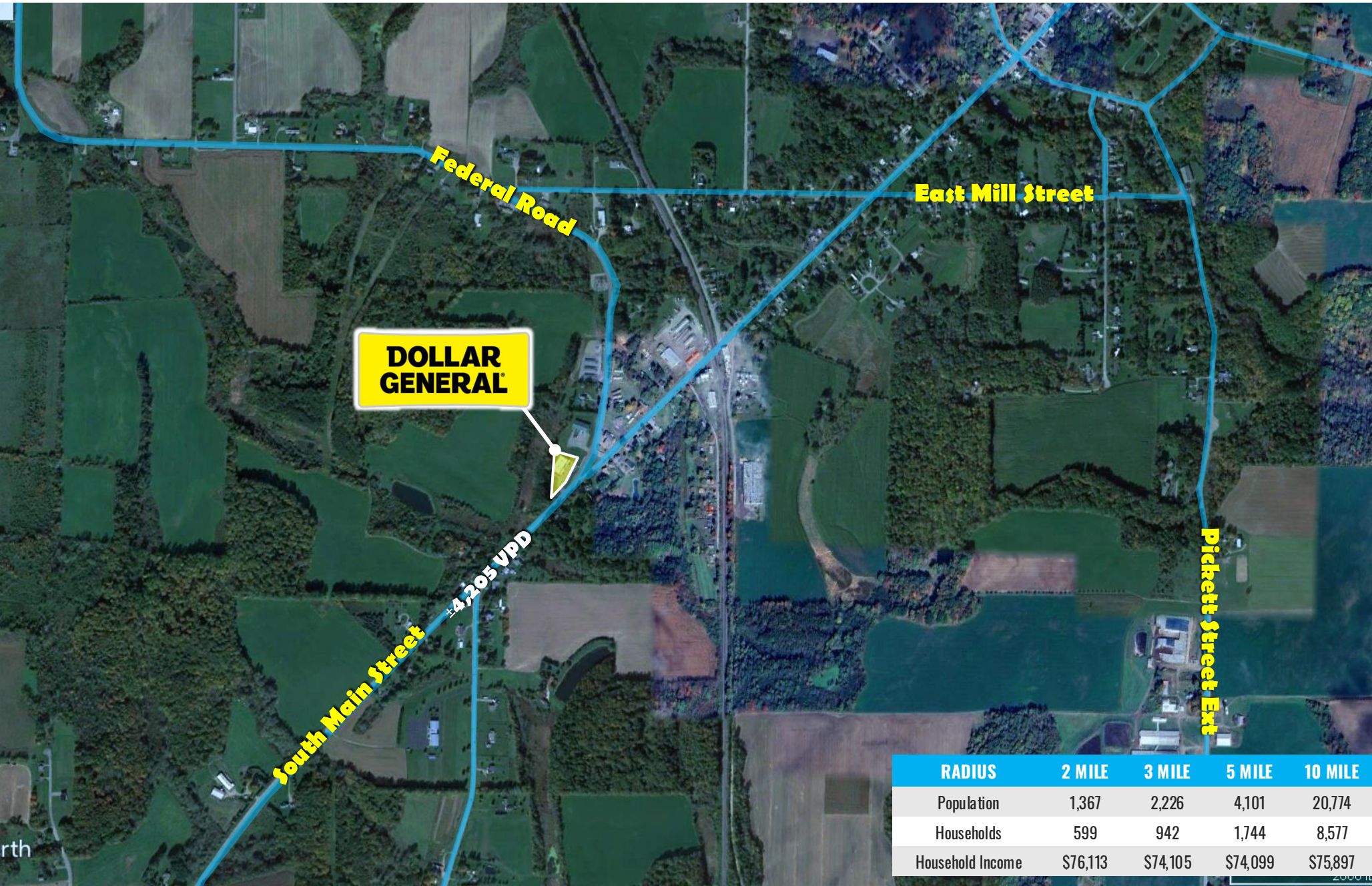
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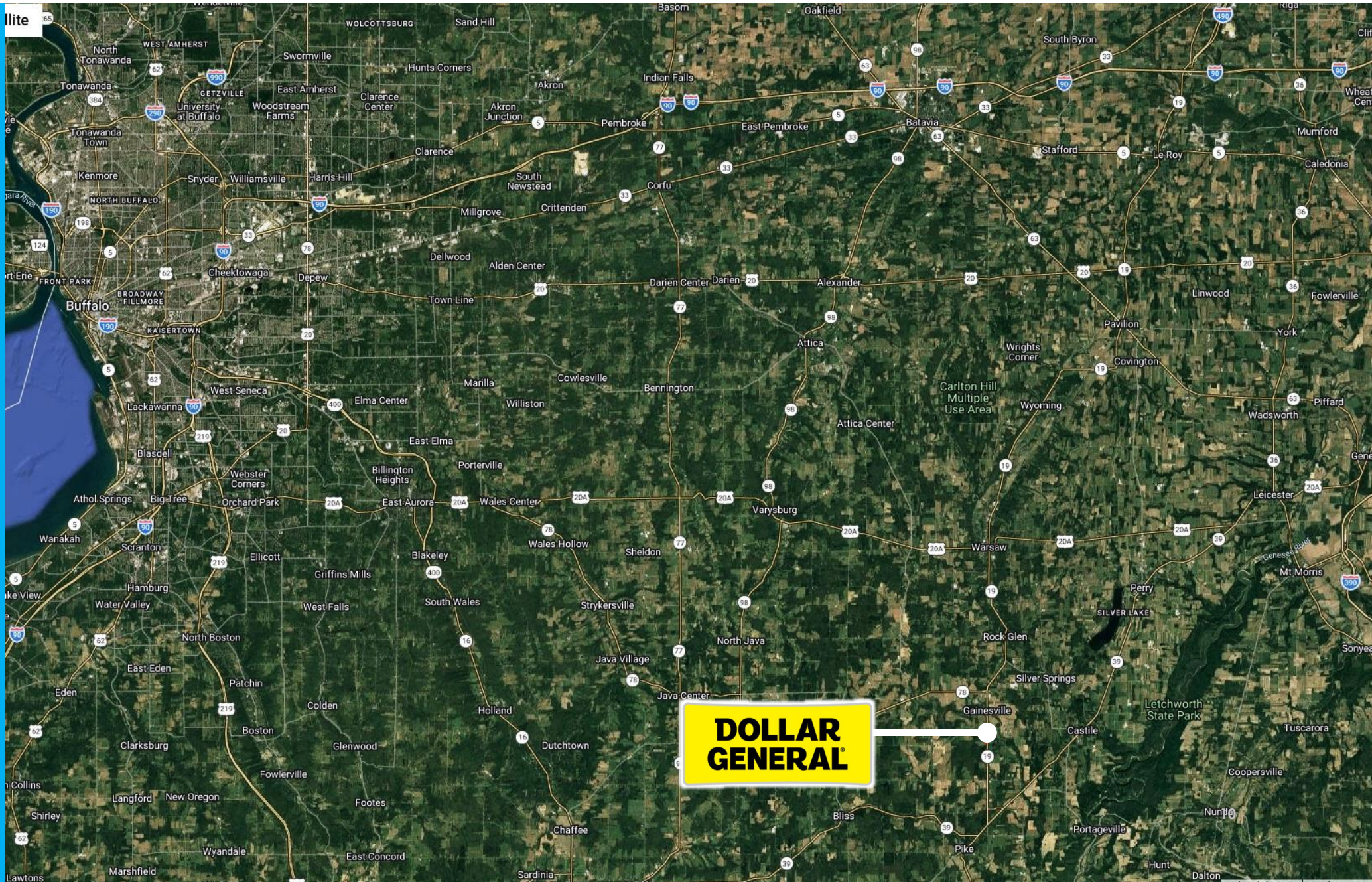
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South Main Street

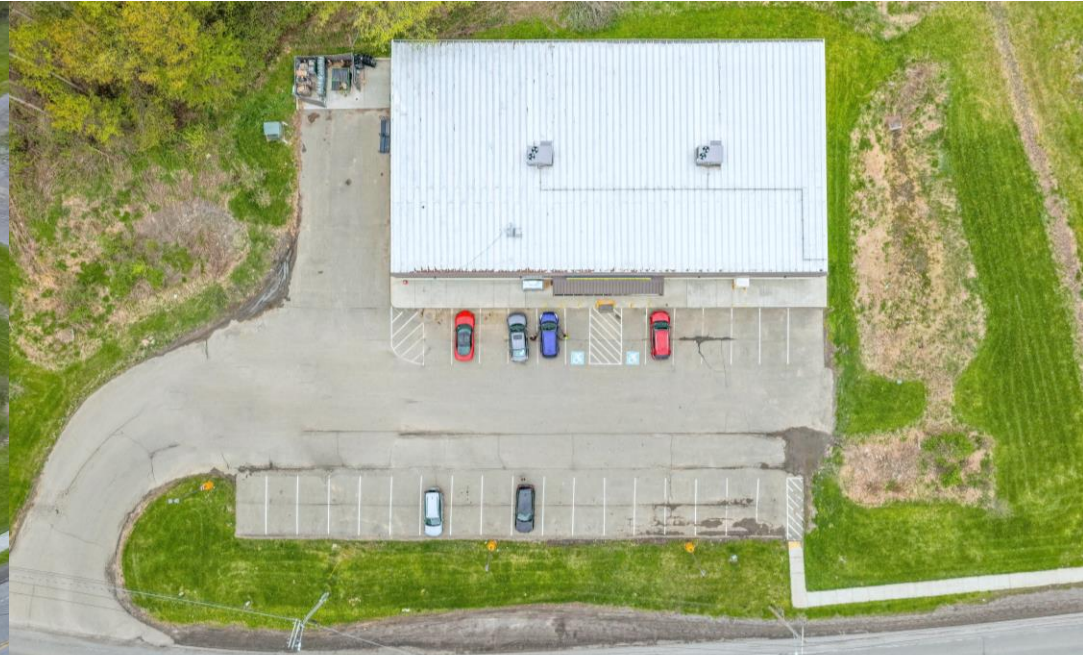


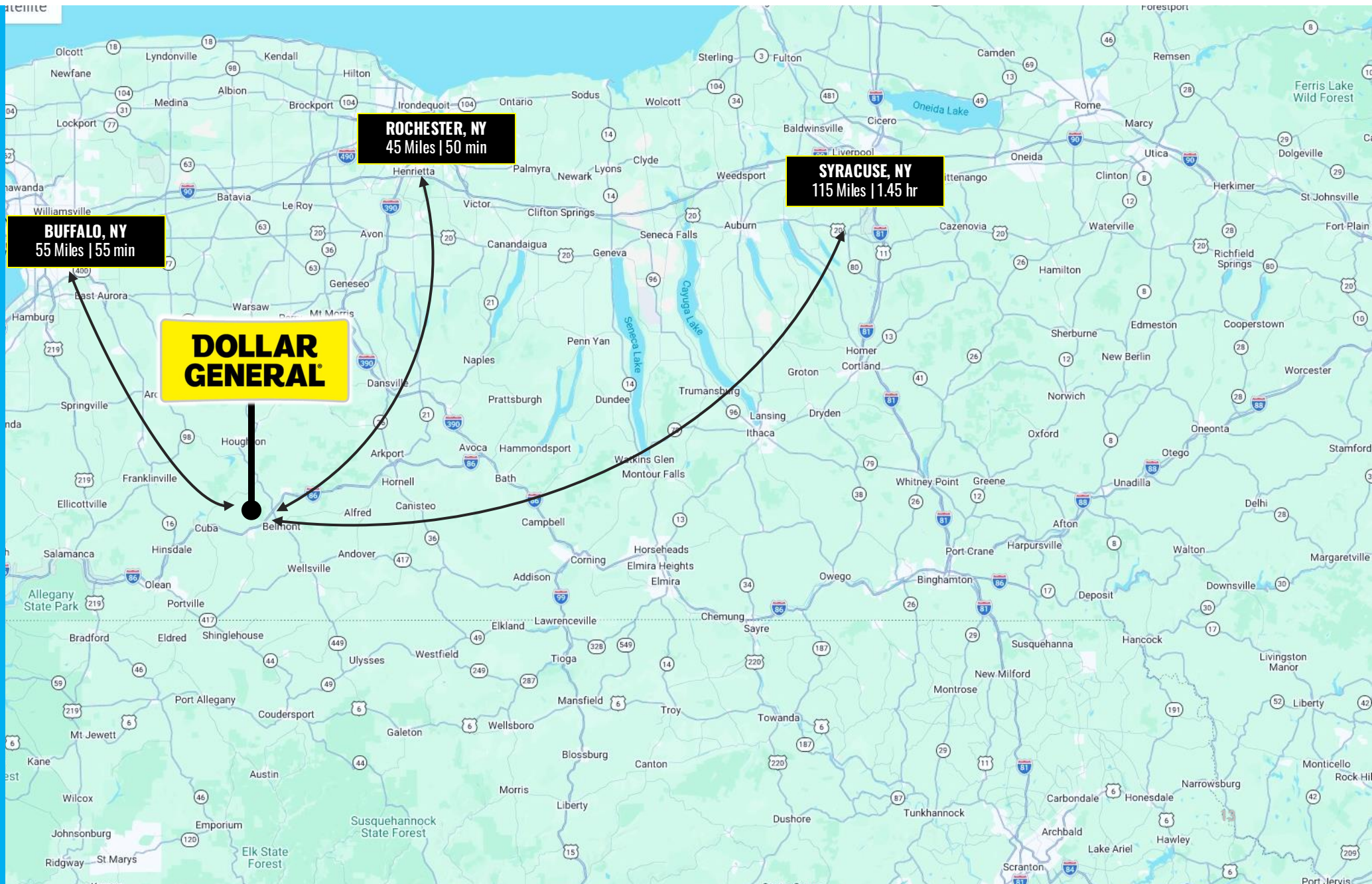
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DOLLAR GENERAL®

Company Highlights

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest Public Company in America

Company Overview

Dollar General | www.dollargeneral.com



Number of Employees:
194,200



Total Revenue:^(1/31/25)
\$40.6 Billion



Headquarters:
Goodlettsville, TN



Founded:
1939



Credit Rating:
S&P: BBB



Location Count:
20,603



LISTING CONTACTS

Jacob Hoyt

P-385.281.7313 | C-248.979.0212
jacob@amcreis.com

Angelo Iacobelli

P-586.200.0044 | C- 586.718.7011
angelo@amcreis.com

Brian Brockman | Broker of Record | Bang Realty-New York Inc | P-513.898.1551 | BoR@bangrealty.com | 845 3rd Ave 6th Floor New York, NY 10022 | License#10311208985