

# DOLLAR GENERAL

7146 State Route 434, Apalachin, NY



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## PROPERTY SUMMARY

<b>ADDRESS</b>	7146 State Route 434, Apalachin, NY
<b>SIZE</b>	9,100 SF
<b>LAND AREA</b>	1.43 Acre
<b>YEAR BUILT</b>	2018
<b>TRAFFIC COUNTS</b>	±24,907 VPD
<b>POPULATION</b> <small>within a 5-mile radius</small>	19,449
<b>AVERAGE HOUSEHOLD INCOME</b> <small>within a 5-mile radius</small>	\$110,700

	Term	Annual Rent	Change
<b>Initial Term:</b>	<b>07/30/2018 – 07/31/2033</b>	<b>\$100,812</b>	<b>-</b>
First Option:	08/01/2033 – 07/31/2038	\$110,893	10%
Second Option:	08/01/2038 – 07/31/2043	\$121,983	10%
Third Option:	08/01/2043 – 07/31/2048	\$134,181	10%
Fourth Option:	08/01/2048 – 07/31/2053	\$147,599	10%
Fifth Option:	08/01/2053 – 07/31/2058	\$162,359	10%



**\$1,495,000**  
ASKING PRICE



**6.74%**  
CAP RATE



**\$100,812**  
NOI



- In the 97th Percentile of all Dollar General Stores Nationwide
- In the 98th Percentile of all Dollar General Stores in New York
- Interstate access to 24,907 vehicles per day along Interstate 86 / NY-17 (Southern Tier Expressway) providing direct regional connectivity to Binghamton and surrounding Southern Tier employment centers
- Absolute NNN lease — Tenant responsible for taxes, insurance, CAM, parking lot repairs and replacement, striping and sealing, HVAC repairs and replacement, and roof repairs and replacement — providing a fully passive, management-free investment
- ±7.4 Years of term remaining on the original 15-year lease, expiring July 31, 2033, with five (5) five-year renewal options extending potential term through July 31, 2058
- 10% rental increases at the start of each option period, providing built-in NOI growth and a hedge against inflation — escalating from \$100,812 to \$162,359 over the option periods
- Corporate-guaranteed lease backed by Dollar General Corporation (NYSE: DG), an investment-grade tenant with over 20,000 locations nationwide
- Necessity-based discount retailer providing recession-resilient performance through food, household goods, health & beauty products, and consumables — demand remains consistent across economic cycles
- Modern 2018 construction on 1.43 acres with 9,100 SF of building area, featuring strong frontage and convenient ingress/egress along State Route 434
- Affluent trade area with average household income of \$110,700 within a 5-mile radius and \$125,000 within a 2-mile radius — well above the New York and national averages
- Dense population base of 19,449 residents within 5 miles and 104,869 residents within 10 miles, supporting durable daily-needs retail demand
- Located within the Binghamton MSA, supported by a diversified employment base across healthcare, higher education (Binghamton University, SUNY Broome Community College), manufacturing, retail trade, logistics, and public-sector employers

## Apalachin, New York

Apalachin is a stable Southern Tier community located in Tioga County within the Binghamton Metropolitan Statistical Area, positioned along State Route 434 just west of Binghamton. The area benefits from direct connectivity to the broader Binghamton regional employment base while maintaining its own established residential population and consistent daily-needs retail demand. Historically supported by manufacturing, agriculture, and regional trade activity, the surrounding Tioga County area has evolved into a balanced local economy anchored by healthcare services, education, manufacturing, retail trade, logistics, and public-sector employment throughout the Binghamton metropolitan region.

Major employment support within the broader trade area includes regional healthcare systems, educational institutions such as Binghamton University and SUNY Broome Community College, manufacturing employers, logistics operators, municipal government, and regional service businesses. Commuting patterns to Binghamton and surrounding employment centers reinforce stable household income levels and consistent consumer spending across necessity-based retail categories. The trade area is supported by an affluent demographic base with average household income of \$110,700 within a 5-mile radius and a population of 19,449 residents, expanding to 104,869 residents within 10 miles.

Commercial activity in the Apalachin area is concentrated along State Route 434 and nearby access points to the Southern Tier Expressway (Interstate 86 / NY-17), which carries 24,907 vehicles per day and connects residential neighborhoods with the broader Binghamton market. Well-positioned retail sites along these corridors benefit from strong visibility, convenient access, and established traffic patterns. Community stability is reinforced by affordable housing relative to larger New York metropolitan markets, long-term residency trends, and strong vehicle dependency typical of smaller Southern Tier communities — supporting durable long-term demand for necessity-based retail assets like Dollar General.



## STATISTICS

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	7,371	9,942	19,449	104,869
Households	2,967	4,073	8,398	41,507
Household Income	\$125,000	\$121,600	\$110,700	\$106,900

EXPENSE TYPE	RESPONSIBILITY
Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Parking Lot Repairs	Tenant Responsibility
Parking Lot Replacement	Tenant Responsibility
Striping and Sealing	Tenant Responsibility
HVAC Repairs Under \$1,000	Tenant Responsibility
HVAC Replacement	Tenant Responsibility
Roof Repairs	Tenant Responsibility
Roof Replacement	Tenant Responsibility
Common Area Maintenance	Tenant Responsibility





**DOLLAR  
GENERAL®**

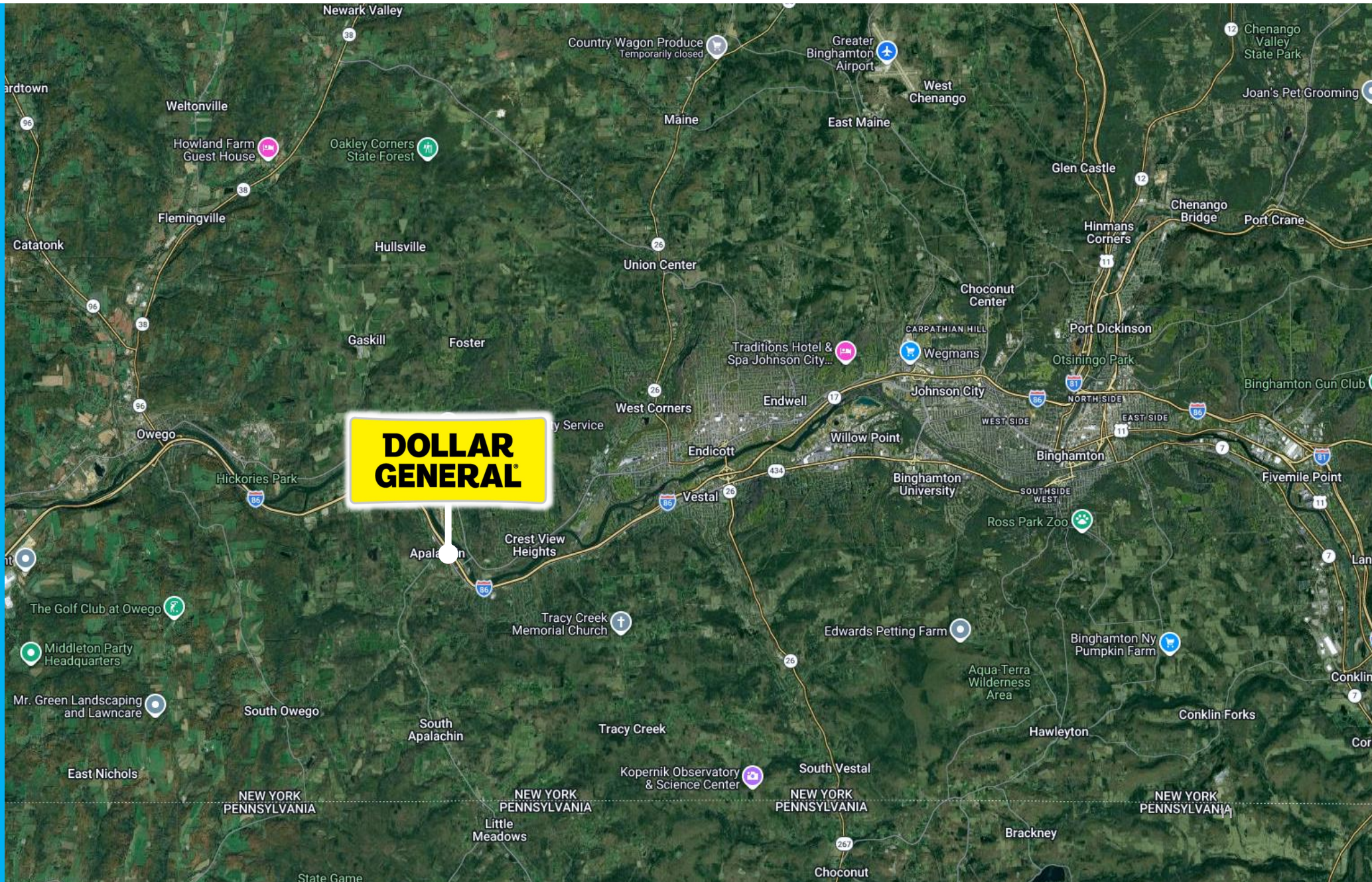
**Southside Drive** ±4,715 VPD



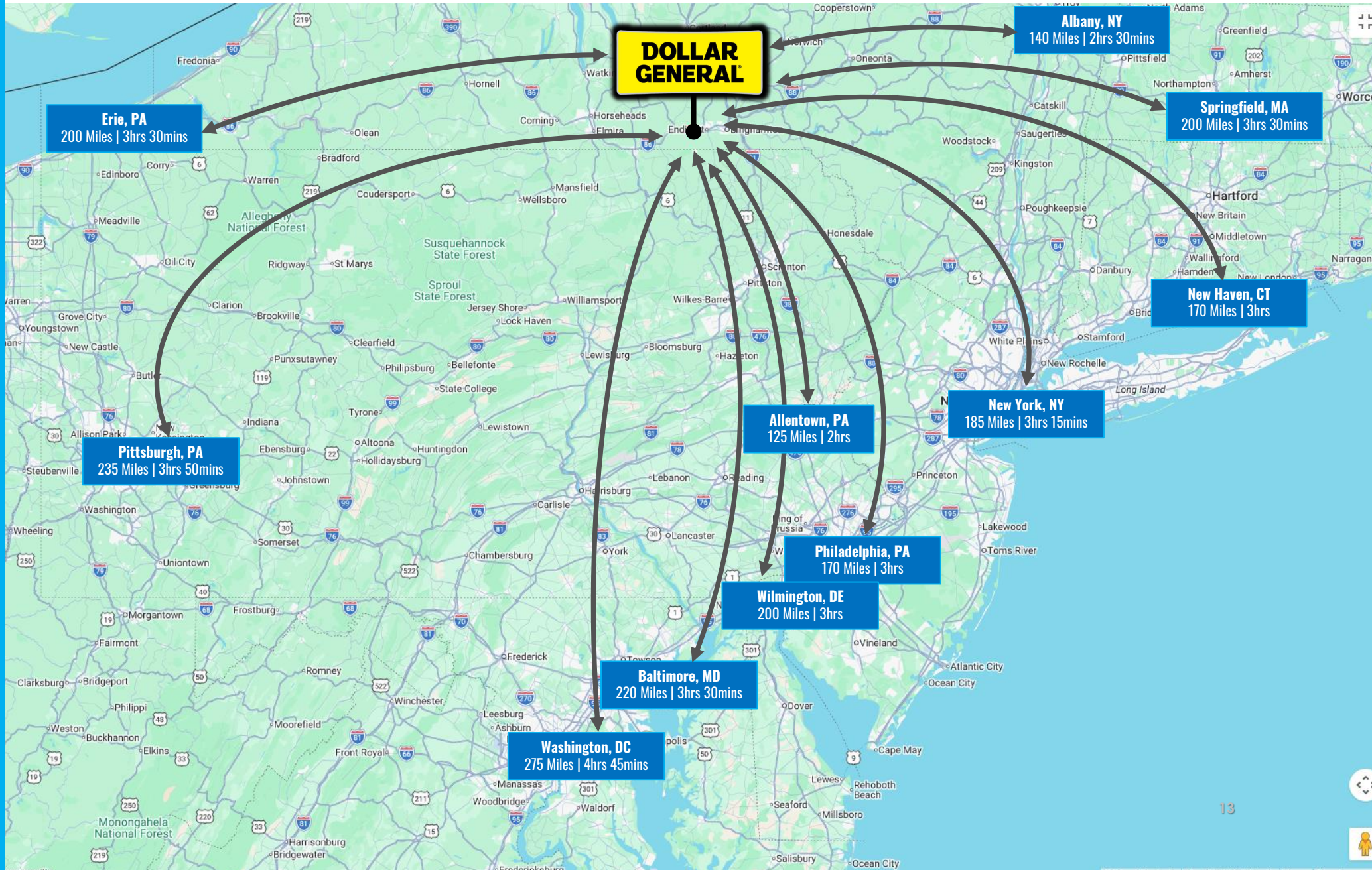
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# DOLLAR GENERAL®

## 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](http://www.dollargeneral.com)



**Number of Employees:**  
194,200



**Total Revenue:**<sup>(1/31/25)</sup>  
\$40.6 Billion



**Headquarters:**  
Goodlettsville, TN



**Founded:**  
1939



**Credit Rating:**  
S&P: BBB



**Location Count:**  
20,603



## LISTING CONTACTS

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