DOLLAR GENERAL

127 Central Ave | Orange, NJ

Marcus & Millichap
CAFIERO TEAM

DOLLAR GENERAL

OFFERING MEMORANDUM

DEAL TEAM

Marcus & Millichap
CAFIERO TEAM

DEAL LEAD

DEAL TEAM

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OFFERING HIGHLIGHTS

- Freestanding Dollar General Store Located in Orange, Essex County, New Jersey
- Corporate Guarantee: (S&P Rated: BBB) - Investment Grade Credit
- Ranked in the Top 27% of Dollar General Stores Nationwide per Placer.ai
- New GAF Roof in 2024 with 10-Year Guarantee
- Three 5-Year Renewal Options with 10% Increases at Each Option
- Located On Heavily Trafficked Central Avenue With Daily Traffic Counts Exceeding 19,000 Cars/Day
- 3 Blocks From South Harrison Street Which is Home to Over 2,000 Apartment Units
- Many Nearby National Retailers Including: Walgreens, Burger King, Dunkin', Advance Auto Parts, McDonald's, Popeyes, Santander Bank, Subway, Wingstop, and KFC
- Tremendous Dense Urban Demographics With Over 815,000 People Within 5 Miles

DOLLAR GENERAL

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	55,208	369,540	815,600
2029 Population (Proj.)	55,858	371,094	821,203
EMPLOYMENT			
Total Employees	11,528	79,402	245,144
Total Establishments	2,350	12,747	32,773
HOUSEHOLDS			
Number of Households	22,628	139,918	307,597
Average HH Income	$78,425	$97,160	$107,807

PROPERTY DETAILS

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PROPERTY DESCRIPTION

Rentable Square Feet	7,500 SF
Parcel Size	0.41 AC
Block	3301
Lot	1
Year Built	2018
Number of Stories	1 Story
Walk Score	85 (Very Walkable)
Parking	16 Spaces
Parking Ratio	2.13/ 1,000 SF
Traffic Count	19,500± Vehicles/ Day

2018
Year Built

16
Spaces

19,500± ADT
Central Avenue

DOLLAR GENERAL

Dollar General Corporation is the largest discount retailer in the United States, operating approximately 20,600 stores across 48 states and expanding into Mexico—its first international expansion—with 8 stores as of early 2025.

Founded in 1939 as J.L. Turner & Son, the company was formally incorporated as Dollar General in 1955 and offers consumers a wide range of products—including consumables, seasonal items, apparel, home goods, and private-label brands—generally priced at $10 or less.

In fiscal year 2025, Dollar General generated about $40.6 billion in revenue, marking a 5% increase from the previous year, with total assets reaching approximately $31.1 billion. The company employed around 194,200 full- and part-time workers, reflecting steady workforce growth. Dollar General has focused on strategic expansion by planning to open 575 new stores and remodel thousands more in 2025, while also closing some underperforming locations to optimize its portfolio. The retailer has embraced digital transformation, partnering with delivery services like Uber Eats and DoorDash to offer online ordering from over 10,000 stores, with online sales growing over 40% year-over-year. With a market capitalization near $23.7 billion, Dollar General continues to demonstrate strong financial performance and resilience, successfully navigating changing consumer behaviors and economic challenges.

GOODLETTSVILLE, TN
HEADQUARTERS

S&P: BBB CREDIT RATING	**20,600+** LOCATIONS
$40.6B REVENUE	**$23.2B** MARKET CAP
$31.13B ASSETS	**194,200+** EMPLOYEES

SURROUNDING AREA

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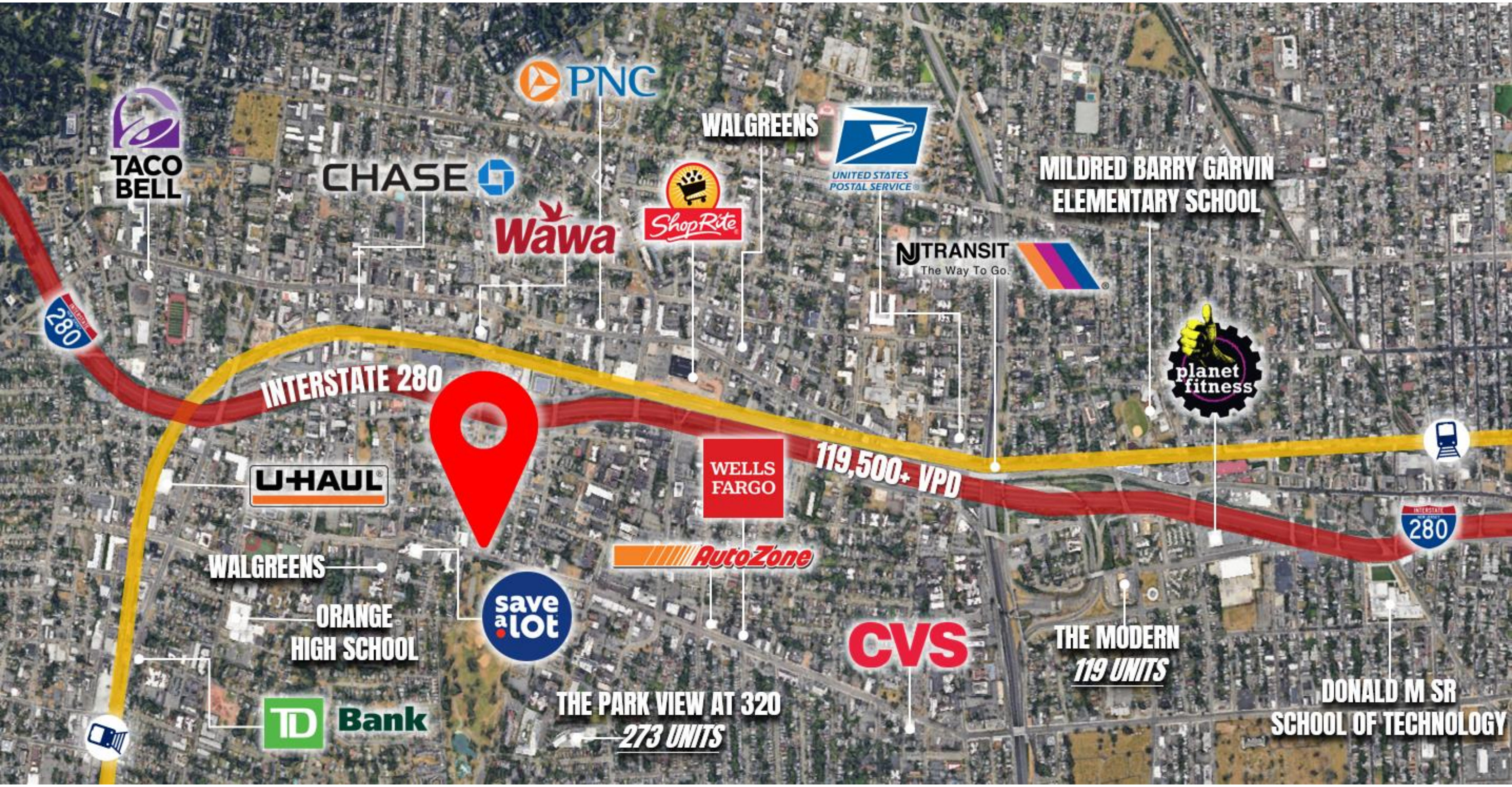
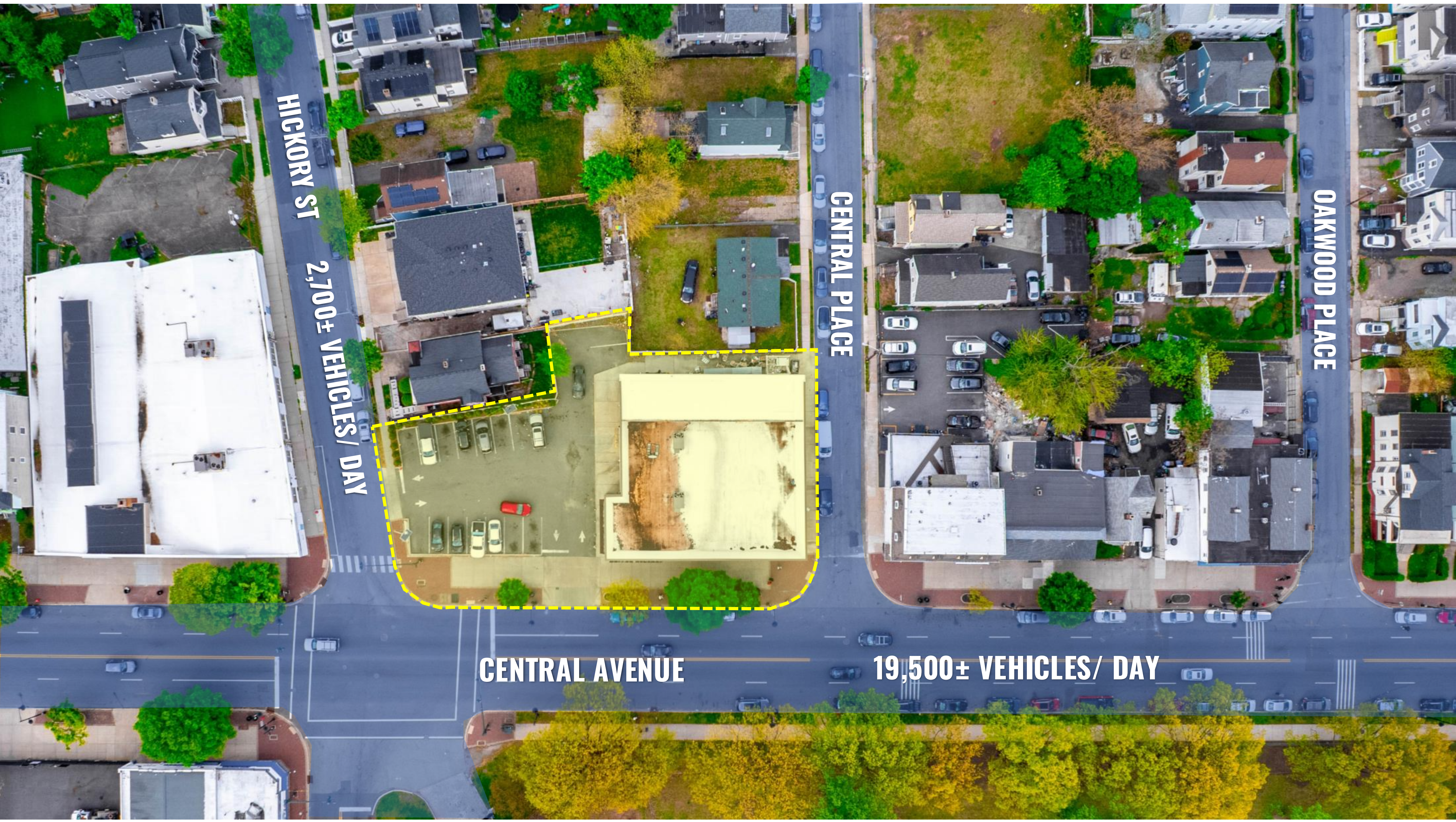


PROPERTY OUTLINE



REGIONAL MAP

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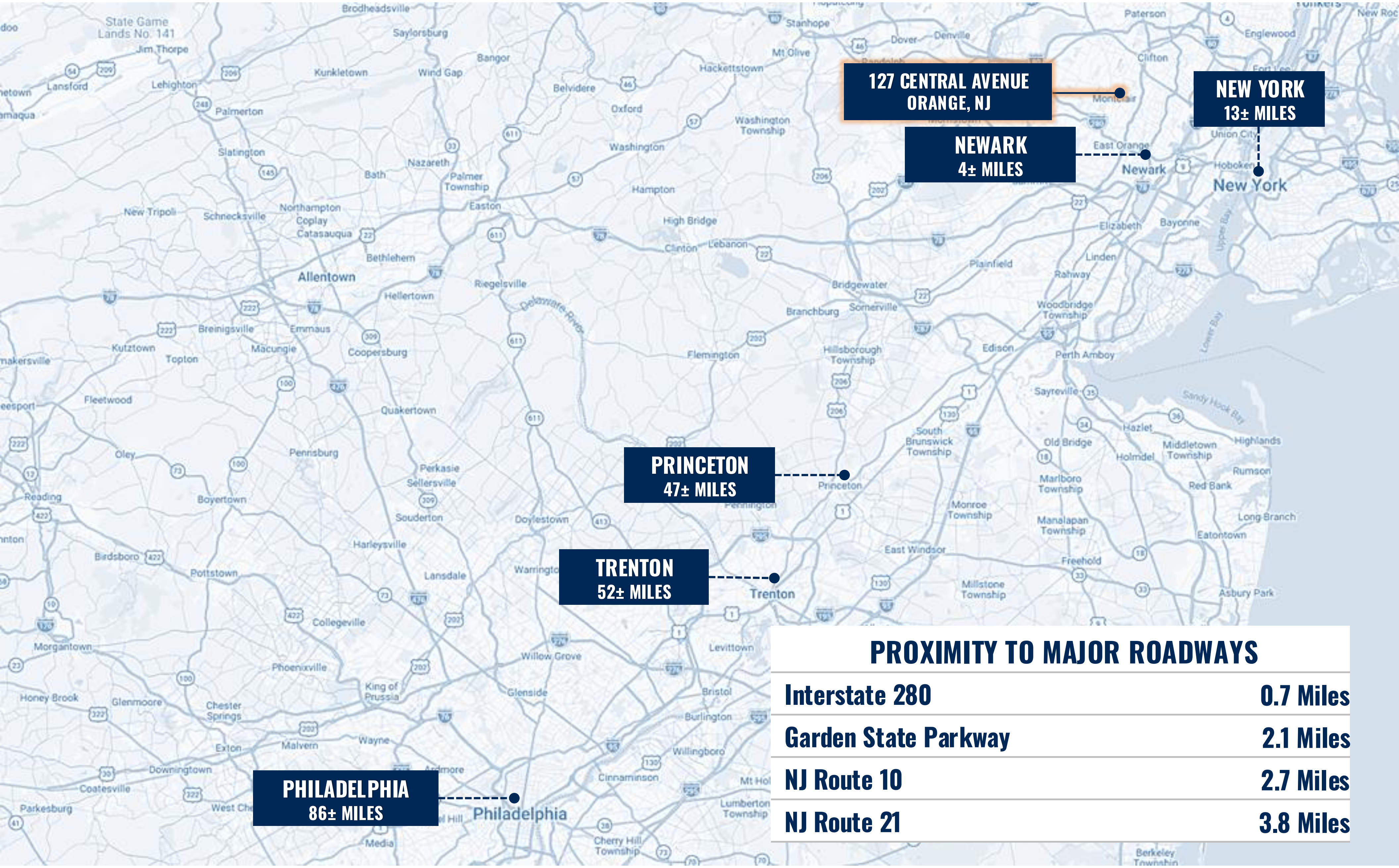


PROXIMITY TO MAJOR ROADWAYS

Interstate 280	0.7 Miles
Garden State Parkway	2.1 Miles
NJ Route 10	2.7 Miles
NJ Route 21	3.8 Miles

DOLLAR GENERAL

Ranking Overview

Dollar General
Central Ave, Orange, NJ

Nationwide

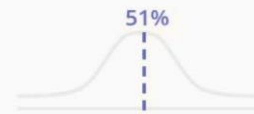
5,214 / 19,597

New Jersey

69 / 184

15mi

13 / 27



Chain: Dollar General | Visits | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)


DOLLAR GENERAL
DOLLAR GENERAL
HELLO, LOW PRICES.
OVER 2000 ITEMS
BIG SAVINGS.


DOLLAR GENERAL


DOLLAR GENERAL
GOODYEAR

PINNCLE ORANGE CROSSING
90 UNITS
ESSEX AND CRANE
209 UNITS
FRESENIUS KIDNEY CARE
GRAND CENTRAL
70 UNITS
WALGREENS
save a lot
PARK VIEW TOWER
40 UNITS
GOODYEAR
DOLLAR GENERAL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DOLLAR GENERAL
DOLLAR GENERAL
GOODYEAR

FINANCIAL ANALYSIS

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$2,584,000
List Price

$168,000
NOI

6.50%
Cap Rate

+/- 8 Years
Term Remaining

OFFERING SUMMARY

Property Address	**127 Central Ave, Orange, NJ**
Rentable SF	7,500 SF
Type of Ownership	Fee Simple
List Price	$2,584,000
Net Operating Income	$168,000
Cap Rate	6.50%

RENT SCHEDULE

	Rent Dates			Annual Rent	Increase	Cap Rate
Base Term	6/1/2019	-	5/31/2034	$168,000	-	6.50%
Option 1	6/1/2034	-	5/31/2039	$184,800	10.00%	7.15%
Option 2	6/1/2039	-	5/31/2044	$203,280	10.00%	7.87%
Option 3	6/1/2044	-	5/31/2049	$223,608	10.00%	8.65%

LEASE SUMMARY

Tenant	Dollar General
Lease Type	NN
Guarantor	Dolgencorp, LLC
Lease Commencement	6/1/2019
Lease Expiration	5/31/2034
Lease Term Remaining	+/- 8 Years
Rent Increases	10% Each Option
Renewal Options	Three (3) 5 Year
Renewal Notice Timing	180 Days
Tenant Responsibility	Taxes, Insurance, Utilities, Repairs & Maintenance
Landlord Responsibility	Roof & Structure
Termination Option	None
Right of First Refusal	None

[1] Tenant has an exclusive use clause. Landlord may not lease any space in a 1/3 mile radius to a direct competitor of Dollar General.

NON-ENDORSEMENT & DISCLAIMER NOTICE

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