

DOLLAR GENERAL

4296 STATE ROUTE 104, NEW HAVEN, NY 13121



DOLLAR GENERAL



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DOLLAR GENERAL

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Bridgeline Real Estate LLC

INVESTMENT OVERVIEW

📍 DOLLAR GENERAL | NEW HAVEN, NY

The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present Dollar General, located at 4296 State Route 104, New Haven, New York. This single tenant offering provides investors the opportunity to acquire a corporate-guaranteed, absolute NNN retail property occupied by an investment-grade national retailer. Built in 2020, the 9,026 SF store sits on 2.50 acres along State Route 104 and serves New Haven and the surrounding Oswego County communities.

The property is leased to Dolgen New York, LLC under an absolute NNN lease guaranteed by Dollar General Corporation through February 2036, with approximately 9.4 years of primary term remaining. The tenant is responsible for all property expenses, including structure, roof, HVAC, parking lot, taxes, and insurance, providing a passive investment with no landlord maintenance obligations. The lease includes four five-year renewal options with 10% rent increases in each, along with a 1-mile exclusive against competing dollar, drug, and Walmart uses.

Dollar General Corporation (NYSE: DG; S&P: BBB) is the largest discount retailer in the United States by store count, operating more than 21,100 stores across 48 states and Mexico as of July 31, 2026. The company reported fiscal 2025 net sales of \$42.7 billion, representing 5.2% growth over the prior year, and employs approximately 194,000 people. Dollar General's focus on everyday essentials, convenient small-box locations, and value-oriented merchandise supports consistent consumer demand and long-term credit strength for investors.

Deal Snapshot

\$1,599,000

Purchase Price

\$177.15

Price Per SF

\$103,918

Net Operating Income

6.50%

Cap Rate

Address

4296 State Route 104
New Haven, NY 13121

Tenant

Dollar General

Lease Term

~9.4 Years of Lease Term Remaining

Building Area

9,026 SF | 100% Occupied

Lot Area

2.50 Acres

Year Built

2020



INVESTMENT HIGHLIGHTS

📍 DOLLAR GENERAL | NEW HAVEN, NY



LONG-TERM INCOME WITH BUILT-IN GROWTH

Approximately 9.4 years remain on the primary lease term through February 2036, with four additional five-year renewal options featuring 10% rent increases in each option period, supporting long-term income growth.



NEWER CONSTRUCTION ON 2.5 ACRES

Built in 2020, the 9,026 SF store occupies 2.50 acres along State Route 104, featuring 30 parking spaces and a 1-mile exclusive against competing dollar, drug, and Walmart uses.



CORPORATE-GUARANTEED LEASE

Leased to Dolgen New York, LLC, an operating subsidiary of Dollar General, and guaranteed by Dollar General Corporation (NYSE: DG; S&P: BBB), an investment-grade retailer operating more than 21,100 stores across 48 states and Mexico.



PRIMARY CORRIDOR FRONTAGE

The property fronts State Route 104, the town's primary east-west corridor, next to New Haven Elementary School and near Town Hall, with access to Oswego, Mexico, and Interstate 81 (Exit 118) via State Routes 104 and 104B.



ABSOLUTE NNN LEASE

The tenant is responsible for all property expenses, including structure, roof, HVAC, parking lot, taxes, insurance, and utilities, creating a passive, management-free investment with no landlord maintenance obligations.



PROVEN TENANT MOMENTUM

Dollar General reported second-quarter fiscal 2026 net sales growth of 5.2% to \$11.3 billion and same-store sales growth of 3.5%, marking its fifth consecutive quarter of customer traffic growth, and raised its full-year sales and earnings outlook.



PROPERTY OVERVIEW

📍 DOLLAR GENERAL | NEW HAVEN, NY

4296 State Route 104, New Haven, NY 13121

Full Address

Dollar General

Tenant

9,026 Square Feet | 100% Occupied

Building Area | Occupancy

Open 7 Days/Week

Operating Schedule

Absolute NNN

Lease Type

~9.4 Years

Lease Term Remaining

02/29/2036

Lease Expiration Date

Corporate (Dollar General Corporation)

Lease Guarantor

\$103,918

Annual Base Rent

Flat in Primary Term

Rent Escalations

(4) 5-Year Options

Renewal Options

10% Each Option

Option Escalations



NORTH WEST VIEW

📍 DOLLAR GENERAL | NEW HAVEN, NY



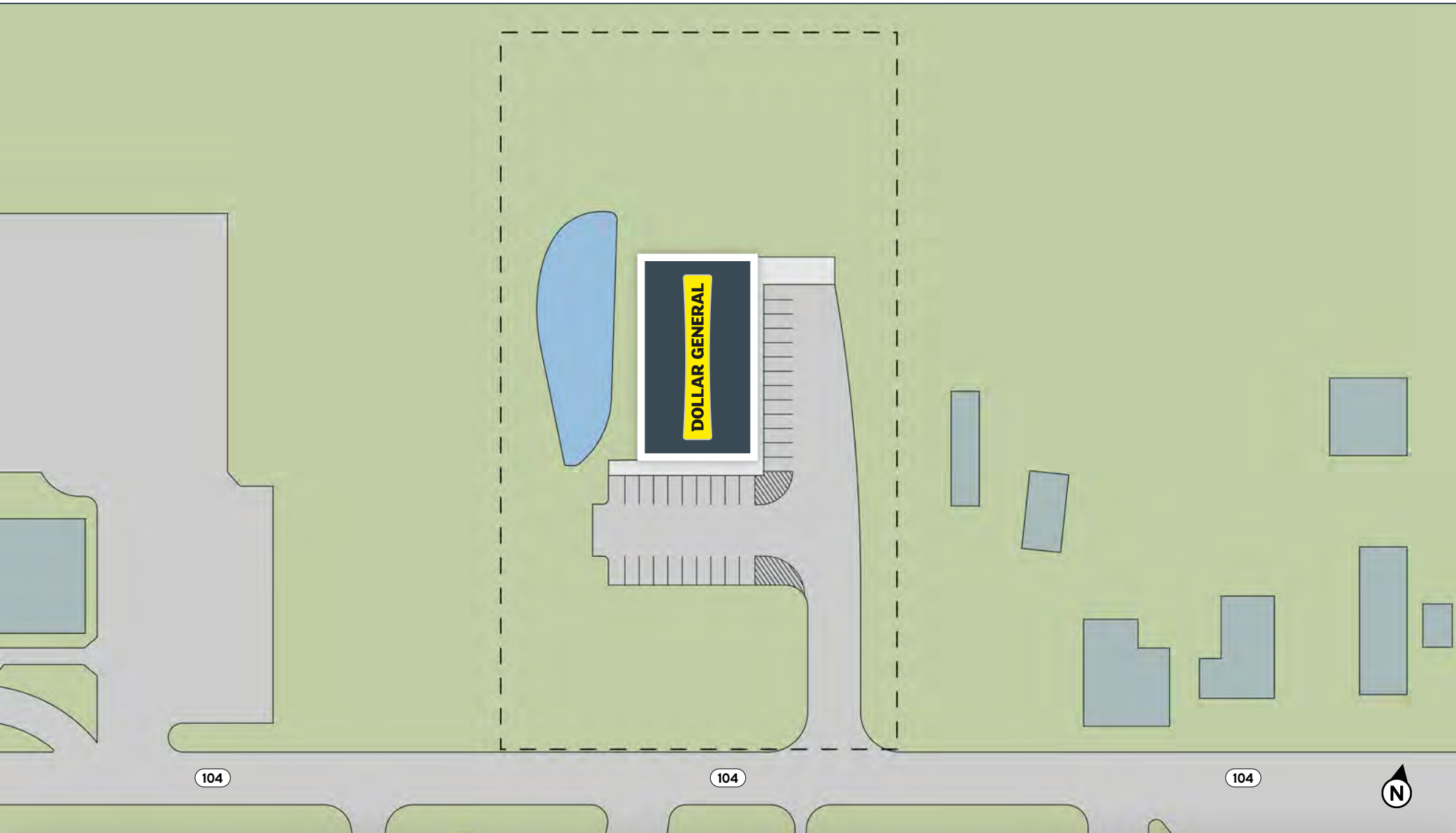
SOUTH EAST VIEW

📍 DOLLAR GENERAL | NEW HAVEN, NY



SITE PLAN

📍 DOLLAR GENERAL | NEW HAVEN, NY



GALLERY

9 DOLLAR GENERAL | NEW HAVEN, NY



GALLERY

📍 DOLLAR GENERAL | NEW HAVEN, NY



NET LEASE STRUCTURE & CASH FLOW SCHEDULE

📍 DOLLAR GENERAL | NEW HAVEN, NY

Tenant's Responsibility	Expense Category	Landlord's Responsibility
✓*	Structure	-
✓*	Roof	-
✓*	HVAC	-
✓*	Parking Lot	-
✓	Interior/Non-Structural	-
✓**	Property Taxes	-
✓	Insurance Premiums	-
✓	Landscaping	-
✓***	Utilities	-
✓***	Waste Management	-
✓***	Management Fee	-

*Tenant is responsible for all repairs and replacements of the structure, roof, HVAC system, and parking lot.

**Tenant reimburses Landlord for property taxes.

***Tenant pays utilities, waste management, and management fees directly.

Term Period	Annual Base Rent	Rent Increase (%)
February 2021 - February 2036	\$103,918	-
5-Year Option Period 1 March 2036 - February 2041	\$114,310	10%
5-Year Option Period 2 March 2041 - February 2046	\$125,741	10%
5-Year Option Period 3 March 2046 - February 2051	\$138,315	10%
5-Year Option Period 4 March 2051 - February 2056	\$152,146	10%

TENANT OVERVIEW

📍 DOLLAR GENERAL | NEW HAVEN, NY

Dollar General Corporation is the largest discount retailer in the United States by store count, operating more than 21,100 small-box stores across 48 states and Mexico. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company offers everyday essentials at low prices, with approximately 80% of its stores serving towns of 20,000 or fewer people.

Dollar General's merchandise mix is anchored by consumables, which accounted for 82.0% of fiscal 2025 net sales, alongside seasonal, home products, and apparel categories. Its stores carry a combination of national brands and private labels, with most items priced at \$10 or less. The company continues to invest in its existing store base through its Project Renovate and Project Elevate remodel programs while expanding delivery services through the myDG app and third-party platforms.

Dollar General trades on the New York Stock Exchange under the ticker "DG" and holds an investment-grade BBB credit rating from S&P. In fiscal 2025, the company reported net sales of \$42.7 billion and net income of \$1.5 billion, with plans to open approximately 450 new U.S. stores in fiscal 2026.

IN THE NEWS | AUGUST 2026

"Dollar General reported second-quarter fiscal 2026 results, with net sales increasing 5.2% to \$11.3 billion and same-store sales rising 3.5%, driven by growth in both customer traffic and average transaction amount. The quarter marked the company's fifth consecutive quarter of customer traffic growth and sixth consecutive quarter of positive comparable sales across all four merchandise categories: consumables, seasonal, home products, and apparel.

During the quarter, Dollar General opened 126 new stores, remodeled 1,376 locations through Project Renovate and Project Elevate, and ended the period with 21,148 stores. The company also raised its full-year same-store sales growth outlook to a range of 2.5% to 2.9%."



DOLLAR GENERAL

COMPANY TYPE
Public (NYSE: DG)

STORES
21,100+

2026 NEW STORES PLANNED
450

2025 NET INCOME
\$1.5B

2025 NET SALES
\$42.7B

CREDIT RATING
BBB (S&P)

IMMEDIATE MAP

📍 DOLLAR GENERAL | NEW HAVEN, NY



LOCATION OVERVIEW

📍 DOLLAR GENERAL | NEW HAVEN, NY

+ State Route 104 | New Haven, New York

Positioned along State Route 104, the primary east-west corridor through the Town of New Haven, the site sits within the town's civic core, next to New Haven Elementary School and near Town Hall. The surrounding corridor also includes the U.S. Post Office, the volunteer fire department, and local churches, which generate consistent local activity.

State Route 104 connects west to the City of Oswego and east to the Village of Mexico and Interstate 81 at Exit 118, while State Route 104B, which begins in New Haven, links to State Route 3. This network ties the site to Oswego, Mexico, and the greater Syracuse market, reinforcing its role as a convenient daily-needs stop for area residents and commuters.

LOCATION HIGHLIGHTS

Civic Core Location

Adjacent to New Haven Elementary School and near Town Hall, along residents' established daily routes.

Primary Town Corridor

Fronts State Route 104, New Haven's main east-west artery, with steady local and commuter traffic.

Local Service Trade Area

Surrounded by community and service uses including the U.S. Post Office, American Legion Post 1532, and neighboring auto-service businesses.

Regional Connectivity

Access to State Routes 104 and 104B, with Interstate 81 reached via State Route 104 at Exit 118, connecting Oswego, Mexico, and the greater Syracuse market.



DOLLAR GENERAL

4296 State Route 104, New Haven, NY 13121



AREA OVERVIEW

📍 DOLLAR GENERAL | NEW HAVEN, NY

+ New Haven, NY

New Haven is a rural town in Oswego County along the southeastern shore of Lake Ontario, situated between the City of Oswego and the Village of Mexico. The town's residential and agricultural character supports demand for convenient, small-format retail, positioning the property to capture everyday-needs trips that would otherwise require travel to the larger retail centers in Oswego.

Established in 1813 and today the smallest town in Oswego County by land area, New Haven is part of the Syracuse metropolitan area. State Routes 104 and 104B carry local and commuter traffic through the town, linking residents to Oswego, Mexico, and Interstate 81. The town's civic core, including New Haven Elementary School and Town Hall, generates steady daily activity along the corridor.

AREA FUNDAMENTALS

- **Retail Demand Drivers:** A rural, residential trade area supports consistent demand for consumables, household goods, and other everyday essentials.
- **Leading Industries:** Energy, education, and manufacturing serve as key employment drivers throughout Oswego County.
- **Major Employers:** Notable employers include SUNY Oswego, Constellation's Nine Mile Point and FitzPatrick clean energy centers, and Novelis.
- **Energy Tax Base:** Nine Mile Point, located in the neighboring Town of Scriba, contributes approximately \$30.9 million annually in taxes supporting local schools, roads, and public services.
- **Major Highways:** State Routes 104 and 104B provide regional connectivity, with access to Interstate 81 at Exit 118 (formerly Exit 34) near Mexico.



CITY OF OSWEGO



NEW HAVEN ELEMENTARY SCHOOL



NINE MILE POINT



NOVELIS



CONFIDENTIAL MEMORANDUM & DISCLAIMER

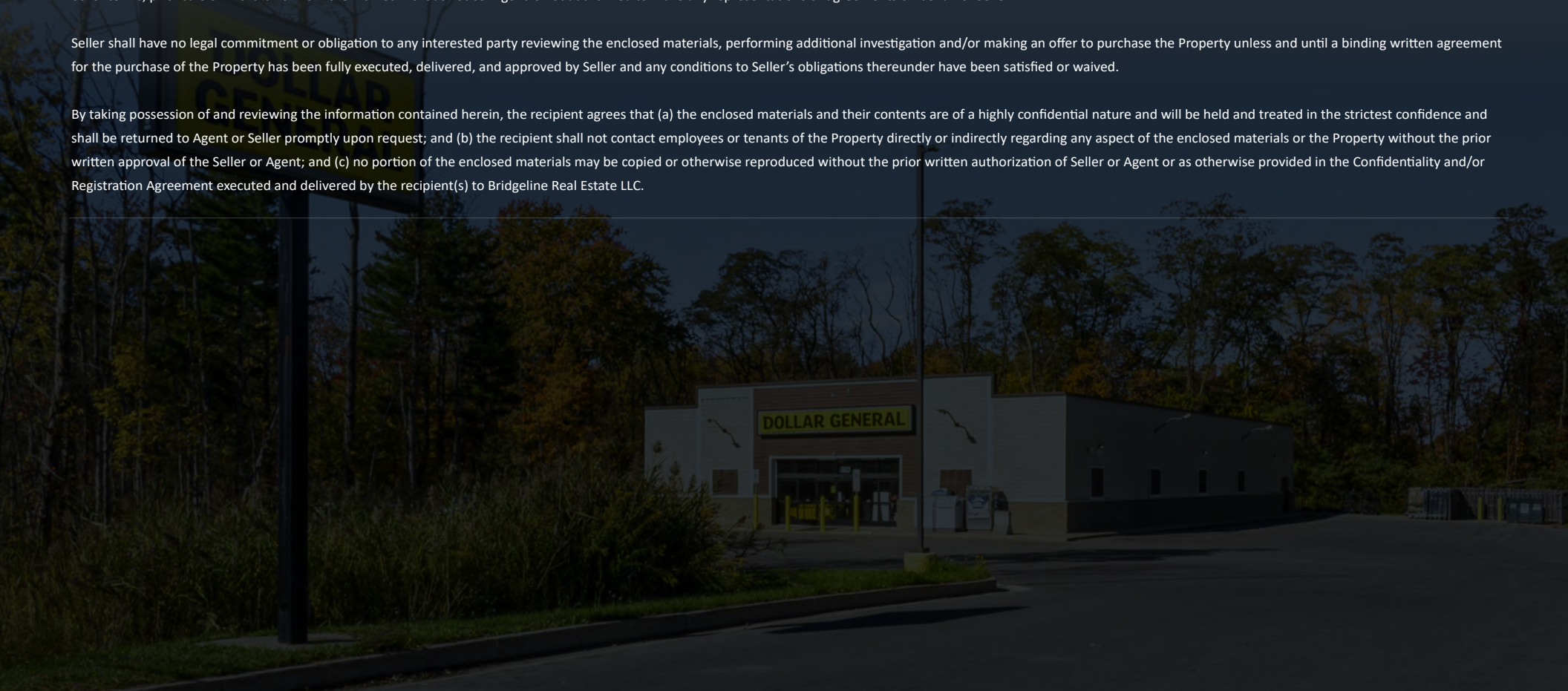
Bridgeline Real Estate LLC (“Agent”) has been engaged as the exclusive agent for the sale of the Dollar General | New Haven, NY (the “Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Bridgeline Real Estate LLC as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Bridgeline Real Estate LLC.





DOLLAR GENERAL

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Offers should be submitted electronically to:

BROCK KOLLARS

at brock@phnlg.com and include the following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

About Us

Peranich Huffman Net Lease Group is a commercial real estate advisory firm specializing in single-tenant net lease investments. Our retail investment sales division brings deep, hands-on experience across the full spectrum of retail commercial real estate — from automotive and quick-service restaurants to essential retail, service-oriented, and specialty-use properties.

In-State Broker | Jeremy Halback | Bridgeline Real Estate LLC | NY License #: 10991243264