



Dollar General Anchored

STRIP CENTER

Exclusively Listed With: Tri-Oak Consulting Group

**303 N Lackawanna St
Wayland, NY 14572**

Purchase Price: **\$656,275**

Cap Rate: **8.00%**

HIGHLIGHTS

- ✓ Multi-Tenant Property
- ✓ 50 Miles from Rochester, NY
- ✓ Dollar General Anchored
- ✓ Average HHI at 1-Mile: \$65K+



Property Summary ◆

Projected Gross Income:	\$101,325
Projected Operating Expenses:	\$48,823
Net Operating Income:	\$52,502
Tenants:	7 Tenants
Building Size:	16,531 SF
Land Size:	5.70 Approx. Acres
Parking:	Adequate

Demographics ◆

	1-Mile	3-Mile	5-Mile
Population:	1,883	2,927	5,859
Median Income:	\$52,464	\$54,379	\$57,122
Average Income:	\$65,747	\$68,686	\$71,946



CONTACT INFORMATION

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DG Anchored Strip Center
 303 N Lackawanna St, Wayland, NY 14572
 Purchase Price: \$656,275 | Cap Rate: 8.00%

Tenant List ◆

Tenant	Total SF	Suite	Tenant Since	Lease Expiration	Renewal Options	Annual Rent
Dollar General	9,510		2003	8/31/2030	1 - 5-Year	\$ 46,200.00
A Masters Touch	2,286	106-7, 111-14	2021	4/30/2025	2 - 1-Year	\$ 19,500.00
Environmental Construction Group, Inc.	705	109	2013	12/1/2024	1 - 5-Year	\$ 6,900.00
Ron Brown, CPA	437	102	2016	7/31/2024	2 - 1-Year	\$ 4,800.00
Tonya Lee Photography	608	109	2023	12/31/2025	1 - 2-Year	\$ 4,800.00
Tom Didas, Insurance Agent	135	105	2018	Month to Month		\$ 1,620.00
Palmer General Contracting	720	Garage	2015	Month to Month		\$ 1,800.00
Vacant	330	108				
Vacant	270	103				
Vacant	195	104				
TOTAL:	16,531					

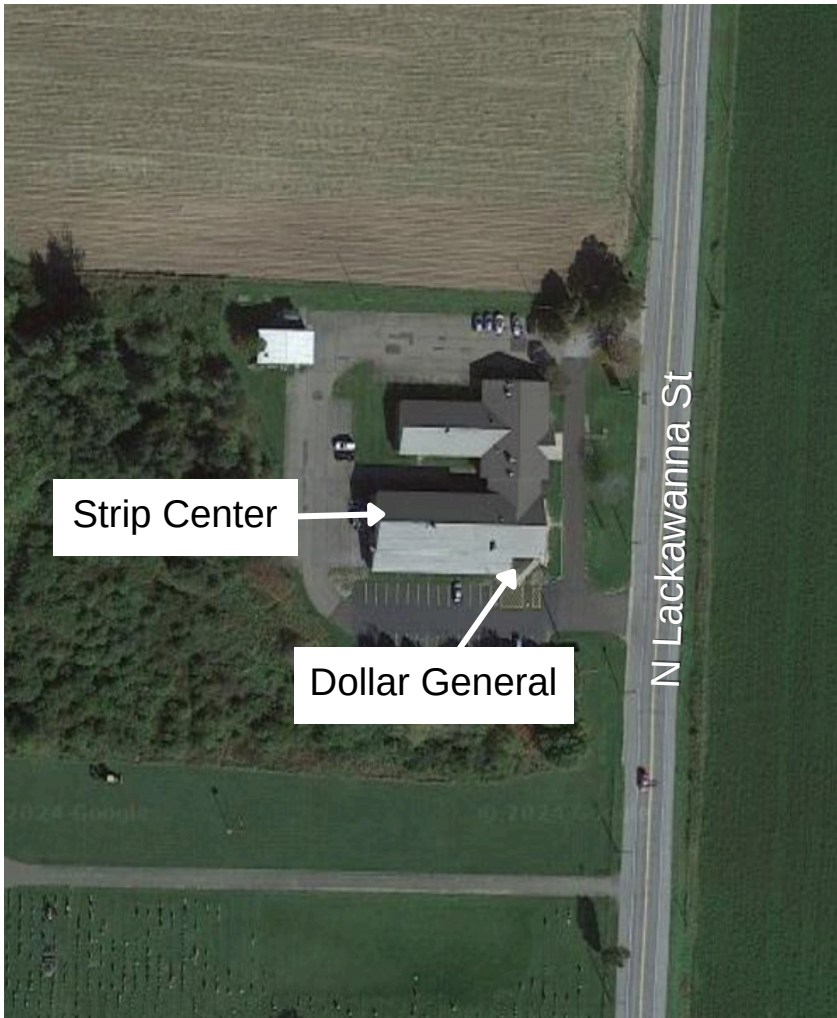
Income

	2023
RENTAL INCOME	
Lease Income	\$85,620.00
EFFECTIVE RENTAL INCOME	\$85,620.00
TENANT REIMBURSEMENTS	
Comman Area Maintenance	\$15,704.56
TOTAL TENANT REIMBURSEMENT:	\$15,704.56
Gross Annual Income	\$101,324.56

Expenses & Net Operating Income ◆

	2021	2022	2023
Utilities	\$5,327.53	\$8,325.96	\$10,033.38
Insurance	\$6,115.00	\$6,371.00	\$6,833.00
Taxes	\$8,136.32	\$12,916.59	\$13,568.89
Maintenance	\$4,852.56	\$7,912.31	\$5,883.53
Disposal Service	\$237.99	\$1,236.67	\$1,433.37
Landscaping, Lawn Care, Snow Removal	\$2,943.00	\$10,053.11	\$11,070.86
Repairs	\$0.00	\$1,840.96	\$0.00
Management			
TOTAL ANNUAL EXPENSES:	\$27,612.40	\$46,656.60	\$48,823.03
NET OPERATING INCOME:	\$39,353.52	\$50,540.87	\$52,501.53

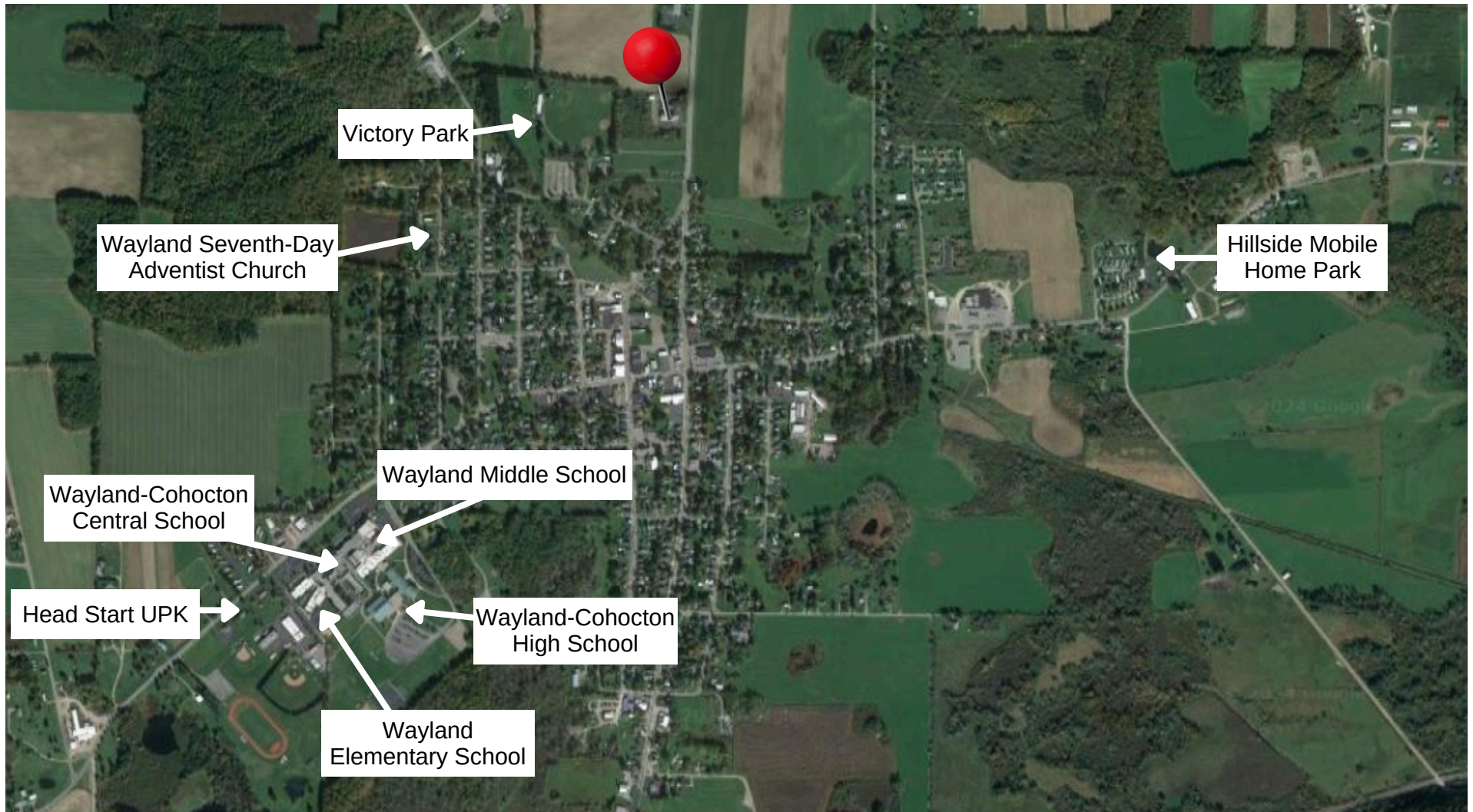
Aerial View



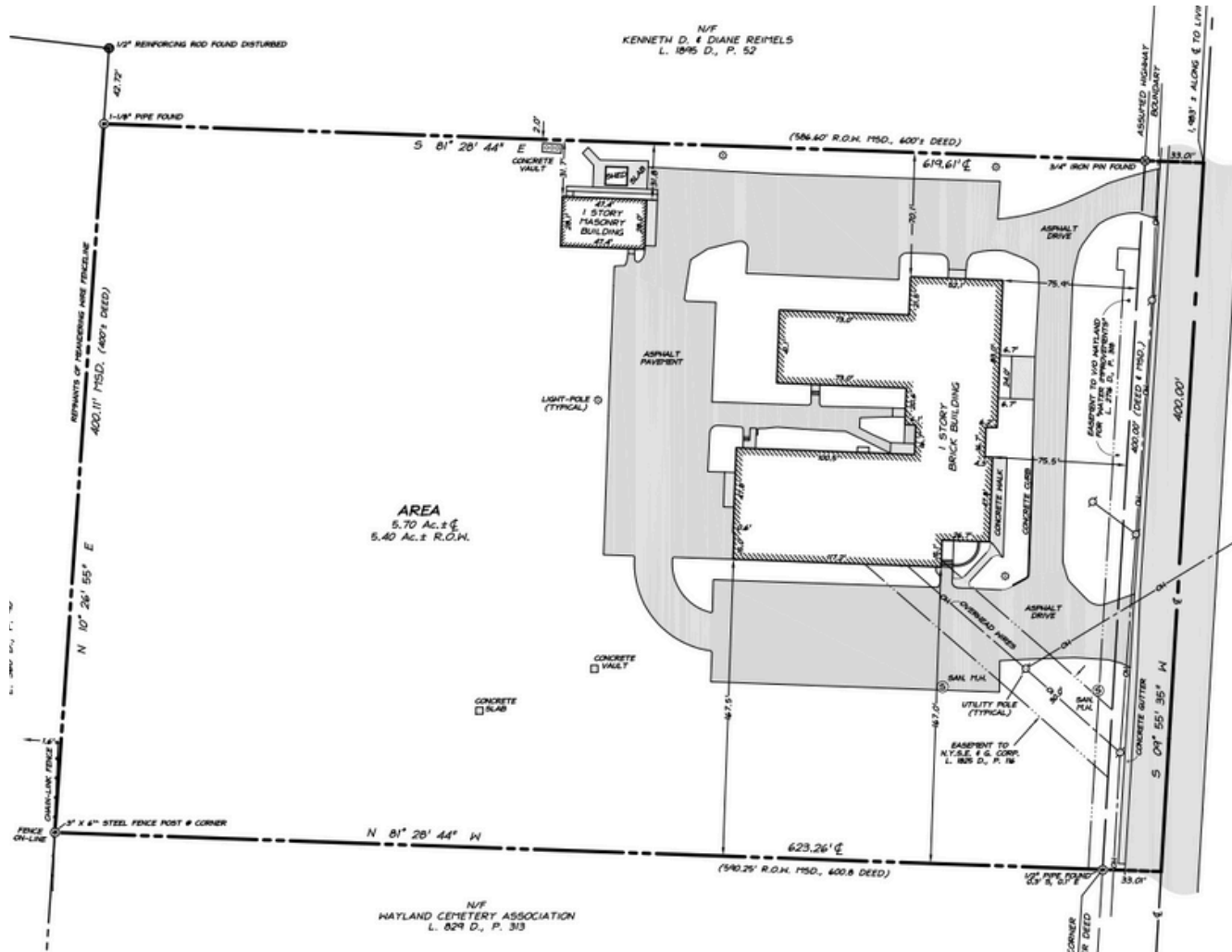
Aerial View With Tenants



Traffic Generators



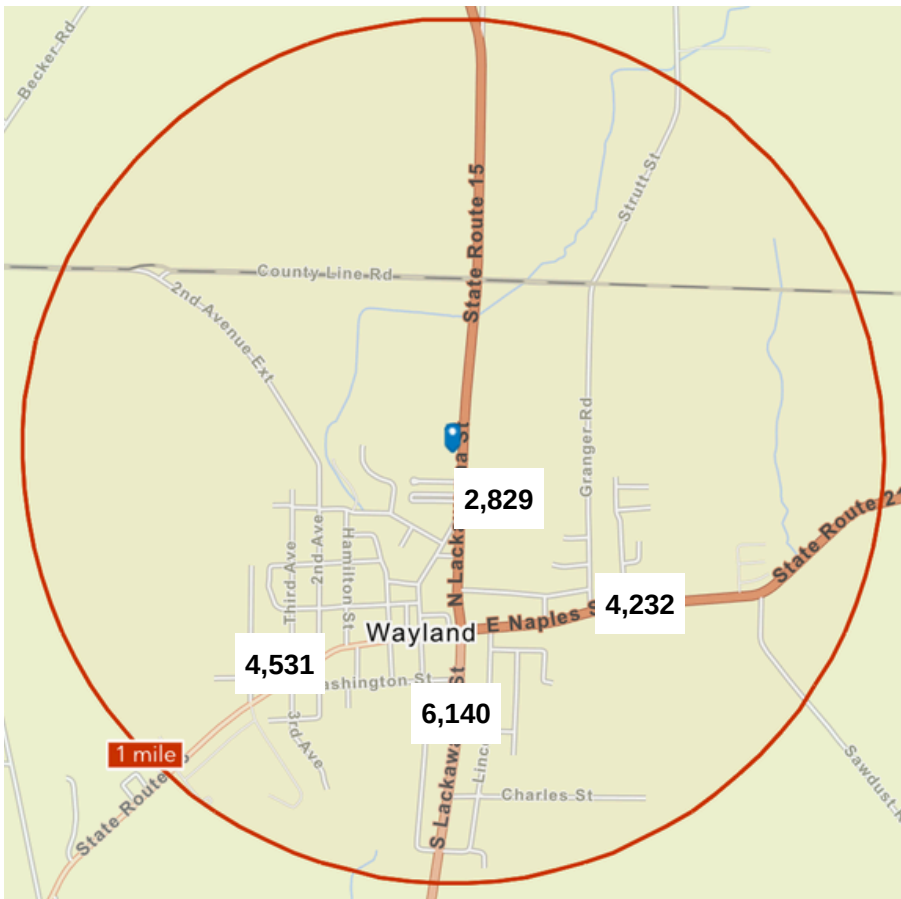
Survey



Traffic Counts ◆

Data from 2020

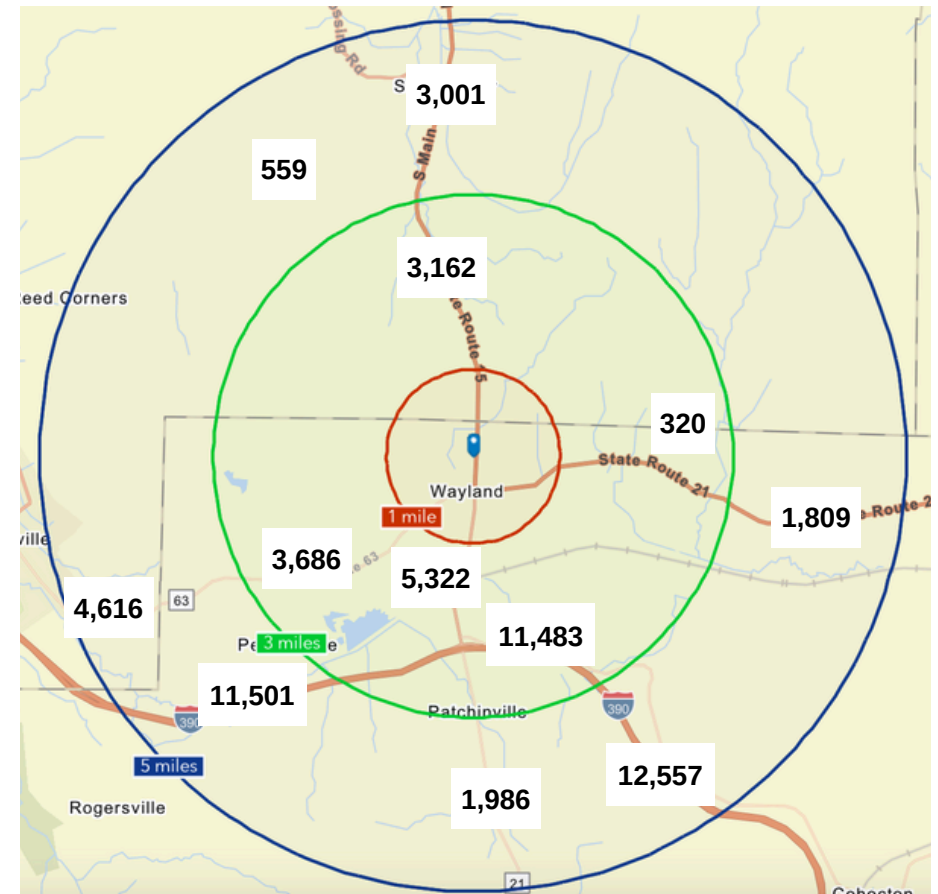
Red: 1 Mile Radius



Red: 1 Mile Radius

Green: 3 Mile Radius

Blue: 5 Mile Radius



DOLLAR GENERAL®

Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills and PepsiCo.

Learn more about Dollar General at www.dollargeneral.com.

