



OFFERING MEMORANDUM

# FAMILY DOLLAR

2 MAIN STREET | CANTON, NY 13617

Exclusively Marketed By:

**Paul Z. Matysek, CCIM**

310.405.0902

paul@matysekinvestment.com

License # 01757671

**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS



Listed In conjunction with licensed NY Broker Bouck Real Estate

# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY

Tenant	Family Dollar
Property Address	2 Main Street Canton, NY 13617
Property Type	Single Tenant Retail
Price	\$400,000
Price/SF/Bldg	\$48.61
Net Operating Income	\$25,679
CAP Rate	6.42%
Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	2.2 Years
Occupancy	100%
Building Size	8,228 SF
Land Size	41,244 SF
Year Built / Renovated	1950
APN	40220188.042-6-1.1
Zoning	Commercial

## TRAFFIC COUNTS

## CARS PER DAY

Main Street	15,500
-------------	--------

## INVESTMENT HIGHLIGHTS

- Highly visible from the street
- In close proximity to several national credit tenants including Save-A-Lot and Napa Auto Parts
- Low Price per SF on Building



# RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Family Dollar	8,228	100%	\$2,917	\$0.35	\$35,000	\$4.25	8/15/1993	8/9/2018	7% increase	NN	One 5 Year Option
Note - NN Lease, Landlord responsible for roof & structure											
<b>TOTAL</b>	<b>8,228</b>	<b>100%</b>	<b>\$2,917</b>		<b>\$35,000</b>						

OPERATING EXPENSES	CURRENT	PSF
Property Taxes	\$11,367.91	\$1.38
Property Insurance	\$3,628.00	\$0.44
Common Area Maintenance	\$2,177.00	\$0.26
Management	\$477.76	\$0.06
Utilities	\$0.00	\$0.00
<b>Total Operating Expenses</b>	<b>\$17,651</b>	<b>\$2.15</b>

INCOME	CURRENT	PSF
Potential Rental Income	\$35,000	\$4.25
Less: Vacancy & Losses 0.00%	\$0	\$0.00
Effective Rental Income	\$35,000	\$4.25
Plus: Expense Recapture	\$8,330	\$1.01
Gross Operating Income	\$43,330	\$5.27
Less: Operating Expenses	\$17,651	\$2.15
<b>Net Operating Income</b>	<b>\$25,679</b>	<b>\$3.12</b>

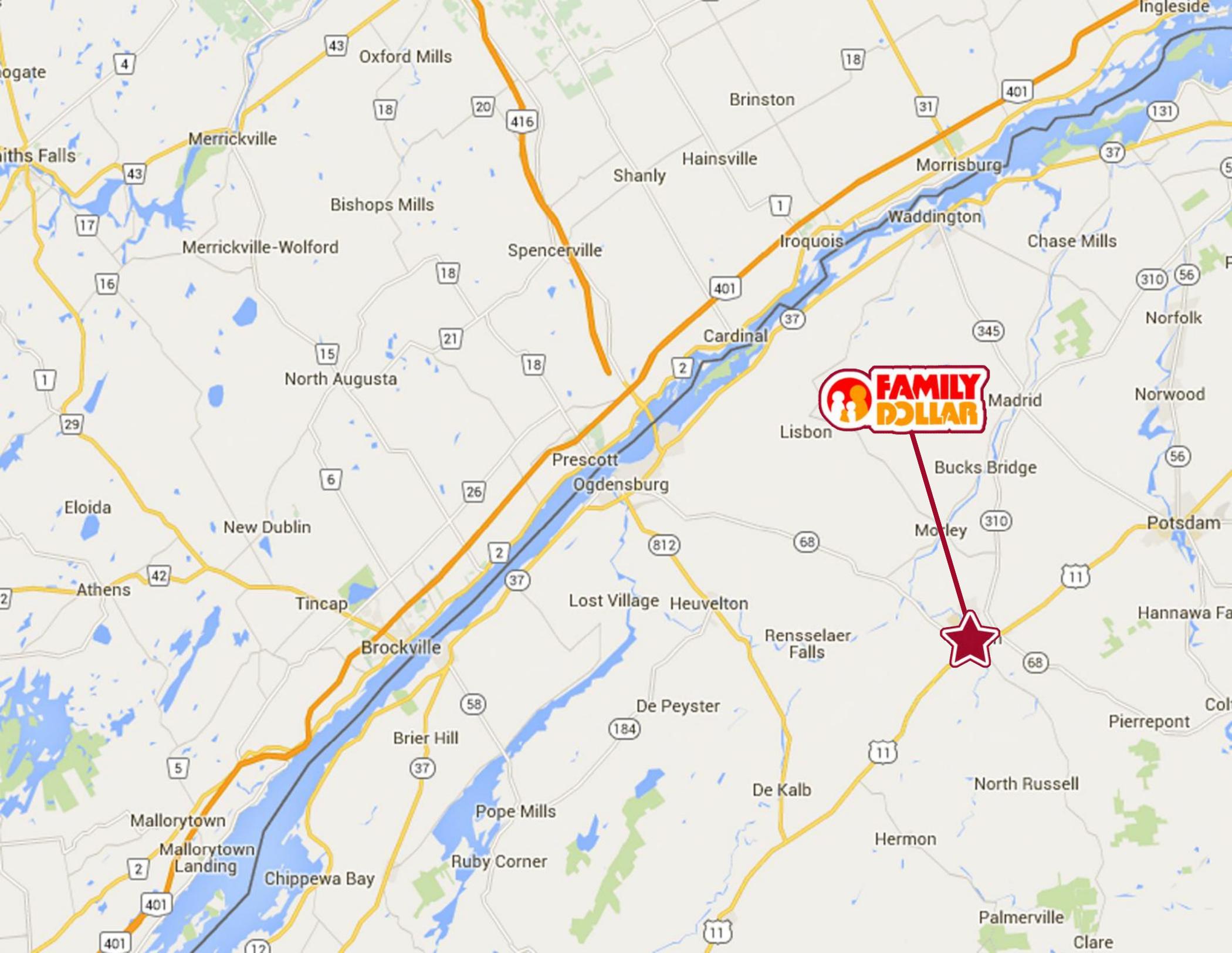
## Canton, NY

Canton is a town in St. Lawrence County, New York, United States. The population was 10,995 at the 2010 census. The town contains two villages: one also named Canton, the other named Rensselaer Falls. The town is named after the great port of Canton (now named Guangzhou) in China. Canton is the home of St. Lawrence University and SUNY Canton. Canton Central School District is centered in the village of Canton.

The Census reported that there were 10,334 people, 3,198 households, and 2,011 families residing in the town. The population density was 98.6 people per square mile. There were 3,515 housing units at an average density of 33.5 per square mile. 91.81% White, 4.49% Black or African American, 0.54% Native American, 0.99% Asian, 1.02% from other races, and 1.16% from two or more races. Hispanic or Latino of any race were 1.92% of the population. There were 3,198 households out of which 31.8% had children under the age of 18 living with them, 49.3% were married couples living together, 9.8% had a female householder with no husband present, and 37.1% were non-families. 29.8% of all households were made up of individuals and 11.0% had someone living alone who was 65 years of age or older. The average household size was 2.40 and the average family size was 2.99.

In the town the population was spread out with 18.9% under the age of 18, 29.6% from 18 to 24, 21.8% from 25 to 44, 18.4% from 45 to 64, and 11.4% who were 65 years of age or older. The median age was 27 years. For every 100 females there were 99.7 males. For every 100 females age 18 and over, there were 98.6 males.

The median income for a household in the town was \$36,875, and the median income for a family was \$43,819. Males had a median income of \$33,993 versus \$25,989 for females. The per capita income for the town was \$14,896. About 9.2% of families and 12.4% of the population were below the poverty line, including 13.6% of those under age 18 and 7.5% of those age 65 or over.





Miner Street Road

Main Street





Miner Street Road

Main Street

Midtown Shopping Center





Main Street



Miner Street Road

Midtown Shopping Center

Park Street



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,897	7,093	9,124
2010 Population	6,282	7,568	9,679
2012 Population	6,304	7,594	9,718
2017 Population	6,305	7,592	9,720
2000-2010 Annual Rate	0.63%	0.65%	0.59%
2010-2012 Annual Rate	0.16%	0.15%	0.18%
2012-2017 Annual Rate	0.00%	-0.01%	0.00%
2012 Male Population	48.8%	48.8%	48.9%
2012 Female Population	51.2%	51.2%	51.1%
2012 Median Age	23.5	24.1	24.8

In the identified area, the current year population is 9,718. In 2010, the Census count in the area was 9,679. The rate of change since 2010 was 0.18% annually. The five-year projection for the population in the area is 9,720 representing a change of 0.00% annually from 2012 to 2017. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 24.8, compared to U.S. median age of 37.3.

### Race and Ethnicity

2012 White Alone	89.3%	90.3%	90.7%
2012 Black Alone	5.3%	4.7%	4.5%
2012 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2012 Asian Alone	1.6%	1.5%	1.4%
2012 Pacific Islander Alone	0.0%	0.0%	0.0%
2012 Other Race	1.4%	1.2%	1.1%
2012 Two or More Races	2.0%	1.9%	1.9%
2012 Hispanic Origin (Any Race)	4.1%	3.7%	3.5%

### Median Household Income

2012 Median Household Income	\$47,892	\$47,102	\$45,233
2017 Median Household Income	\$53,401	\$53,013	\$51,524
2012-2017 Annual Rate	2.20%	2.39%	2.64%

### Average Household Income

2012 Average Household Income	\$58,525	\$57,972	\$56,436
2017 Average Household Income	\$62,243	\$61,827	\$60,344
2012-2017 Annual Rate	1.24%	1.30%	1.35%

# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.



Exclusively Marketed By:

**Paul Z. Matysek, CCIM**

310.405.0902

[paul@matysekinvestment.com](mailto:paul@matysekinvestment.com)

License # 01757671

**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS

Listed In conjunction with licensed NY Broker Bouck Real Estate