



No subject property but similar construction

Dollar General

174 Dingley Spring Rd, Gorham, ME

Price: \$2,450,000 | Cap: 6.45% | NOI: \$157,953

DOLLAR GENERAL®

- Dollar General Corp | NYSE: DG | S&P Rating: "BBB" Investment Grade
- New long term triple net Lease with rent increases
- Upgraded construction materials
- Short drive to Portland, ME
- Average household income exceeding \$140,000 within 5-miles of the property
- Very close to the University of Southern Maine's Gorham Campus



This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained here in.

PROPERTY OVERVIEW:

HMX Realty Advisors is pleased to exclusively offer for sale a brand new Dollar General located in Gorham, ME. This newly constructed, 9,100 sf building sits on a 1.98 acre parcel of land. The store is scheduled to open in August 2026. The property is situated on busy Route 25 (Ossipee Trail), the primary commercial corridor serving this growing southern Maine community. Gorham is part of the Portland-South Portland metropolitan area with a population of over 18,600 residents and an average household income exceeding \$140,000 within a 5-mile radius. The area is home to the University of Southern Maine and is one of the fastest-growing communities in the state, attracting young families and professionals. Retailers in the immediate trade area include Hannaford, Tractor Supply, Dunkin and Subway among others, and the property is a short drive to the University of Southern Maine's Gorham campus.

LEASE SUMMARY:

Rent Commencement:	August 15 th , 2026 (estimated commencement)
Lease Expiration Date:	August 2041
Rent:	\$157,953
Escalations:	5% every 5 years during base term and options
Options:	Three – (5) year options
Lease Type:	Absolute NNN – No landlord obligations to the building

TENANT OVERVIEW: Dollar General | NYSE: DG | S&P Rating: Investment Grade

Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities. Dollar General offers both name-brand and generic merchandise—including off-brand goods and closeouts of name-brand items. In 2007 Kohlberg Kravis Roberts & Co. (KKR) (NASDAQ: KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. As of March 1, 2019, Dollar General Corporation operated 15,472 stores in 44 states.

INVESTMENT SUMMARY

Price: \$2,450,000

Cap Rate: 6.45%

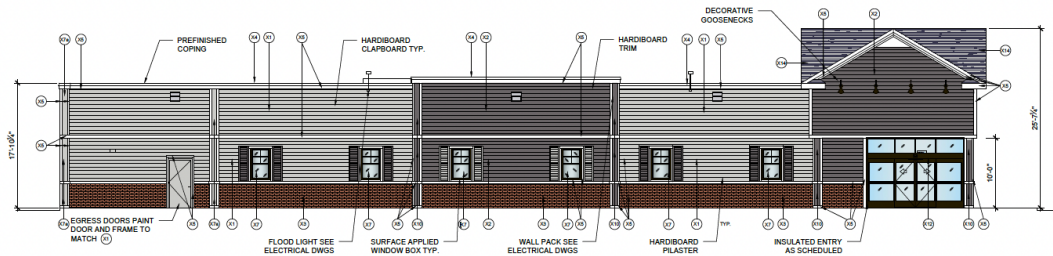
NOI: \$157,953

Lease Term: 15 years

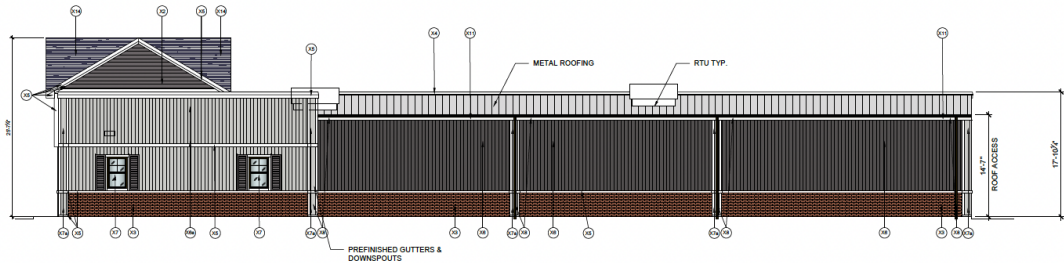
Total Building 9,100 sf

Total Land Area: 1.98 acre

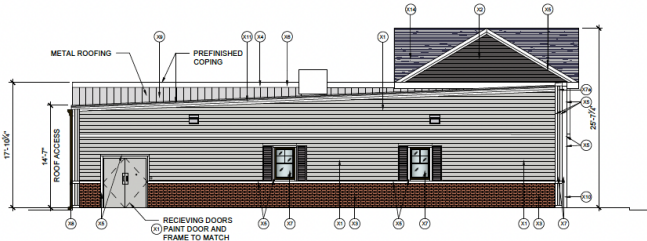
Parking: 36 spaces



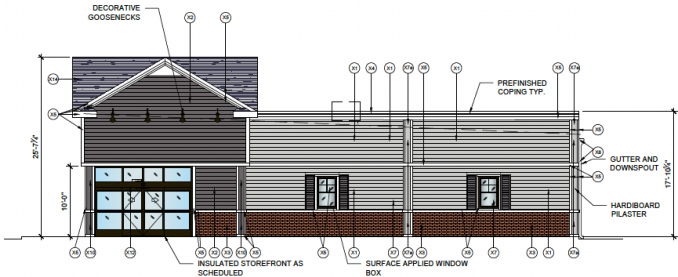
1 PROPOSED FRONT ELEVATION (OSSIEPE TRAIL)
SCALE: 1/8"=1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/8"=1'-0"

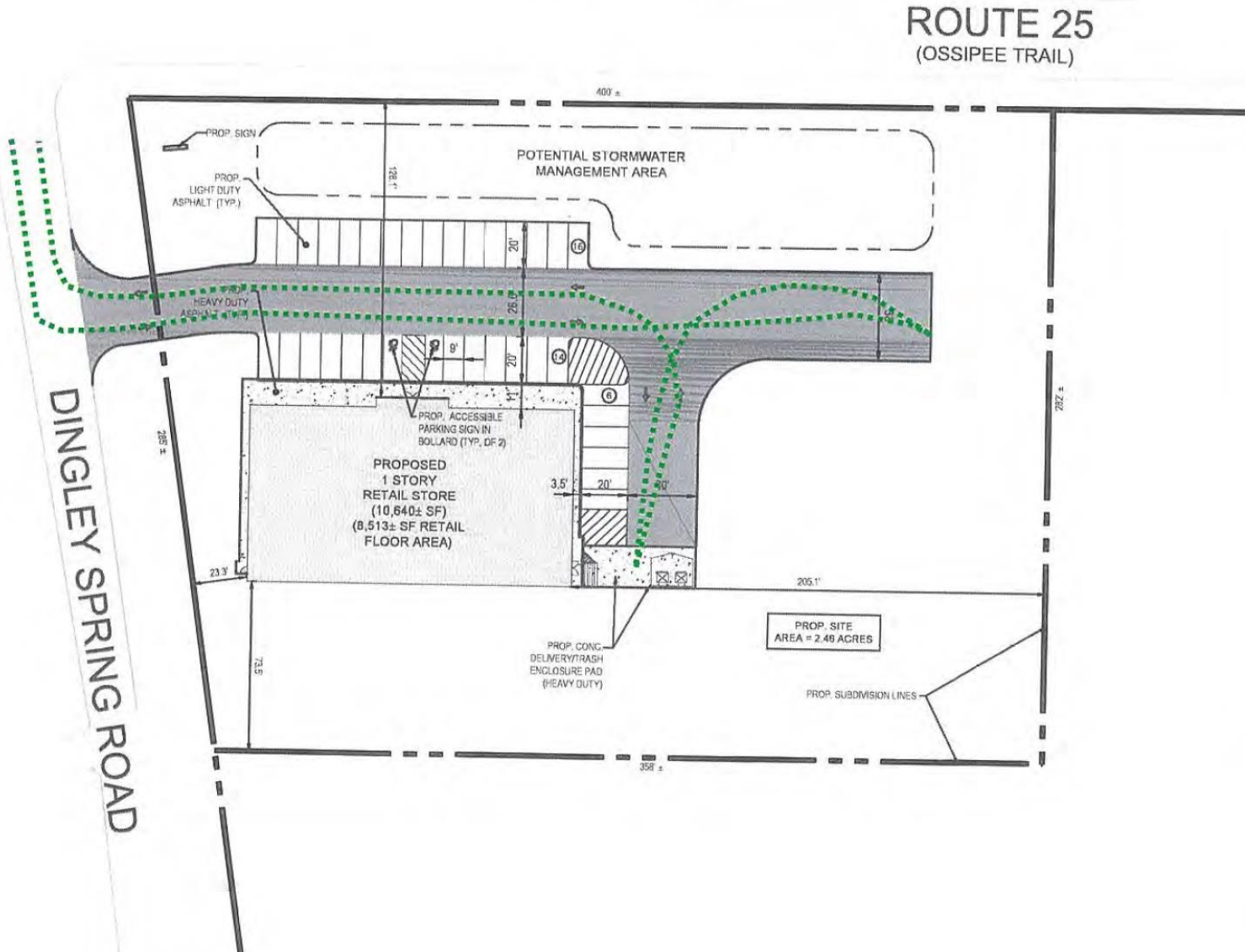


3 PROPOSED SIDE ELEVATION (EGRESS)
SCALE: 1/8"=1'-0"

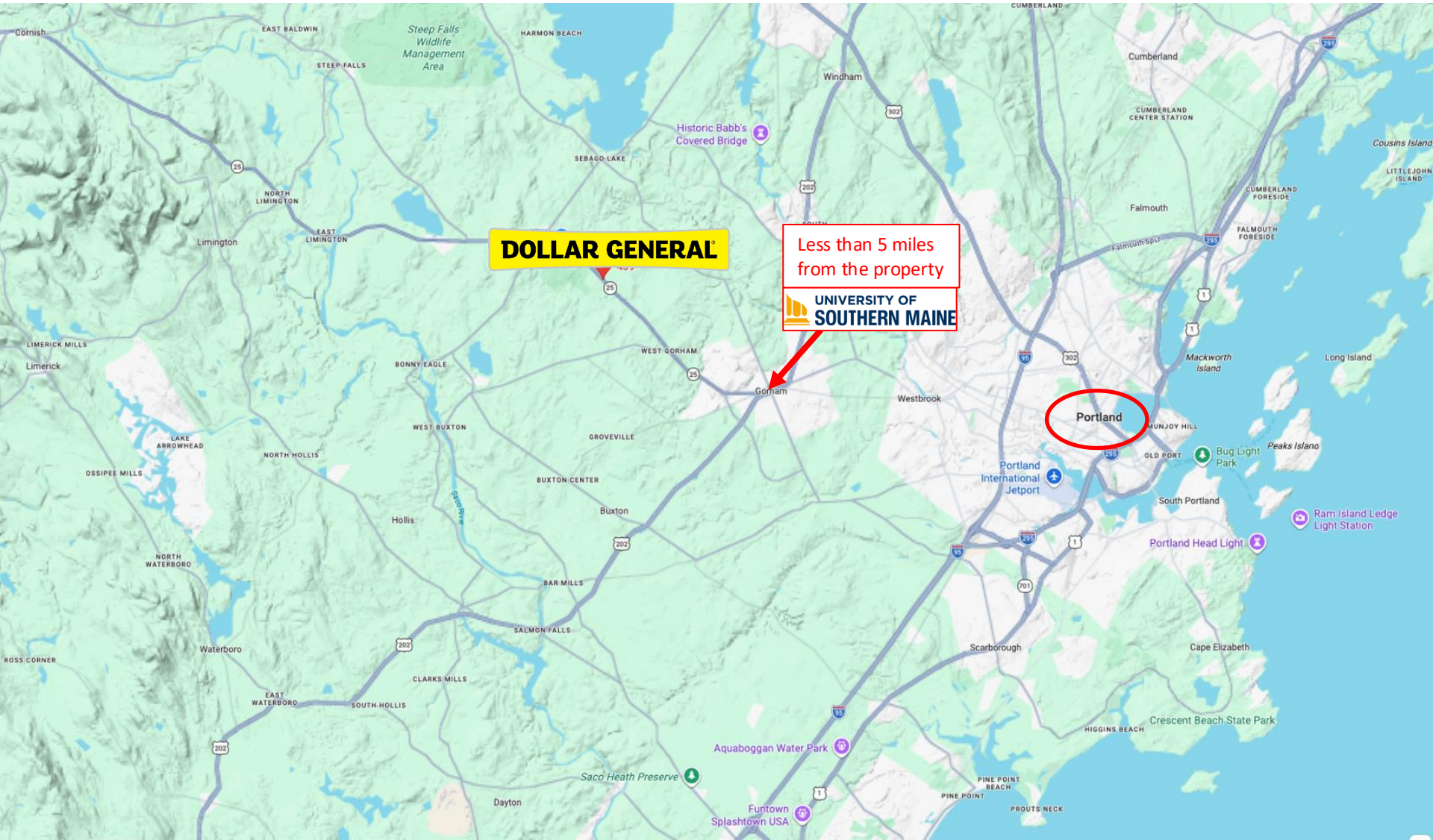


4 PROPOSED SIDE ELEVATION (Dingley Spring Rd.)
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL/MFG.	COLOR/ NO.	NOTES
(X1)	HARDIE-PLANK LAP SIDING	COLOR: PEARL GRAY	PRE-FINISHED: 8" EXPOSURE
(X2)	HARDIE-PLANK LAP SIDING	COLOR: NIGHT GRAY	PRE-FINISHED: 8" EXPOSURE
(X3)	VEE BRICK	COLOR: TAVERN FLASH	
(X4)	METAL COPING	COLOR: WHITE	PRE-FINISHED
(X5)	HARDIE-BOARD TRIM	COLOR: WHITE TO MATCH (X4)	COPING BY GC PRE-FINISHED
(X6)	METAL WALL PANEL	COLOR: CHARCOAL GRAY O.A.E.	PRE-FINISHED
(X6a)	METAL WALL PANEL	COLOR: TO MATCH (X1)	FIELD PAINTED
(X7)	SURFACE APPLIED STOREFRONT	COLOR: DARK BRONZE	LIGHT GRAY SPANDREL
(X7a)	HARDIE-BOARD TRIM	COLOR: TO MATCH (X1)	PAINTED
(X8)	GUTTER & DOWNSPOUT	COLOR: DARK BRONZE	PRE-FINISHED
(X9)	STANDING SEAM METAL ROOFING	COLOR: GALVALUME	PRE-FINISHED
(X10)	HARDIE-BOARD TRIM	COLOR: TO MATCH (X2)	PAINTED
(X11)	METAL COPING	COLOR: CHARCOAL GRAY	PRE-FINISHED
(X12)	INSULATED SLIDING ENTRY DOORS	COLOR: DARK BRONZE	PRE-FINISHED
(X13)	METAL DOOR & FRAME	COLOR: TO MATCH (X2)	PAINTED
(X14)	ARCH ASPHALT SHINGLES	COLOR: PEWTER GREY	GAF TIMBERLINE



Dollar General – Gorham, ME
Close Map





2025 Summary	3 Mile	5 Miles	7 Miles
Population	6,749	20,175	37,605
Households	2,626	7,492	14,135
Families	1,896	5,274	9,966
Average Household Size	2.57	2.50	2.51
Owner Occupied Housing Units	2,297	6,396	12,103
Renter Occupied Housing Units	329	1,096	2,032
Median Age	42.2	39.7	41.4
Median Household Income	\$108,511	\$111,743	\$111,772
Average Household Income	\$137,347	\$141,494	\$141,493

2030 Summary	3 Mile	5 Miles	7 Miles
Population	6,811	20,406	38,293
Households	2,688	7,685	14,585
Families	1,932	5,385	10,240
Average Household Size	2.53	2.46	2.48
Owner Occupied Housing Units	2,373	6,622	12,600
Renter Occupied Housing Units	315	1,063	1,986
Median Age	43.6	41.1	42.5
Median Household Income	\$128,371	\$129,105	\$128,264
Average Household Income	\$160,438	\$162,802	\$162,422

2025-2030 Annual Rate	3 Mile	5 Miles	7 Miles
Population	0.18%	0.23%	0.36%
Households	0.47%	0.51%	0.63%
Average Household Income	\$137,347	\$141,494	\$141,493

Contact Us

HMX Realty Advisors

52 Vanderbilt Ave
Suite #2014

New York, NY 10017

www.hmx1031.com

Our Team

Daniel de Sa'

Managing Partner

Phone: (212) 972-3947

E-mail: dan@hmx1031.com

Robert P. James

Managing Partner