



110 Bolivar Rd, Wellsville, NY 14895

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

Dollar Tree

110 Bolivar Road, Wellsville, NY 14895



Investment Highlights

Property Highlights

- **Corporate Lease with Long-Term Income Security:** The property is leased to Dollar Tree on a corporate-guaranteed lease with ± 7.63 years of remaining term and four 5-year renewal options. Scheduled rental increases every 5 years provide consistent income growth from a creditworthy, national tenant.
- **Established National Retailer with Defensive Profile:** Dollar Tree operates $\pm 16,000$ locations nationwide and has proven especially resilient during economic downturns and periods of inflation. As a value-focused, essential retailer, it remains a vital resource in rural communities like Wellsville, driving dependable foot traffic.
- **Strategic Small-Town Location with Regional Pull:** Positioned along Bolivar Rd (Route 417), the property sits in Wellsville's dominant retail corridor with brands like McDonald's, Tractor Supply, and Tops Friendly Market close by. It benefits from strong visibility and draws consistent traffic from a wide regional trade area, given the limited retail competition in the Southern Tier region of New York.
- **Recent Capital Enhancements:** In 2024, the building received targeted upgrades that improved operational functionality and curb appeal. These improvements reflect tenant commitment and reduce near-term capital needs, positioning the property well for ongoing performance.
- **High-Barrier, Underserved Market:** Wellsville's rural setting and limited retail development create high tenant stickiness and low competition. Dollar Tree fulfills a core need for discount goods in the area, contributing to long-term location stability.

Dollar Tree

110 Bolivar Road, Wellsville, NY 14895

±15,312 SF

GLA

1984/2024

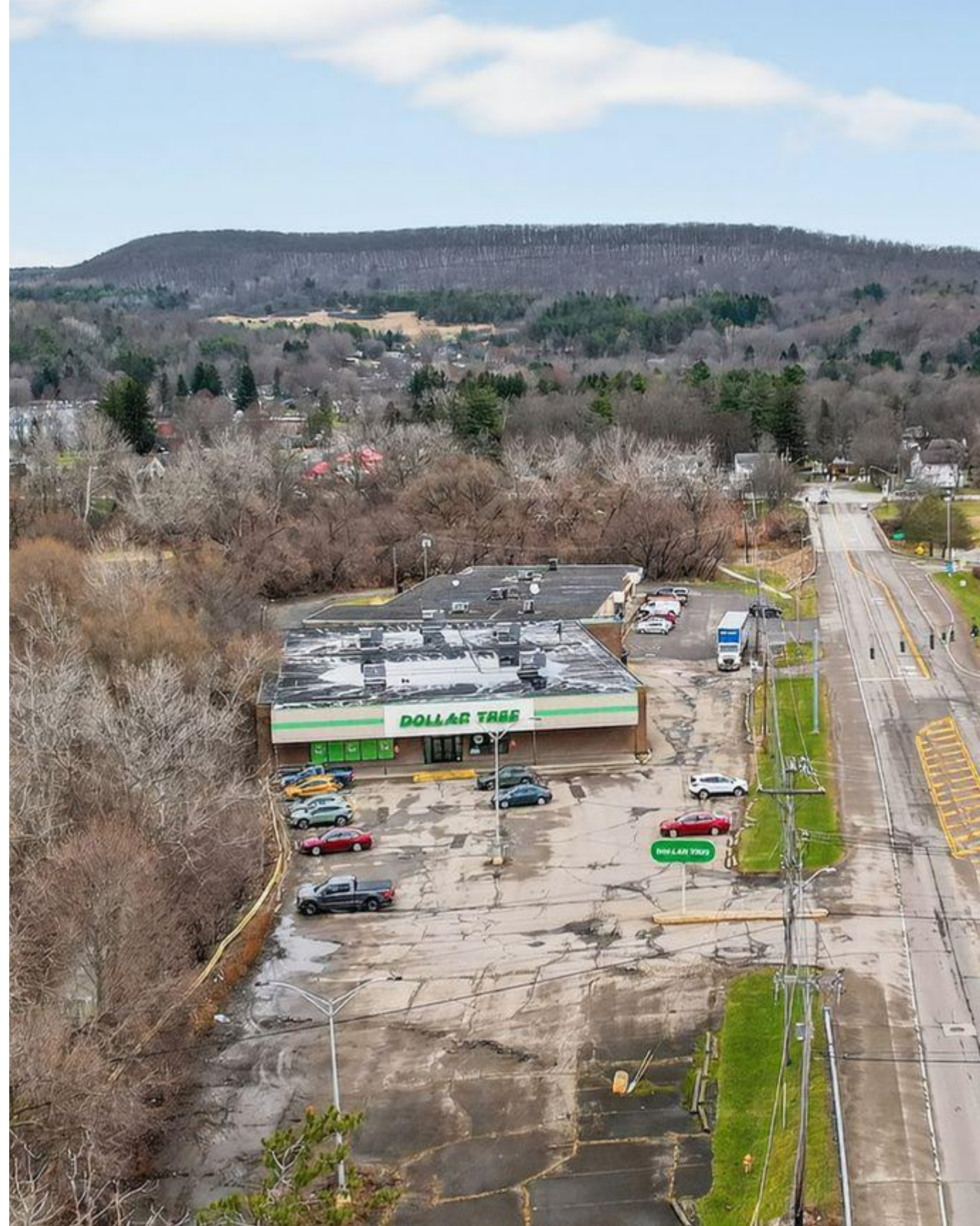
Year Built/Renovated

±10,470

Vehicles Per Day (Bolivar Rd)

±1.80 AC

Lot Size



Property Overview

Property Summary

Property Address	110 Bolivar Rd
City	Wellsville
State	New York
Zip	14895
County	Allegany
GLA (SF)	15,312 SF
Lot (SF)	±78,408 SF
Lot (AC)	±1.80 AC
Year Built/Renovated	1984/2024
APN	027001 238.7-3-2.3
Parking Spaces	64
Parking Ratio (per 1,000)	4.18
Taxes *	± \$40,000
Insurance	± \$7,000



Annualized Operating Data

Term	Lease Years	Annual NOI	Annual Rent	Monthly Rent	Rent PSF	Increase
Current	1-5	\$136,744	\$183,744	\$15,312	\$12.00	-
Base Term	6-10	\$144,400	\$191,400	\$15,950	\$12.50	4.17%
Option 1	11-15	\$152,056	\$199,056	\$16,588	\$13.00	4.00%
Option 2	16-20	\$159,712	\$206,712	\$17,226	\$13.50	3.85%
Option 3	21-25	\$167,368	\$214,368	\$17,864	\$14.00	3.70%
Option 4	26-30	\$175,024	\$222,024	\$18,502	\$14.50	3.57%

* Per the lease, landlord's responsibility for real estate taxes is capped at \$39,534.35.

Financial Overview

Dollar Tree

110 Bolivar Road, Wellsville, NY 14895



Financial Overview

\$1,500,000

List Price

9.12%

Cap Rate

\$136,744

NOI

\$98

Price Per SF



Lease Summary

Tenant	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Net
Roof and Structure	Landlord
Original Lease Term	10 Years
Lease Commencement Date	1/5/24
Rent Commencement Date	1/5/24
Lease Expiration Date	1/31/34
Term Remaining	±7.63 Years
Increases	\$0.50 Every 5 Years
Options	Four, 5-Year



 **WELLSVILLE COUNTRY CLUB**

 **DOLLAR TREE**
SUBJECT PROPERTY

 **COLONY PARK APARTMENTS COMPLEX**

TSC TRACTOR SUPPLY CO
McDonald's BURGER KING save a lot

Giant FOOD MART

 **northern lights**

BOLIVAR RD ± 10,470 VPD

 **UR JONES MEDICINE MEMORIAL HOSPITAL**

 **BOKMAN OF WELLSVILLE CHEVROLET GMC**

Riverwalk Plaza
 **Tops Friendly Markets**
 **the Y**

 **FASSETT LANE Building and Home Center**

GENESSEE PKWY ± 8,000 VPD

 **WELLSVILLE CENTRAL SCHOOL**
1,172 STUDENTS

 **WELLSVILLE ELEMENTARY**
482 STUDENTS

 **ALFRED STATE COLLEGE**
STATE UNIVERSITY OF NEW YORK
± 3,500 STUDENTS

 **PM RESEARCH**



WELLSVILLE MUNICIPAL AIRPORT

Wellsville, NY

Market Demographics



Buffalo, NY | 84 Miles

7,000
Total Population

\$63,227
Median HH Income

2,945
of Households

63%
Homeownership Rate

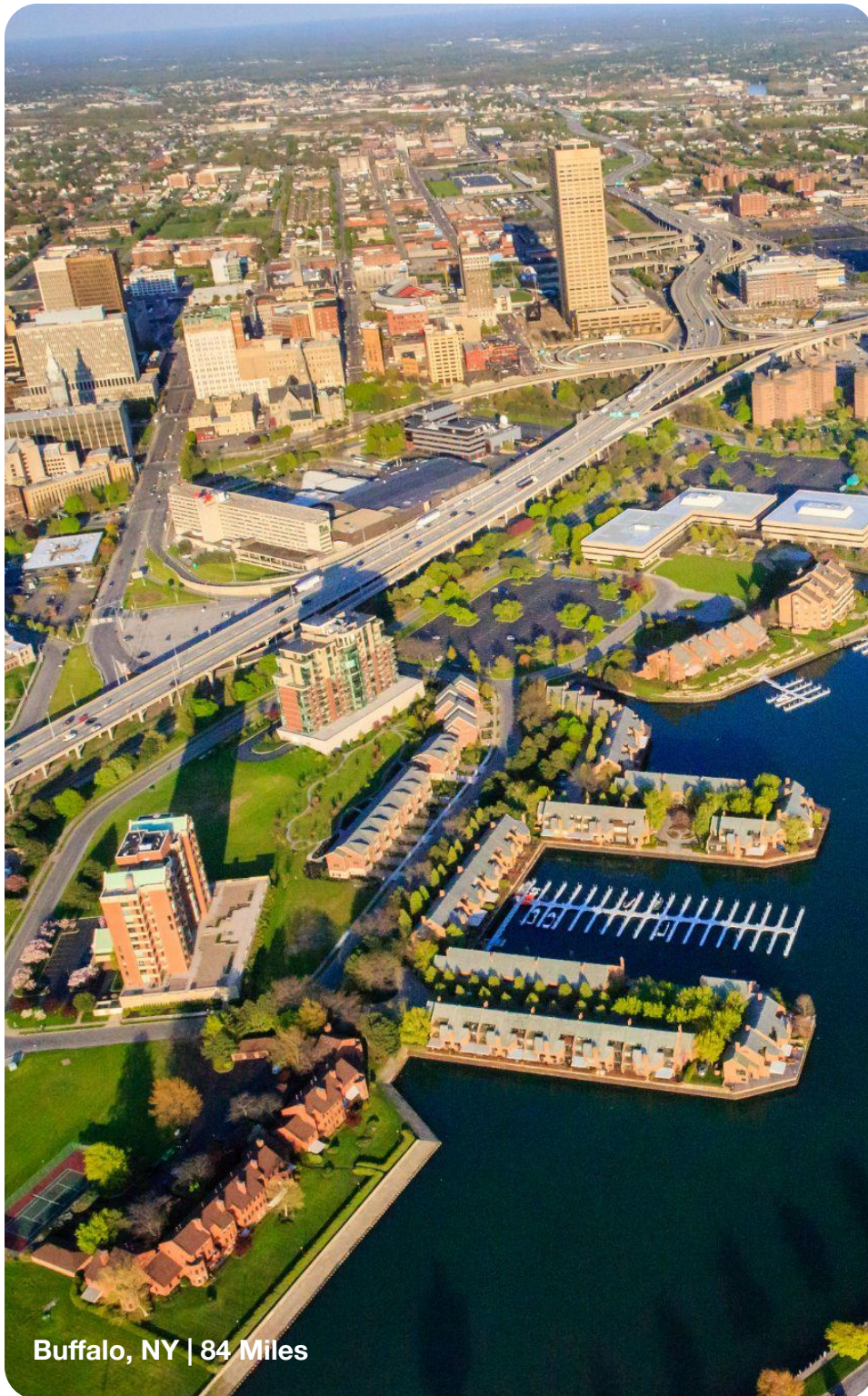
Local Market Overview

Wellsville, NY is a close-knit community located in the southern tier of Allegany County. Known for its small-town character and historic charm, the area offers a stable residential base with a steady flow of local commerce. Households in the region are generally modest in size and income, creating consistent demand for affordable shopping options. The community's slower pace and strong sense of familiarity contribute to a retail environment that favors essential goods and value-based retailers.

Positioned along key routes including State Route 19 and NY 417, Wellsville's main commercial corridor provides excellent accessibility and visibility. The intersection near Riverwalk Plaza serves as a hub for local shopping and services, attracting steady daily traffic from surrounding neighborhoods. This strategic location positions Dollar Tree to meet the everyday needs of local families while benefiting from consistent drive-by exposure. The combination of affordability, convenience, and essential goods aligns well with the shopping preferences of the area's residents.

Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	6,475	8,945	14,876
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	2,865	3,900	6,290
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$79,000	\$78,200	\$79,000



Local Market Overview

The greater Allegany County region functions as an important service and employment center for surrounding rural communities across New York's Southern Tier and nearby northern Pennsylvania. Residents from smaller towns and rural areas regularly travel into Wellsville for healthcare, education, banking, and retail services, reinforcing the community's role as a regional destination for everyday needs. The local economy is supported by a mix of healthcare providers, public institutions, light manufacturing operations, and small businesses that provide steady employment and maintain consistent consumer activity throughout the year.

The area also benefits from its proximity to larger regional centers such as Buffalo and Rochester, allowing businesses to access broader supply chains while maintaining the advantages of a lower-cost operating environment. Recreational assets including the Genesee River Valley and nearby state forests contribute to quality of life and help support tourism and seasonal visitation. These factors, combined with a loyal customer base and limited retail competition within the immediate trade area, help sustain dependable performance for necessity-driven retailers that cater to day-to-day consumer demand.

Economic Drivers

The local economy is supported by healthcare services, education, manufacturing, and regional retail trade that serves a wide rural population base. Wellsville hosts several public institutions, small manufacturers, and distribution businesses that benefit from the area's access to regional highways and rail infrastructure. Alfred State College maintains an educational presence nearby, while regional healthcare providers anchor employment within the service sector. Industrial and logistics activity is supported through local business parks and development initiatives that provide land, infrastructure, and financing incentives to attract employers.

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