

## **ROYAL PROPERTIES NAMED EXCLUSIVE BROKER FOR SALE OF DOLLAR GENERAL IN ELLENVILLE, NEW YORK**



Royal Properties, Inc. is pleased to announce that it has been retained to be the exclusive broker for the sale of a freestanding Dollar General property located at 114-120 South Main Street in Ellenville, New York. Dollar General is occupying a 7,650-square-feet on 0.59 acres within the village's primary commercial district.

Located along South Main Street in the heart of Ellenville's commercial corridor, the property benefits from high visibility and strong traffic exposure, with daily vehicle counts exceeding 14,000.

"This Dollar General represents an exceptional opportunity for investors seeking stable, passive income with a nationally recognized tenant," said Scott Milich of Royal Properties, Inc., who along with Scott Meshil will be handling this assignment. "The combination of an investment-grade credit tenant, NN (R&S) lease structure, and competitive cap rate makes this an attractive addition to any commercial real estate portfolio."

For additional information on this investment opportunity please contact Scott Milich at 914-237-3400, Ext. 116 (SMilich@RoyalPropertiesInc.com) or Scott Meshil at 914-237-3400, Ext. 106 (Scott@RoyalPropertiesInc.com).

Royal Properties, Inc. is a full-service brokerage and consulting company providing real estate solutions for landlords and retailers throughout New York, New Jersey & Connecticut. To learn more about Royal Properties, Inc., please call 914-237-3400 or visit our website at [www.royalpropertiesinc.com](http://www.royalpropertiesinc.com).



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