

New NNN Dollar General Store in Madison Indiana

3300 IN-256, Madison, IN 47250

Listing ID: 30414714
Status: Active
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: Free-Standing Building
Size: 9,002 SF
Sale Price: \$1,332,500
Unit Price: \$148.02 PSF
Sale Terms: Cash to Seller

Overview/Comments

This New Dollar General turned over to Dollar General on April 25, 2019.

Please find a site plan and aerial of the new Dollar General that is located at the traffic signal on the northeast corner of State Road 62 (Clifty Drive) & W State Road 256 in Madison Indiana.

Madison is the county seat of Jefferson County, Indiana, and sits along the Ohio River. Madison has an estimated population of 11,977 in 2017 & Jefferson County Indiana has an estimated population of 32,089 in 2017.

Hanover, Indiana, which is located about 2 miles southwest of the new Dollar General on State Road 56, is also located within Jefferson County, and has an estimated population of 3,543 in 2016. Hanover College is a private institution that was founded in 1827 and is located in Hanover and has a total undergraduate enrollment of 1,089.

Since 1954, the Madison Regatta has held a high points Unlimited hydroplane race annually in early July. The Madison Regatta draws about 70,000–100,000 people annually and is held on July 4 weekend.

The average daily traffic (ADT) on State Road 62 (Clifty Drive) is estimated at 12,472 cars per day and the average daily traffic (ADT) on State Road 256 is estimated at 4,486 cars per day.

The store is available at a firm 6.6 % Cap Rate, with an annual Net Operation Income (NOI) of \$87,950.76 and a firm Purchase Price of \$1,332,500.

This NNN Corporate Dollar General Lease (which is investment grade credit) will have fixed rent for the 15 year primary term with 5 x 5 year options with 10% increases each 5 year option.

I have a buyer friendly contract that my developer is very familiar with if you have a buyer.

Let's do a deal!



More Information Online

<http://www.kcrea.com/listing/30414714>

QR Code

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General Information

Tax ID/APN: 390831400008000006
Retail-Commercial Type: Free-Standing Building
Zoning: GENERAL BUSINESS
Property Use Type: Net Leased Investment (NNN)

Building/Unit Size (RSF): 9,002 SF
Land Area: 1 SF
Sale Terms: Cash to Seller
Cap Rate: 6.6%

Area & Location

Property Visibility: Excellent
Traffic/Vehicle Count: 12,472
Highway Access: direct access to State Road 256

Building Related

Tenancy:	Single Tenant	Passenger Elevators:	0
Property Condition:	Excellent	Freight Elevators:	0
Year Built:	2019		

Location

Address:	3300 IN-256, Madison, IN 47250
County:	Jefferson
MSA:	Madison



Property Contacts



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