

New under construction Dollar General Plus which is a 10,640 sf store (normal size is 9100 sf) and is located on the northeast corner of State Road 135 & State Road 58 in Freetown Indiana.

The store turns over to Dollar General on October 17, 2019 so available to Close on the new store any time after November 18, 2019.

The new Dollar General Plus is the only dollar store in Freetown and the surrounding area.

Freetown is in Jackson County Indiana and has population of 44,768 as of 2018 and has grown 5.64% since 2010. Freetown's zip code of 47235 has a population of 1860 as of 2018.

The store is available at a 6.6 % Cap Rate, with an annual Net Operation Income (NOI) of \$89,439.96,483 and a Purchase Price of \$1,355,100.

This NNN Corporate Dollar General Lease is corporately guaranteed (which is investment grade credit with a "BBB" Standard & Poor's credit rating) and will have fixed rent for the 15-year primary term with 5 x 5-year options with 10% increases with each 5-year option. Dollar General has over 15,500 stores.

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

Chip Sprigg Realtors, Inc.

Net Leased Properties

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Freetown, Indiana

DOLLAR
GENERAL

Proposed Site
38.972230, -86.134300

SR 135



SPEED
LIMIT
30

SR58 / North Maple Street

SPEED
LIMIT
35

[illegible][illegible]

FINAL SITE PLANCITY, STATE - STREET:
NE OF INT OF SR 135 & SR 58 FREETOWN, IN

PROTOTYPE:	C PLUS	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:10,640/8,526	COMPANY:	N/A	COMPANY:	
ACREAGE: 0.95	NAME:		NAME:	
PARKING SPACES: 30	PHONE #:		PHONE #:	

SITE SUMMARY:

SITE AREA: 0.95 AC.

ZONED: R2

CONDITIONAL USE APPROVED

PARKING:

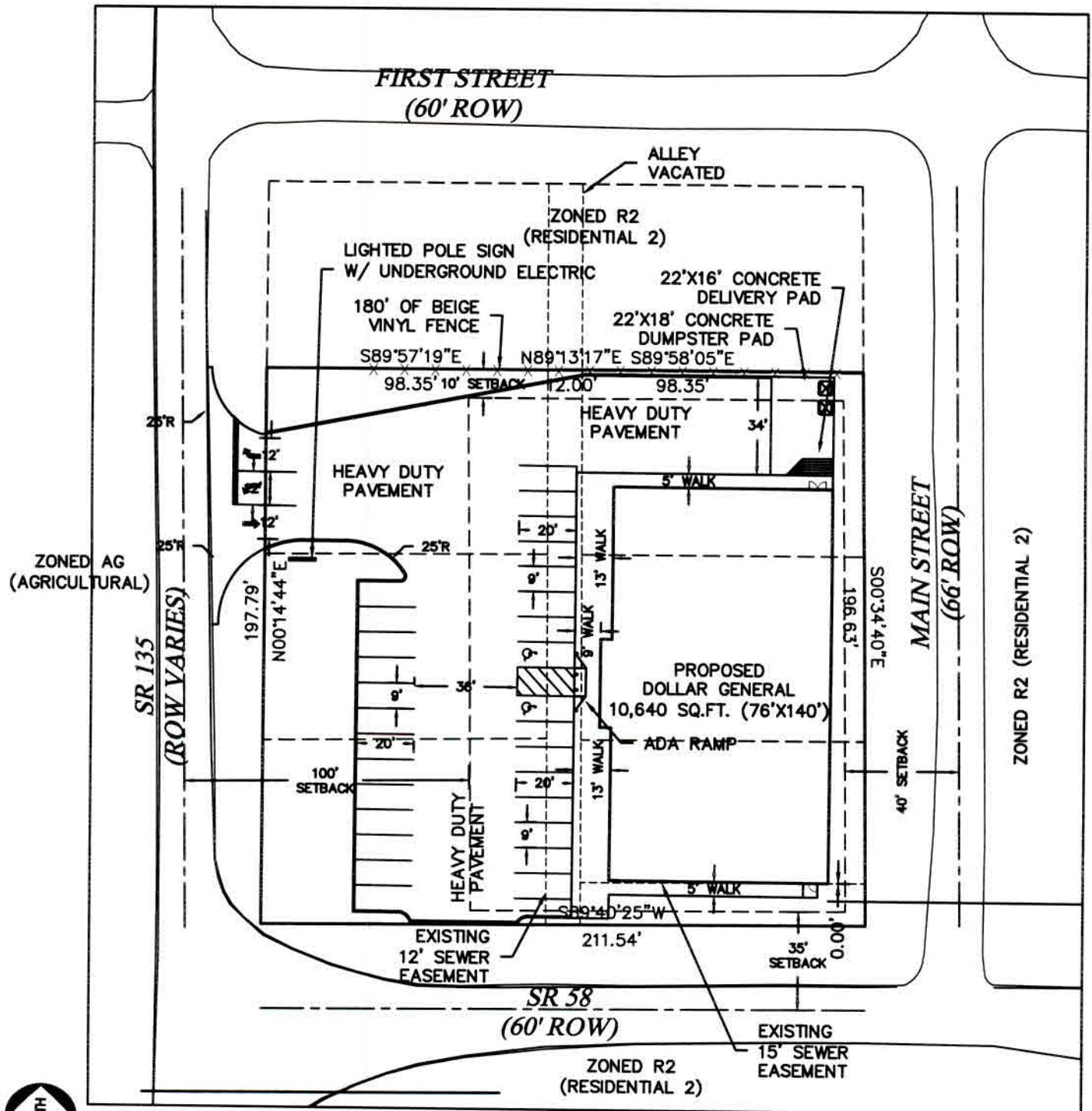
NA REQUIREMENT BY ZONING

35 REQUIRED BY D.G.

30 PROVIDED

REQUIRED STEPS:

1. INDOT DRIVE ENTRANCE APPROVAL
2. UNDERGROUND DETENTION BASIN
3. CONDITIONAL USE APPROVED
4. PROPOSED SETBACK APPROVED



SCALE = 1" = 50'