



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - INDIANAPOLIS, IN - 6.3% CAP

3640 N MITTHOEFFER RD, INDIANAPOLIS, IN 46235

**\$1,500,000**

6.3% CAP



**DOLLAR  
GENERAL**

INDIANAPOLIS, IN

**\$1,500,000 | 6.3% CAP**

- Dollar General With 9+ Years Remaining on Primary Term
- Absolute NNN Lease - Zero Landlord Responsibilities
- Dense 5 Mile Demographics of 164,500+ Residents With Positive Growth Rates Anticipated
- Located Directly Across the Street From John Marshall High School - a Major Traffic Generator
- Excellent Visibility on N Mitthoeffer Rd (16,100+ VPD)
- Subject Property is 12 Miles From Downtown Indianapolis - the City is the State's Capital and Largest Metropolitan Area With a Total Population of Over 2 Million People
- Dollar General is an Investment Grade Tenant With a S&P Credit Rating of BBB (the Same as Walgreens)

**EXCLUSIVELY MARKETING BY:**

**KADEN BURLISON**

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## PROPERTY DETAILS:

Building Area:	<b>9,100 SF</b>
Land Area:	<b>1.36 AC</b>
Year Built:	<b>2014</b>
Guarantor:	<b>Dollar General Inc. (NYSE: DG)</b>
Price (Psf):	<b>\$164.84</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>9+ Years</b>
Rent Commencement:	<b>11/12/2014</b>
Lease Expiration:	<b>11/30/2029</b>
Base Annual Rent:	<b>\$94,495</b>
Lease Type:	<b>Absolute NNN</b>
Scheduled Rent Increases:	<b>In Option Periods</b>
Options & Increases:	<b>Four (4), 5-Year; 10%</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Tenant</b>
HVAC:	<b>PAID BY Tenant</b>

## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	15,301	78,827	156,667
2020 Estimated	16,398	84,313	164,527
2025 Projected	17,064	87,174	169,242

### POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	6.00%	5.84%	4.24%
2020 - 2025	6.40%	3.35%	2.85%

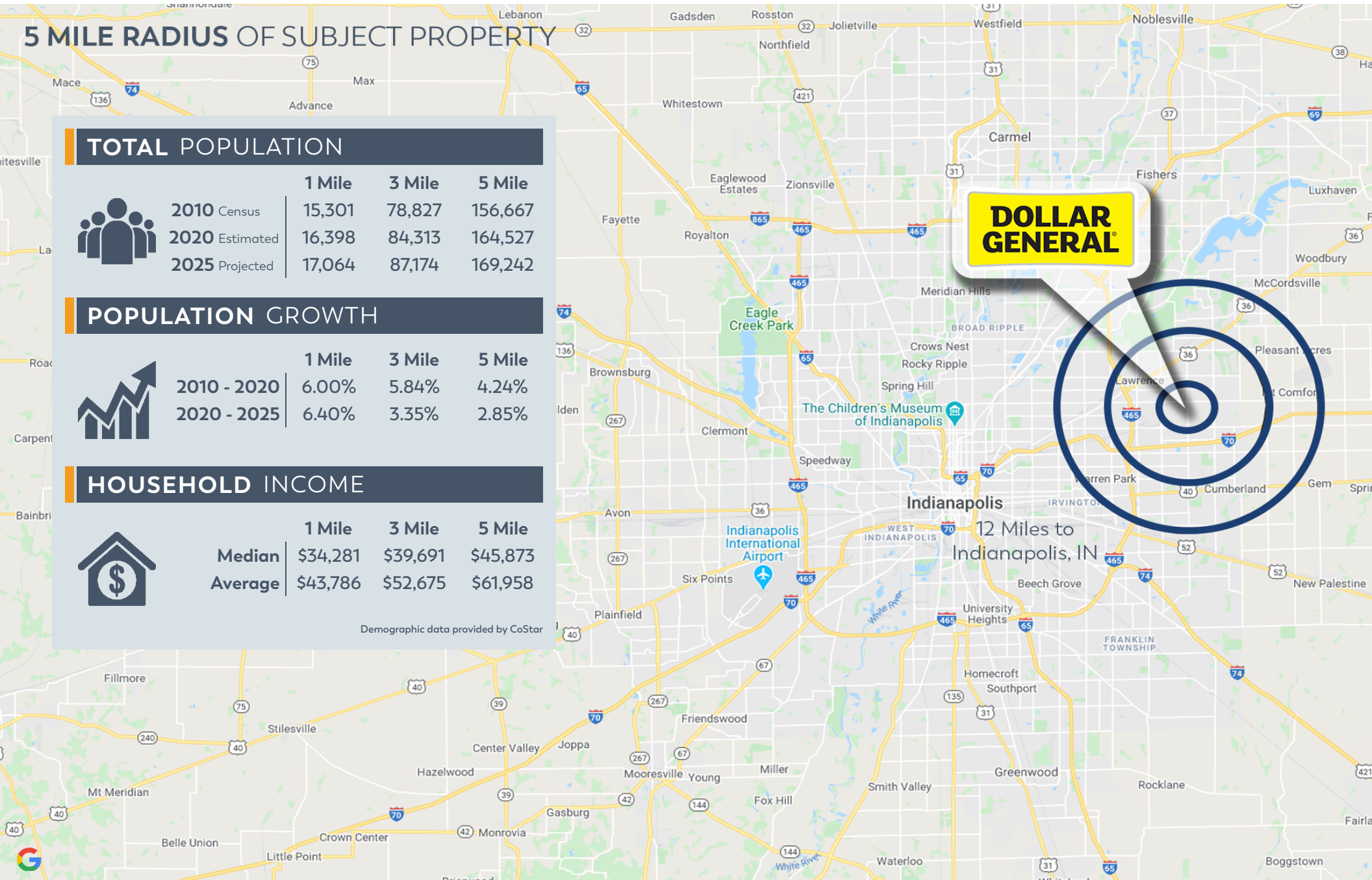
### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$34,281	\$39,691	\$45,873
Average	\$43,786	\$52,675	\$61,958

Demographic data provided by CoStar

**DOLLAR  
GENERAL**







# INDIANAPOLIS

Indianapolis, otherwise known as the “Crossroads of America,” is the Capital and largest city in Indiana. Indy is the 2nd largest state capital and 14th most populous city in the US. The city is home to 7 Fortune 500 companies, two major league sports teams, and the largest-capacity sports venue in the world. Indianapolis is the Racing Capital (home of the Indianapolis 500) and Amateur Sports Capital of the World, attracting tourists and locals alike.

1.46% Annually  
2020 Population Growth



1.8M+  
2020 Total Population



\$54,325  
2020 Median Household Income





# CLOSE-UP RETAILER MAP

3640 N MITTHOEFFER RD | INDIANAPOLIS, IN



Map data ©2020 Imagery ©2020 , IndianaMap Framework Data, Maxar Technologies, USDA Farm Service Agency



# RETAILER MAP

3640 N MITTHOEFFER RD | INDIANAPOLIS, IN





# RETAILER MAP

3640 N MITTHOEFFER RD | INDIANAPOLIS, IN







Actual Property



## Key Demographics 5 Miles



Total Population  
2020  
164,527



Projected Growth  
2020 - 2025  
2.85%

**DOLLAR  
GENERAL**

**DOLLAR  
GENERAL**

9,100 SF | 1.36 AC

Actual Property



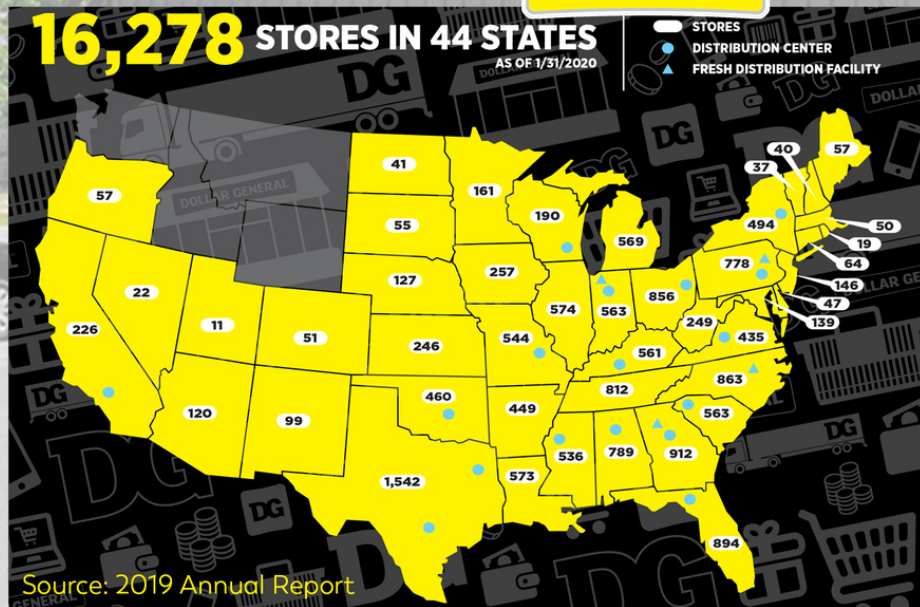
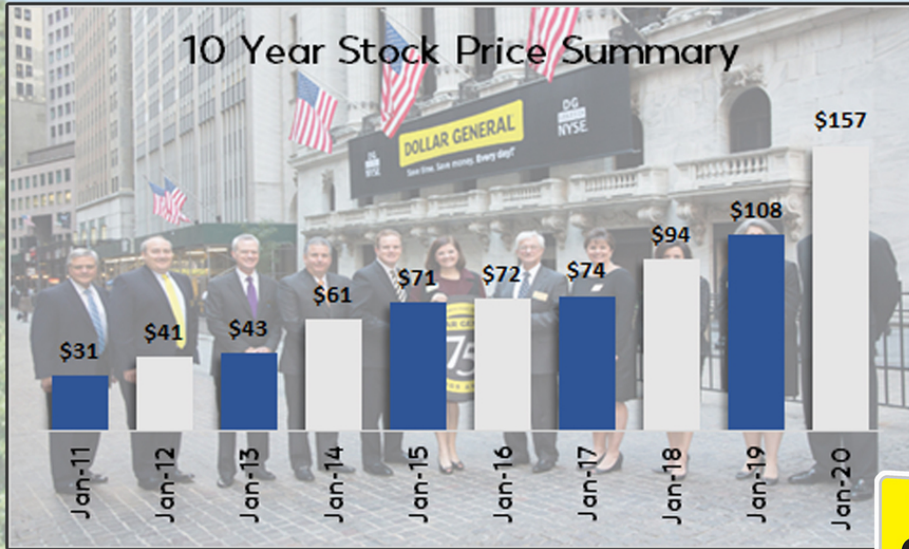


Actual Property



## TENANT OVERVIEW

3640 N MITTHOEFFER RD | INDIANAPOLIS, IN



# 80 Years of Success

Publicly  
Traded Co.  
NYSE: DG

**BBB**  
S&P Rated

\$

**\$48B**  
Market Cap



**16,200+**  
Locations



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Actual Property





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**BROKER OF RECORD**

**SCOTT HOWE**

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Actual Property