



DOLLAR GENERAL

NAPOLEON, INDIANA
(WEST OF CINCINNATI, OH)



**DOLLAR
GENERAL®**

ADDRESS

8734 N. Highway 421
Napoleon, IN 47037

PRICE

\$1,833,000

CAP RATE

5.25%

NOI

\$96,253

FINANCIAL OVERVIEW

PRICE	\$1,833,000
CAP RATE	5.25%
GROSS LEASABLE AREA	10,640 SF
YEAR BUILT	2022
LOT SIZE	1.55 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	March 2022
INCREASES	10% at Each Option
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 15	\$96,253	\$8,021
Option 1	\$105,878	\$8,823
Option 2	\$116,466	\$9,705
Option 3	\$128,112	\$10,676
Option 4	\$140,923	\$11,744
Option 5	\$155,016	\$12,918

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease with No Landlord Responsibilities
- Brand New Construction, Larger Format with Expanded Produce/Cooler Space
- 10% Increases Every 5 Years Beginning in Each Option Period
- Investment Grade Credit Tenant (Rated 'BBB' by S&P), Largest Retailer in the U.S. with 18,000+ Stores
- Classified Nationally as an Essential Business for Daily Shopping Needs
- Strategic Location in Underserved Retail Trade Area, Nearest Dollar Store Competitor is Over 10 Miles Away
- Serving Over 28,000 Residents in Ripley County, Average Household Income Exceeds \$70,000 within 3 and 5 Miles
- East of Brown County State Park, Morgan–Monroe State Forest, and Yellowwood State Forest Attracting Millions of Visitors/Year
- Close Proximity to Versailles State Park with 225,000 Visitors Annually and Big Oaks National Wildlife Refuge on 50,000 Acres, the Largest Wildlife Refuge in Indiana
- 45 Miles to Cincinnati/Northern Kentucky International Airport





**DOLLAR
GENERAL**

TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: DOLLAR GENERAL

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 17,600 locations in 44 states, making it the nation's largest smallbox discount retailer in the U.S.



HEADQUARTERED IN
GOODLETTSVILLE,
TENNESSEE



17,683+
LOCATIONS



PUBLICLY TRADED
COMPANY
NYSE:
DG



BBB
S&P CREDIT
RATING



COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER



FOUNDED IN
1939

Recent News

**DOLLAR GENERAL TO OPEN 1,110 STORES IN 2022; PLANS
INTERNATIONAL EXPANSION**

December 2, 2021
www.chainstoreage.com



STATE ROAD 421

DELIVERY PAD

DUMPSTER

DOLLAR GENERAL

DEMOGRAPHICS

8734 N. HIGHWAY 421
NAPOLEON, IN 47037

POPULATION

	3-MILES	5-MILES	10-MILES
2021 Population	998	2,698	20,239
2025 Population	1,007	2,729	20,564

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2025 Population	1,007	2,729	20,564

HOUSEHOLDS

2021 Households	397	1,041	7,753
2025 Households	405	1,061	7,930

INCOME

2021 Average Household Income	\$69,791	\$72,931	\$80,016
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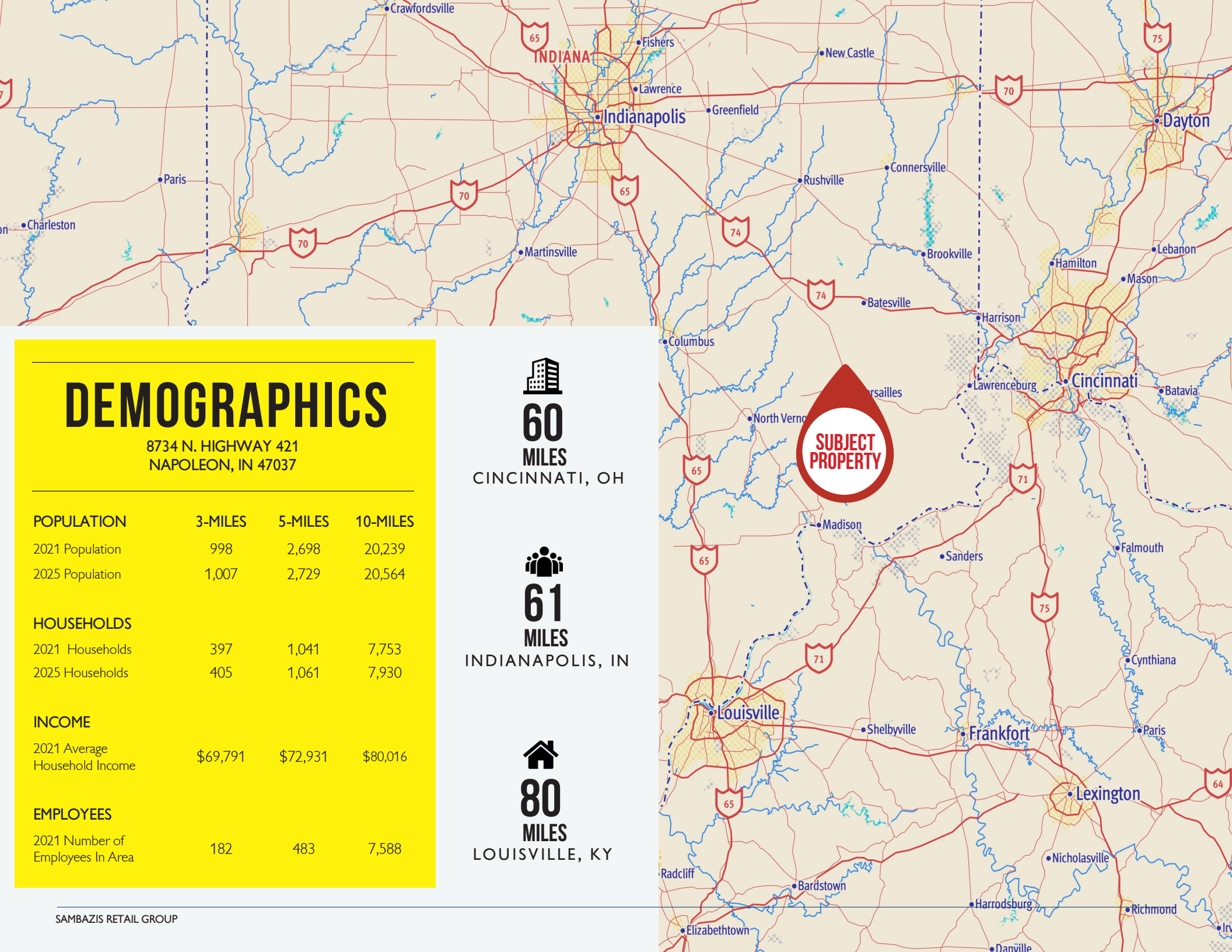
EMPLOYEES

2021 Number of Employees In Area	182	483	7,588
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60
MILES
CINCINNATI, OH


61
MILES
INDIANAPOLIS, IN


80
MILES
LOUISVILLE, KY



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

O F F E R I N G M E M O R A N D U M

DOLLAR GENERAL

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