

BRAND NEW CONSTRUCTION

Single Tenant Absolute NNN Investment Opportunity

**DOLLAR
GENERAL**

(S&P: BBB)



215 N. Old U.S. Highway 41

BOSWELL INDIANA

REPRESENTATIVE PHOTO



NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETED BY

DG

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Tower 1, Suite 900, McLean, VA 22102

VA License No. 0225193951



Managing Broker: Kenneth Galvin, SRS Real Estate Partners, LLC | IN License No. RB15001587

OFFERING SUMMARY

DG



OFFERING

Asking Price	\$1,680,000
Cap Rate	5.25%
Net Operating Income	\$88,241

PROPERTY SPECIFICATIONS

Property Address	215 N. Old U.S. Highway 41 Boswell, Indiana 47921
Rentable Area	9,002 SF
Land Area	2.00 AC
Year Built	2020
Tenant	Dollar General
Guaranty	Corporate
Credit Rating	S&P: BBB
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	13+ Years
Increases	10% Beginning of Each Option to Extend
Options	5 (5-Year)
Rent Commencement	July 29, 2020
Lease Expiration	July 31, 2035

RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	Lease Term			Rental Rates				
	SF	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Dollar General	9,002	July 2020	July 2035	Current	-	\$7,353	\$88,241	5 (5-Year)
(Corporate Guaranty)								10% Increase Beg. of Each Option

13+ Years Remaining | Corporate Guaranteed | Scheduled Rental Increase | Options to Extend

- More than 13 years remaining on the original 15-year lease with 5 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 17,200 locations
- The lease features 10% rental increases at the beginning of each option, generating NOI and hedging against inflation

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Local Demographics & Trade Area

- More than 7,400 residents and 1,600 employees support the 10-mile trade area
- \$65,744 average household income

Brand New Construction | Directly off US Highway 41 | Limited Competition | Excellent Visibility & Access

- Brand new construction which features high-level finishes and distinct design elements
- Directly off US Highway 41, the primary thoroughfare serving Boswell and the immediate trade area
- First discount/dollar store in Boswell
- Virtually no competition, the nearest discount/dollar store is more than 7 miles from this location, increasing consumer draw to the subject property
- The asset benefits from excellent visibility via significant street frontage and is equipped with a large pylon sign

Strong Operator | 1,000 New Stores In 2020

- Dollar General Stores is an American chain of variety stores that has become one of the most profitable stores in the rural United States with revenue reaching \$33.75 billion in 2020
- The company has opened 1,000 new stores across the U.S. in 2020, expanding its presence to 46 states throughout the country

Location



Boswell, Indiana
Benton County
Lafayette MSA

Parking



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 3.33 stalls per 1,000 SF of leasable area.

Access



W State Road 352: 1 Access Point

Parcel



Parcel Number: 04-13-19-200-008.000-007
Acres: 2.00
Square Feet: 87,120

Traffic Counts



U.S. Highway 41: 3,800 Vehicles Per Day

Construction



Year Built: 2020

Improvements



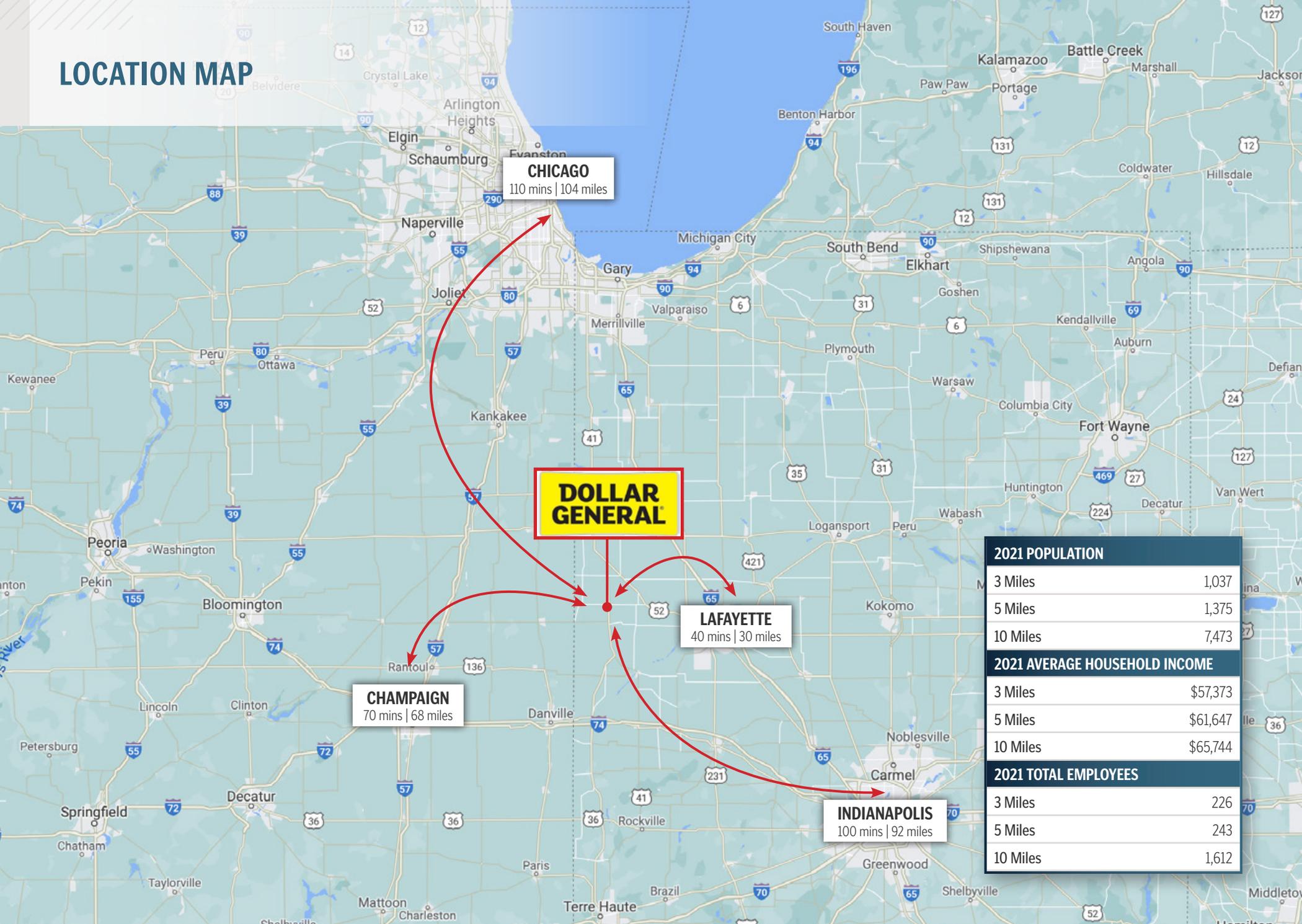
There is approximately 9,002 SF of existing building area

Zoning



Commercial

LOCATION MAP



2021 POPULATION	
3 Miles	1,037
5 Miles	1,375
10 Miles	7,473
2021 AVERAGE HOUSEHOLD INCOME	
3 Miles	\$57,373
5 Miles	\$61,647
10 Miles	\$65,744
2021 TOTAL EMPLOYEES	
3 Miles	226
5 Miles	243
10 Miles	1,612



DOLLAR GENERAL

BOSWELL ELEMENTARY SCHOOL

BARNHART

STONY PIKE & BOSWELL LIVESTOCK AUCTIONS

W STATE RD 352

U.S. HIGHWAY 41

E. SPIES ST.

FARMERS & MERCHANTS BANK

3,800 VEHICLES PER DAY



N. OLD US HWY. 41

INDIANA
352

W. STATE RD.

**DOLLAR
GENERAL**

**WESTERN
UNION WU**



AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
2021 Estimated Population	1,037	1,375	7,473
2026 Projected Population	1,039	1,373	7,441
2021 Median Age	39.2	39.5	43.1
HOUSEHOLDS & GROWTH			
2021 Estimated Households	420	548	3,016
2026 Projected Households	421	548	3,007
INCOME			
2021 Estimated Average Household Income	\$57,373	\$61,647	\$65,744
2021 Estimated Median Household Income	\$46,293	\$49,141	\$50,681
DAYTIME POPULATION			
2021 Estimated Total Businesses	31	34	250
2021 Estimated Total Employees	226	243	1,612





DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 17,266+

2021 Employees: 158,000

2021 Revenue: \$33.75 Billion

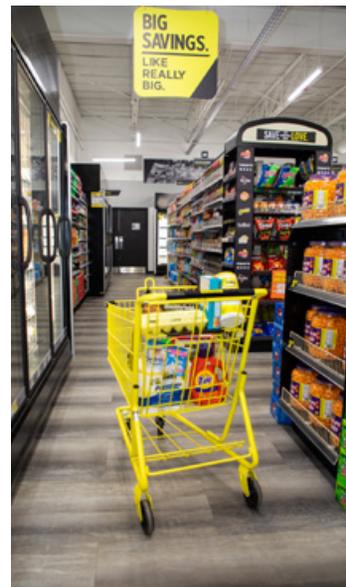
2021 Net Income: \$2.66 Billion

2021 Assets: \$25.86 Billion

2021 Equity: \$6.66 Billion

Credit Rating: S&P: BBB

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day! by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,266 stores in 46 states as of February 26, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General Corporation was founded in 1939.





SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM
OF SRS REAL ESTATE PARTNERS

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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