

# FOR SALE FAMILY DOLLAR

Wheatfield Indiana

48 East State Road 10, Wheatfield, IN 46392



Quality and Integrity You Can Build On!

Price:	\$1,438,462.00
Current Term Expires:	March 31, 2031 plus six (6) five-year options with 5% $\pm$ rental escalations
NOI:	\$93,500.00
Cap Rate:	6.50%
Leasable Area:	9,180 s.f.
NN:	Roof (finish warranty through 2066), Structure, Foundation, Parking Lot

## Broker of Record



**John P. Fulkerson**  
**Broker**  
**License No. RB 14030404**  
**(219) 863-8023**

**The Hamstra Group Realty LLC.**  
**219/956-3111 ext. 234**



**Opened January  
of 2021!**



# FOR SALE

## FAMILY DOLLAR WHEATFIELD, IN



- Parent Dollar Tree is a “BBB “ Standard & Poor’s Credit Rating Fortune 200 Company. A leading operator of discount variety stores with over 16,000 locations across the 48 contiguous states and five Canadian provinces. The current market cap is over \$35.9B, 2021 annual revenue is over \$26.3B. Multi-year growth in both Sales and Net Worth

- Great Location – Located on Indiana State Road 10 at the intersection of Indiana State Road 49 at the inception of the local business district. Convenient for both local and area rural customers via the two busy state highways.

- Minimal Landlord Responsibilities – This lease offers landlords a limited involvement because the tenant is responsible for taxes, insurance, HVAC, property maintenance and landscaping. The landlord’s responsibility is limited to the roof, slab, structure and parking lot.

- This is a recession resistant and mandated essential business in a secure market with great visibility and strong traffic counts

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