



BRAND NEW DOLLAR GENERAL PLUS | NOW OPEN!

ACTUAL STORE

111 S ANDERSON CREEK RD, ECKERTY, IN 47116

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
NJ #1970382
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,642,339
Current NOI:	\$96,898.00
Initial Cap Rate:	5.90%
Land Acreage:	+/- 1.0
Year Built	2022
Building Size:	10,640 SF
Price PSF:	\$154.36
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.90%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this new 10,640 SF. Dollar General Plus store located in Eckerty, Indiana. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains 5 (5 year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store is currently open with rent having commenced in July of 2022.

This Dollar General is highly visible as it is strategically positioned on the corner of S Anderson Creek Road and State Road 64 which sees 3,552 cars per day. The 10 mile population from the site is 8,592 and the 3 mile average household income is \$55,387 per year, making this location ideal for a Dollar General. This area is experiencing a steady growth in population. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 5.90% cap rate based on NOI of \$96,898.



PRICE \$1,642,339



CAP RATE 5.90%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **Brand New 15 Year Absolute NNN Lease**
- Zero Landlord Responsibilities
- **2022 BTS Plus Size Construction**
- **Now Open! | July 2022**
- **Hard Corner Location | Concrete Parking Lot**
- **The Only Dollar Store Serving the Community**
- 5 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$55,387
- Ten Mile Population 8,592 and Expected to Grow
- **3,552 Cars Per Day on State Road 64**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth

DOLLAR GENERAL PLUS

111 S ANDERSON CREEK RD, ECKERTY, IN 47116

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$96,898.00	\$9.11
Gross Income	\$96,898.00	\$9.11
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$96,898.00	\$9.11

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 1.0 Acre
Building Size:	10,640 SF
Traffic Count:	3,552
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$96,898.00
Rent PSF:	\$9.11
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	7/1/2022
Lease Expiration Date:	6/30/2037
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$34.2 BILLION



STORE COUNT:
18,000+



GUARANTOR:
DG CORP



S&P:
BBB

DOLLAR GENERAL PLUS

111 S ANDERSON CREEK RD, ECKERTY, IN 47116 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,640	7/1/2022	6/30/2037	\$96,898	100.0	\$9.11
			Option 1	\$106,587		\$10.01
			option 2	\$117,246		\$11.02
			Option 3	\$128,971		\$12.12
			Option 4	\$141,868		\$13.33
			Option 5	\$156,055		\$14.67
Totals/Averages	10,640			\$96,898		\$9.11



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$96,898.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.11



NUMBER OF TENANTS
1



DOLLAR GENERAL PLUS

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 FORTIS NET LEASE™



2.8% INCREASE
IN NET SALES Q4



1,110 STORES
OPENING IN 2022



\$34.2 BIL
IN SALES

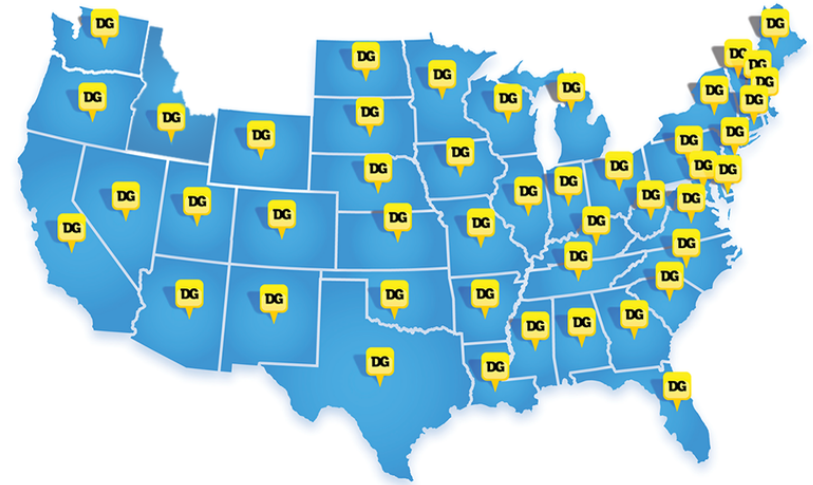


83 YEARS
IN BUSINESS



31 YEARS
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



18,000+ STORES ACROSS 47 STATES

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 FORTIS NET LEASE™



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PROXIMITY TO LOCAL ATTRACTIONS



65 Miles
Louisville
International
Airport



118 Miles
Indianapolis,
Indiana



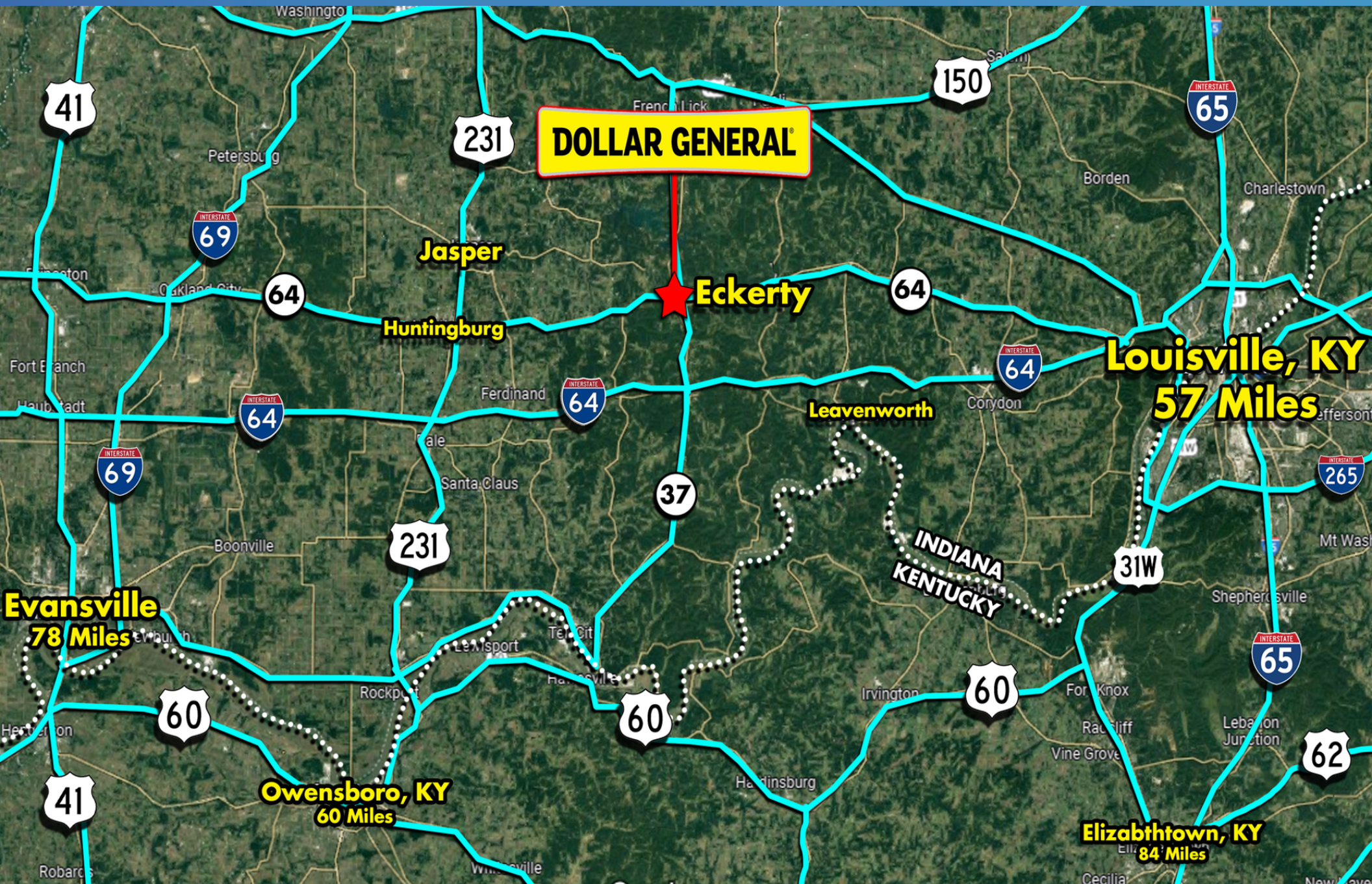
57 Miles
Louisville,
Kentucky

DOLLAR GENERAL

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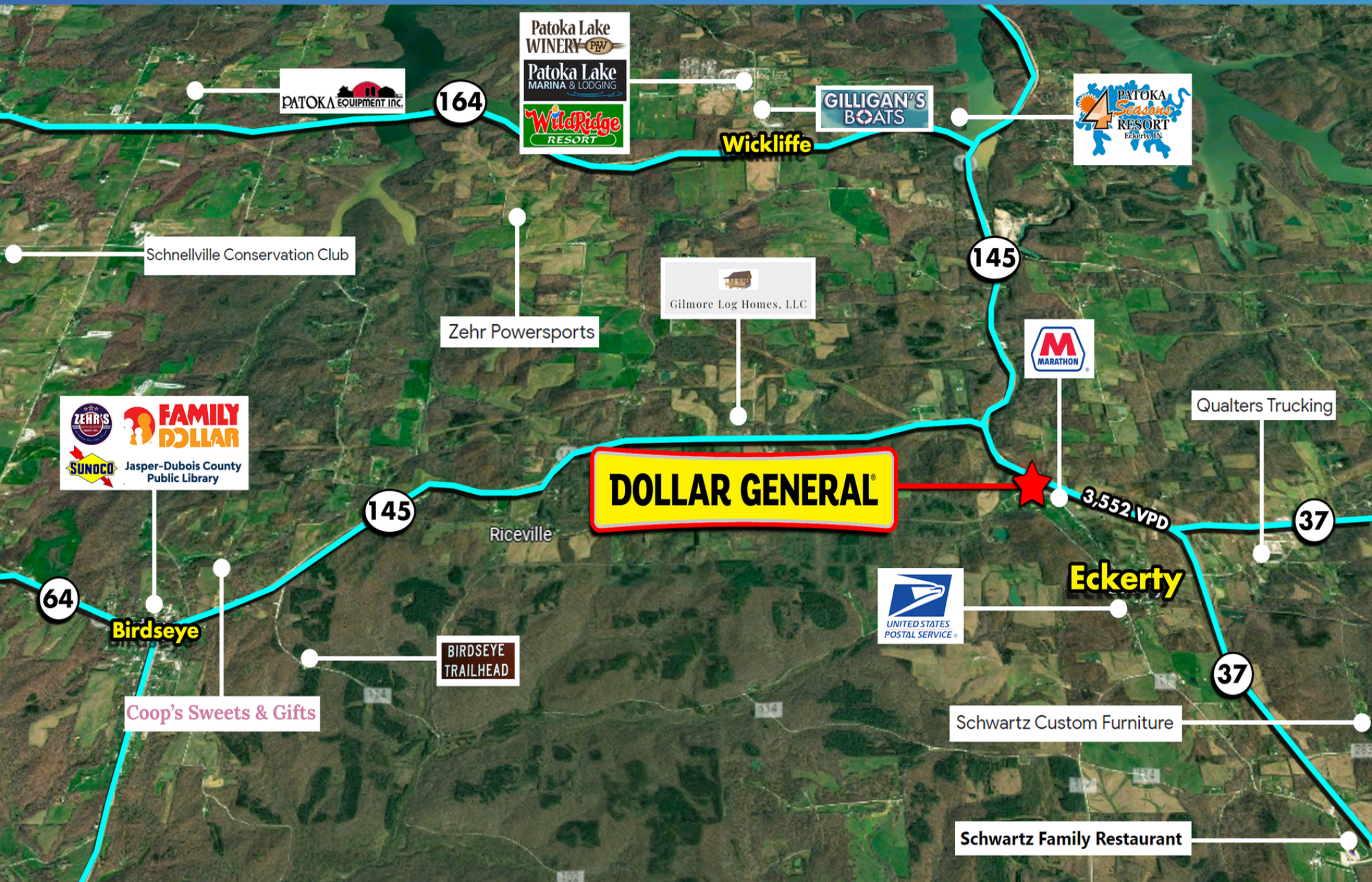
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JASPER, IN
20 MILES
30 MINUTE DRIVE TIME

LOUISVILLE, KY
57 MILES
58 MINUTE DRIVE TIME

Qualters Trucking



State Rd 64 - 3,552 VPD

S Anderson Creek Rd

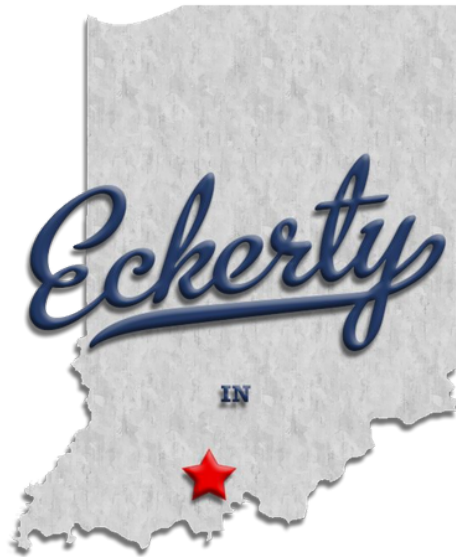
Site

**DOLLAR
GENERAL**

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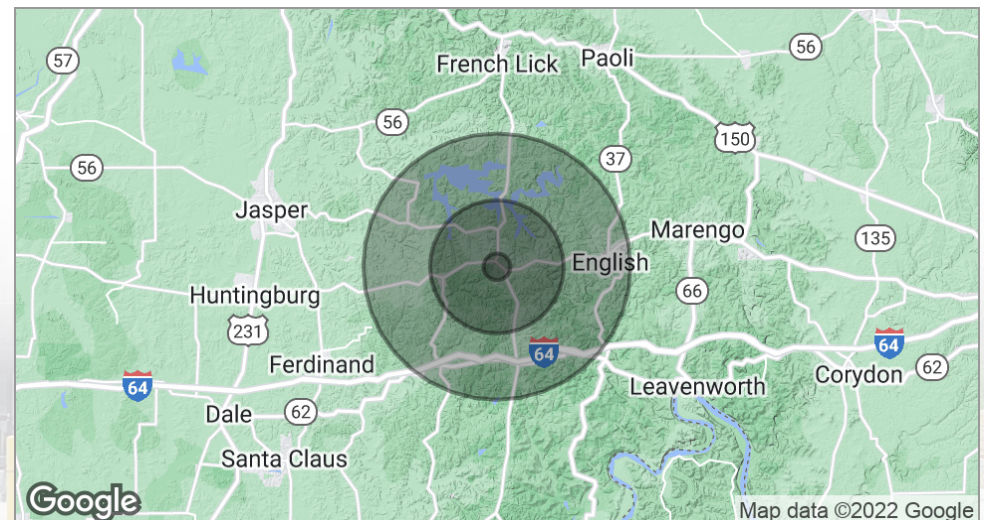




Eckerty is an unincorporated community in Johnson Township, Crawford County, Indiana. Eckerty was laid out in 1873 by Christopher Eckerty.

Crawford County was formed on January 5, 1818, from land in the Harrison, Orange and Perry counties, prompted by petition of what would become Crawford County's population. Some say it was named for William H. Crawford, who was U.S. Treasury Secretary in 1818. Others say it was named for Col. William Crawford, who fought in the French and Indian War and Revolutionary War, and who was burned and scalped by Indians in 1782 in what is now Wyandot County, Ohio. The county seat was in Leavenworth for several decades but eventually moved to English.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	858	3,012	8,592
Total Population 2027	887	3,117	8,731
Population Growth	3.38%	3.49%	1.62%
	46.3	46.2	44.4
# Of Persons Per HH	2.5	2.4	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	345	1,229	3,412
Average HH Income	\$55,387	\$59,735	\$64,282
Median House Value	\$89,285	\$88,279	\$124,918
Consumer Spending	\$9.8 M	\$34.8 M	\$104.3 M





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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