

MOST VISITED DOLLAR GENERAL

Of 16 DOLLAR GENERALS WITHIN 15 MILES - PLACER.AI

RECENT FIVE YEAR EXTENSION

EXTENDED THROUGH 10/31/2031 WITH SCHEDULED 10% INCREASE

DOLLAR GENERAL®

704 E ALBION ST, AVILLA, IN 46710
OFFERING MEMORANDUM



EXECUTIVE SUMMARY

DOLLAR GENERAL

704 E ALBION ST, AVILLA, IN 46710

OFFERING PRICE: \$1,179,000 CAP RATE: 7.50%

GROSS LEASABLE AREA:	9,026 SF
PRICE / SF:	\$130.62
NET OPERATING INCOME:	\$88,390
TENANT TRADE NAME:	Dollar General
LEASE GUARANTEE:	Corporate
TERM REMAINING:	5+ Years
YEAR BUILT / RENOVATED:	2011
LOT SIZE:	1.04 AC
TYPE OF OWNERSHIP:	Fee Simple

PROPOSED FINANCING: 65% LTV / 3 YR TERM / 25 YR AMORT / 6.00% RATE

CASH ON CASH RETURN: \$30,295 / 7.49%

TOTAL RETURN: (PRINCIPAL REDUCTION) \$43,670 / 10.79%



[CLICK TO VIEW ON GOOGLE MAPS](#)



[CLICK TO VISIT WEBSITE](#)



JUST EXTENDED FIVE YEARS IN APRIL 2026



GOOGLE PHOTOS

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current – 10/31/2031	\$88,390	\$7,366	\$9.79	7.50%
Option 2	\$97,229	\$8,102	\$10.77	8.25%
Option 3	\$106,952	\$8,913	\$11.85	9.07%
Option 4	\$117,648	\$9,804	\$13.03	9.98%

LEASE TERMS

LEASE TYPE:	Triple-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	10/8/2011
LEASE EXPIRATION:	10/31/2031
RENT INCREASES:	At Next Option
OPTIONS:	Three – Five Years

**OFFERED INDIVIDUALLY OR AS A PORTFOLIO
(CONTACT AGENT FOR OFFERING
MEMORANDUMS)**

OFFERING PRICE: \$8,720,000 CAP RATE: 7.83% 7 LOCATIONS IN 5 STATES

LOCATION		TERM	BASE RENT	LIST PRICE	LIST CAP RATE	LEASE COMMENCEMENT	LEASE EXPIRATION	SQUARE FEET	PRICE PSF	RENT PSF
Evansville	IN	4.84	\$101,220	\$1,298,000	7.80%	3/30/2011	3/31/2031	9,100	\$142.64	\$11.12
Farmland	IN	4.26	\$83,276	\$1,041,000	8.00%	8/8/2010	8/31/2030	9,014	\$115.49	\$9.24
Avilla	IN	5.41	\$88,390	\$1,179,000	7.50%	10/8/2011	10/31/2031	9,026	\$130.62	\$9.79
Floralia	AL	2.28	\$69,696	\$820,000	8.50%	8/29/2003	8/28/2028	14,500	\$56.55	\$4.81
Dunbar	WV	1.55	\$98,252	\$1,156,000	8.50%	12/1/2012	11/30/2027	11,837	\$97.66	\$8.30
Marksville	LA	4.09	\$120,732	\$1,610,000	7.50%	6/27/2010	6/30/2030	12,480	\$129.01	\$9.67
Spring Valley	IL	4.50	\$121,184	\$1,616,000	7.50%	11/6/2010	11/30/2030	9,014	\$179.28	\$13.44
TOTAL		3.84	\$682,750	\$8,720,000	7.83%			74,971	\$116.31	\$9.11

INVESTMENT HIGHLIGHTS

STNL DOLLAR GENERAL

- +/- 9,026 SQUARE FEET
- +/- 1.04 AC PARCEL
- BUILT IN 2011
- BUILD-TO-SUIT

DOLLAR GENERAL COMPANY

- CORPORATE GUARANTEE – OPERATES 20,000+ STORES
- NYSE: DG
- FORTUNE 500 COMPANY
- S&P RATED: BBB

LEASE OVERVIEW

- TOOK OCCUPANCY IN OCTOBER OF 2011
- CURRENT LEASE GOES THROUGH OCTOBER 2031
- OVER FIVE YEARS REMAIN
- JUST EXTENDED FIVE YEARS IN APRIL 2026 WITH SCHEDULED 10% RENT INCREASE
- THREE-FIVE YEAR OPTIONS

TRIPLE-NET LEASE

- TENANT RESPONSIBLE FOR REAL ESTATE TAXES
- TENANT RESPONSIBLE FOR CAM
- TENANT RESPONSIBLE FOR INSURANCE
- TENANT RESPONSIBLE FOR ROOF & STRUCTURE

LOCATION

- ADJACENT TO BIGGBY COFFEE
- GREAT VISIBILITY FROM E ALBION ST
- TRAFFIC COUNTS – 4,734 VPD

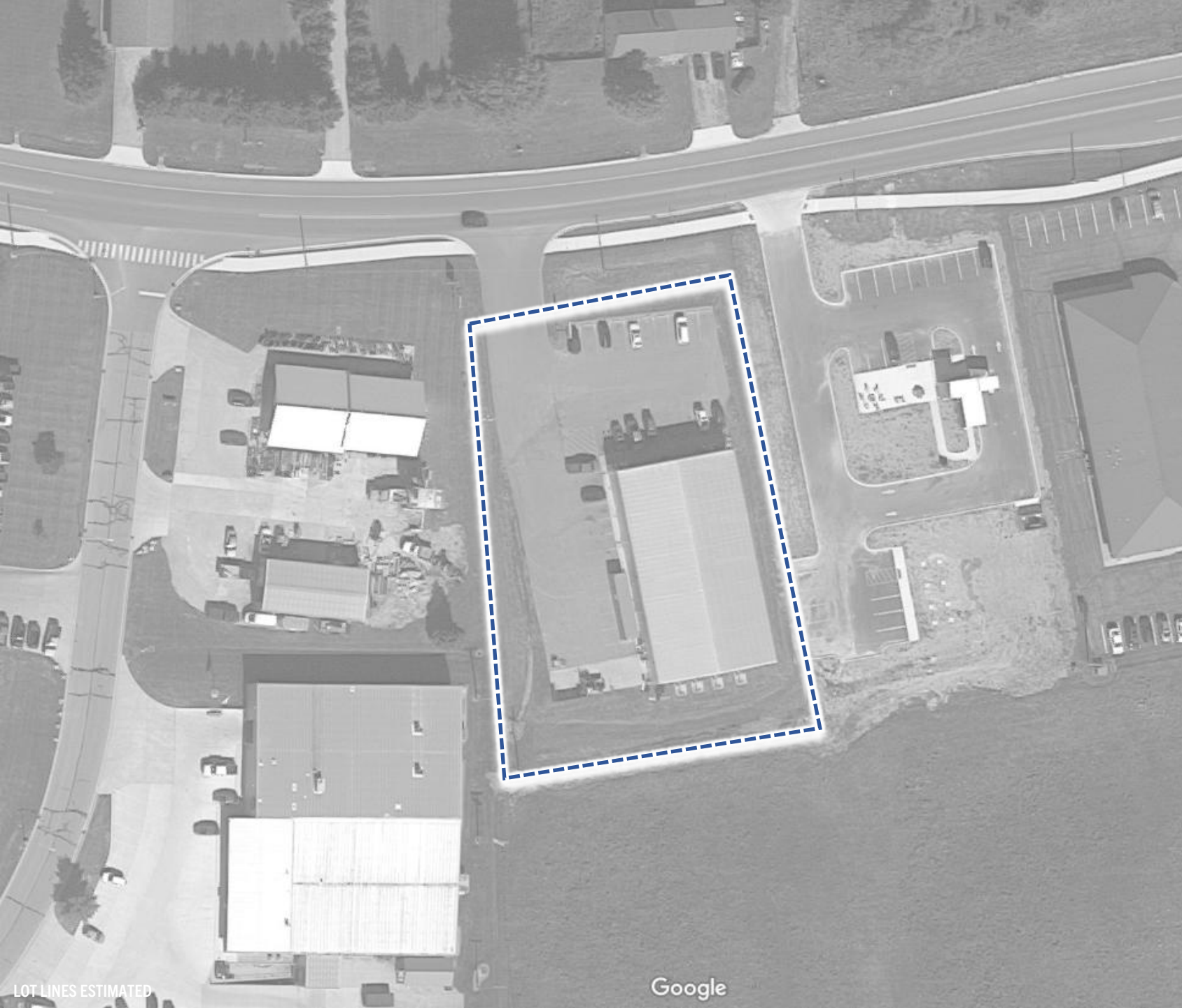
DEMOGRAPHICS

- OVER 11,900 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$73,730 WITHIN FIVE MILES

DOLLAR GENERAL®

[CLICK HERE FOR MORE DOLLAR GENERAL CORPORATE INFORMATION](#)





LEASE RESPONSIBILITIES

REAL ESTATE TAXES Tenant Responsible For Reimbursement Of Real Estate Taxes

INSURANCE Tenant Responsible For Reimbursement Of Insurance

ROOF / STRUCTURE / PARKING LOT / CAM Tenant Responsible For Roof
Tenant Responsible For Structure
Tenant Responsible For Parking Lot Replacement
Tenant Responsible For Parking Lot Maint. & Repair

UTILITIES Tenant Responsible For Utilities

HVAC Tenant Responsible For HVAC Repair & Replacement

**HOLLINGSHEAD
MIXER COMPANY**

MARATHON GAS

THE PIZZA PLACE

**MCDONALD'S
BP**

TAPS PUB

**BIGGBY
COFFEE**

**COMMUNITY STATE
BANK**

MOBEX GLOBAL

SAMSON EXHAUST

**MISCELLANEOUS
METALS CORPORATION**

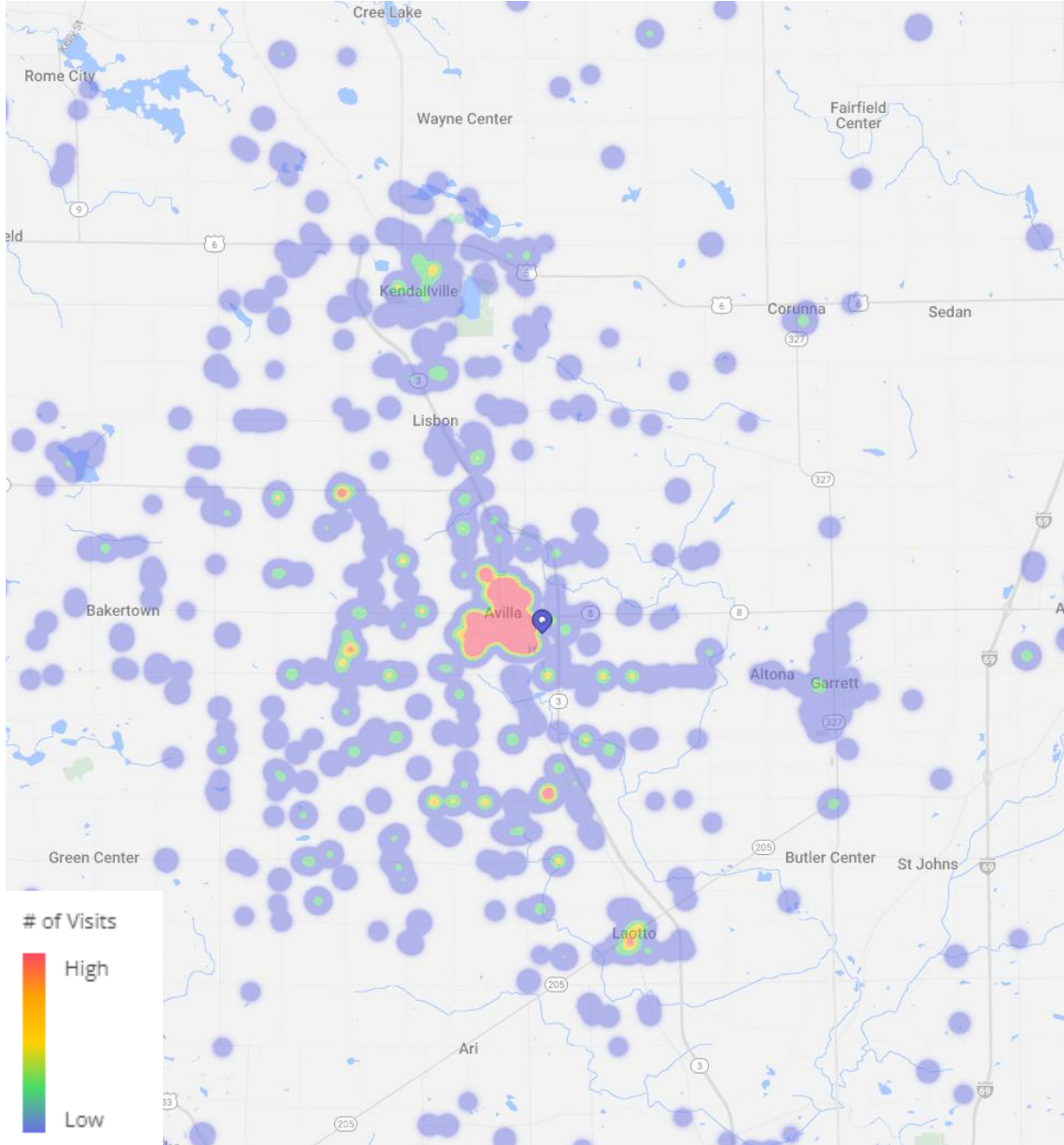
**ACCEL
INTERNATIONAL**

**VICTOR REINZ VALVE
SEALS**

KAUTEX

INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS

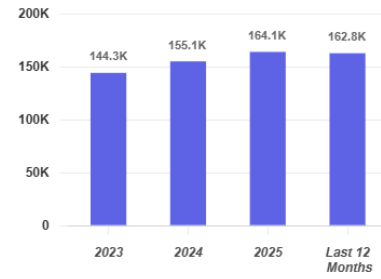
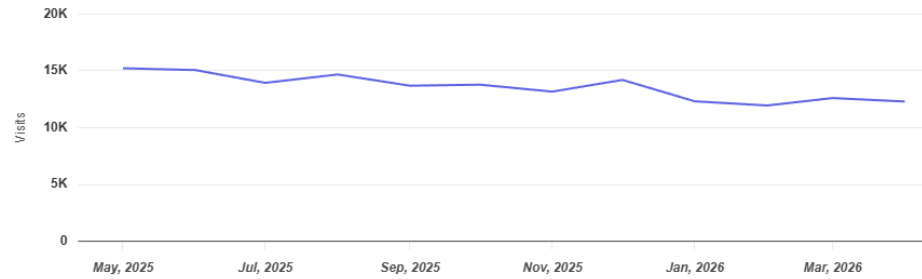
TRUE TRADE AREA



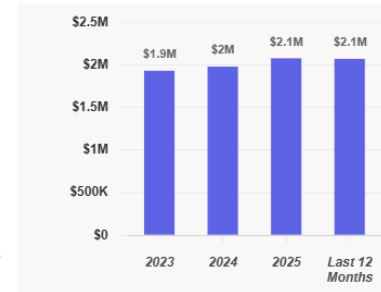
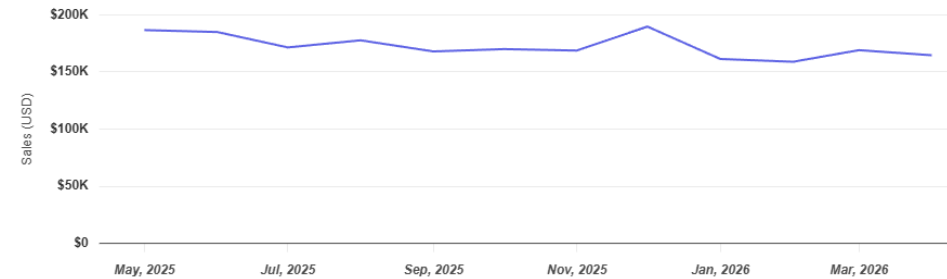
VISITS DATA

Visits	162.8K	Visit Frequency	6.97
Visits / sq ft	17.39	Avg. Dwell Time	11 Min
Visitors	23.4K	Sales	\$2.1M

VISITS VARIANCE

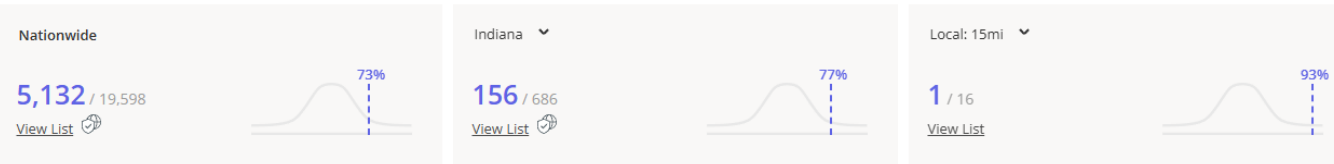


ESTIMATED SALES



TENANT RANKINGS

Dollar General
E Albion St, Avilla, IN
Benchmark: Chain: Dollar General
Metric: Visits



DEMOGRAPHICS SUMMARY

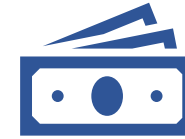
POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	3,606	12,004	56,317
2024 Population	3,651	11,961	55,421
2020 Population	3,877	12,251	54,842
Median Age	40.3	39	40

INCOME	3 Miles	5 Miles	10 Miles
Average	\$83,617	\$73,730	\$80,056
Median	\$74,078	\$59,812	\$64,167

TRAFFIC COUNTS	
E Albion St	4,734 (2025)

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	1,423	4,660	21,961
2024 Households	1,442	4,644	21,625
2020 Households	1,533	4,758	21,436

Source: © 2022 Experian.



AVERAGE HOUSEHOLD
INCOME FIVE MILE RADIUS

\$73,730



HOUSEHOLDS WITHIN FIVE
MILE RADIUS

4,644



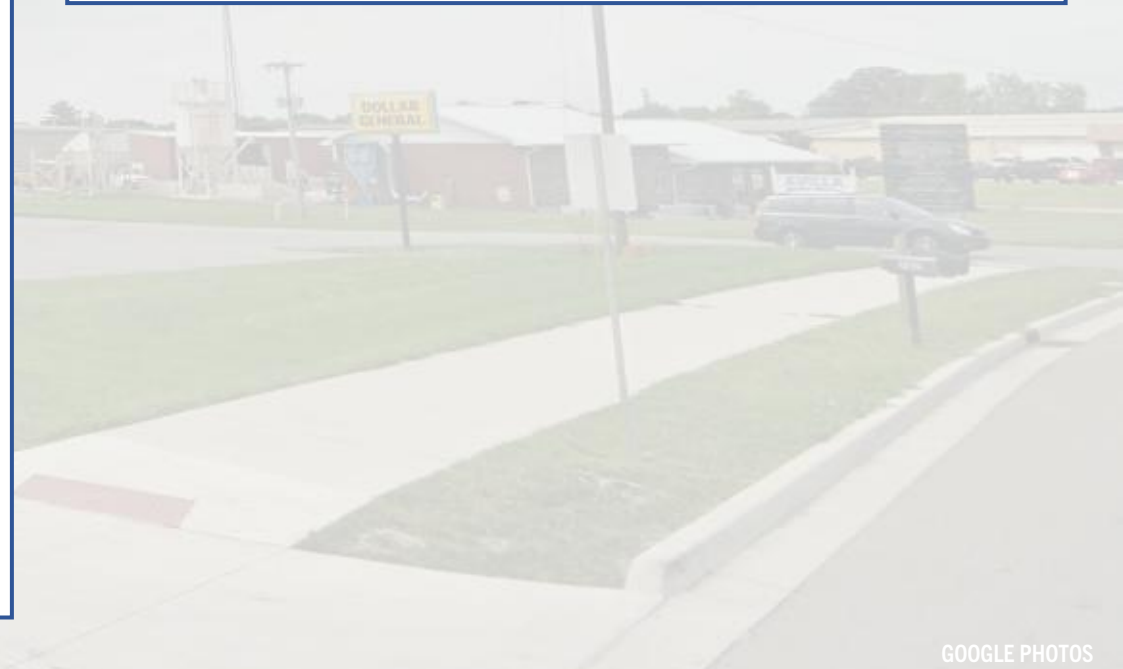
POPULATION WITHIN FIVE
MILE RADIUS

11,961



DAILY TRAFFIC COUNTS

4,734



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ACTIVITY ID: XXXX

DOLLAR GENERAL®

704 E ALBION ST, AVILLA, IN 46710
OFFERING MEMORANDUM

EXCLUSIVELY LISTED:

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