

DOLLAR GENERAL

315 STATE STREET
GLENWOOD | INDIANA 46133



FILE PHOTO

Highlights

PRICE

\$1,129,000

CAP RATE

7.26%

NOI

\$82,012



DG CORPORATE GUARANTEED LEASE

8 years remaining on Absolute NNN lease with **ATTRACTIVE 10% rental escalations** every 5 years in renewal options

DG CORPORATE TENANT

Dollar General Corporation (NYSE: DG | S&P BBB Credit Rating | Moody's Baa3 Rating) **operated 20,901 Dollar General, DG Market, DGX and pOpshelf** stores across the U.S. and **Mi Super Dollar General** stores in Mexico as of 10/31/25

DG LARGE PARCEL | TRAFFIC COUNTS

Strategically located on a large ±1.036-acre parcel along S Rd 44/W State St, Glenwood's main east-west corridor, benefitting from strong visibility, easy access, and traffic counts of 5,514 CPD

DG STRATEGIC LOCATION

Only Dollar General in a mile radius and only daily needs grocer in a 7-mile radius!

DG 2025 DEMOGRAPHICS (5-MI)

Population	1,918
Households	784

Average Household Income \$91,502

Glenwood is 53 miles (about 1 hour) east of Indianapolis, IN
66 miles (1 hour 15 minutes) northwest of Cincinnati, OH
66 miles (1 hour 30 minutes) east of Dayton, OH
120 miles (about 2 hours) north of Louisville, KY

Financial Analysis

SITE ADDRESS	315 West State Street Glenwood Indiana 46133
TENANT	Dollar General Corporation
ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±9,100 SF
LOT SIZE	±1.036 acres
YEAR BUILT	2019
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is a Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	8 years remaining
RENTAL INCREASES	10% every 5 years (in renewal options)
RENT COMMENCEMENT DATE	February 1, 2019 (Est.)
EXPIRATION DATE	January 31, 2034
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
	Current 02/01/19 to 01/31/34	\$82,012	7.26%
<u>RENEWAL OPTIONS</u>			
	1st Option 02/01/34 to 01/31/39	\$90,213	
	2nd Option 02/01/39 to 01/31/44	\$99,234	
	3rd Option 02/01/44 to 01/31/49	\$109,158	
	4th Option 02/01/49 to 01/31/54	\$120,074	

Tenant Profile

DOLLAR GENERAL

TYPE	Public
TRADED AS	NYSE: DG
S&P CREDIT RATING	BBB Stable (09/10/25)
MOODY'S RATING	Baa3 Stable (03/28/25)
INDUSTRY	Retail: General Merchandise
MARKET CAP	31.9B (02/05/26)
FOUNDED HQ	Scottsville, KY Goodlettsville, TN



Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities.

As of October 31, 2025, the Company's 20,901 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from their high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

DOLLAR GENERAL BY THE NUMBERS.

~40% 
Of store managers started as part-time associates.

195k+ 
Employees

30+ 
Traditional, fresh, and combination Distribution Centers



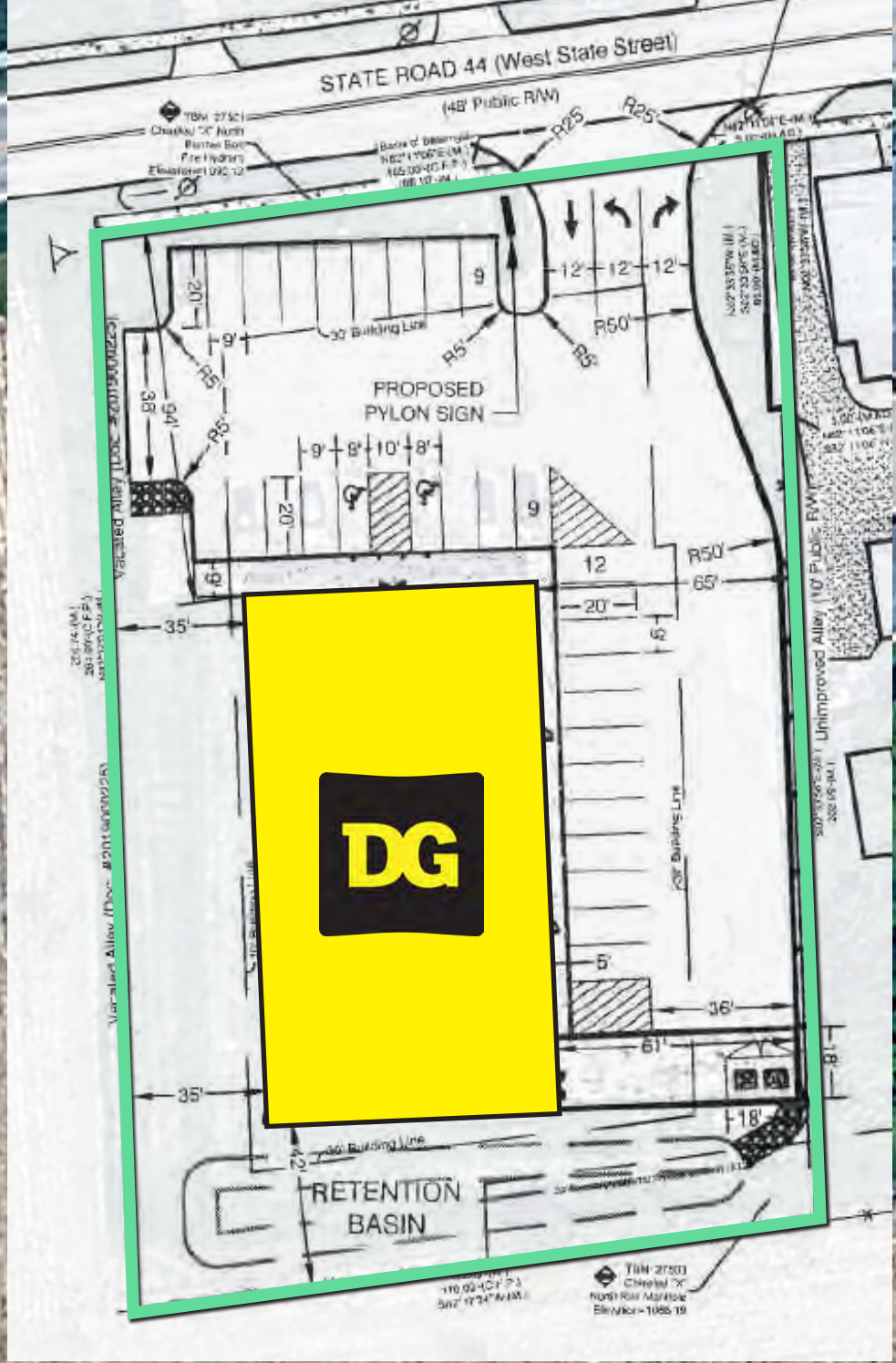
20k+ 
Dollar General locations in the U.S.

\$27M+ 
In charitable donations and grants.

85+ 
Years of **Serving Others**

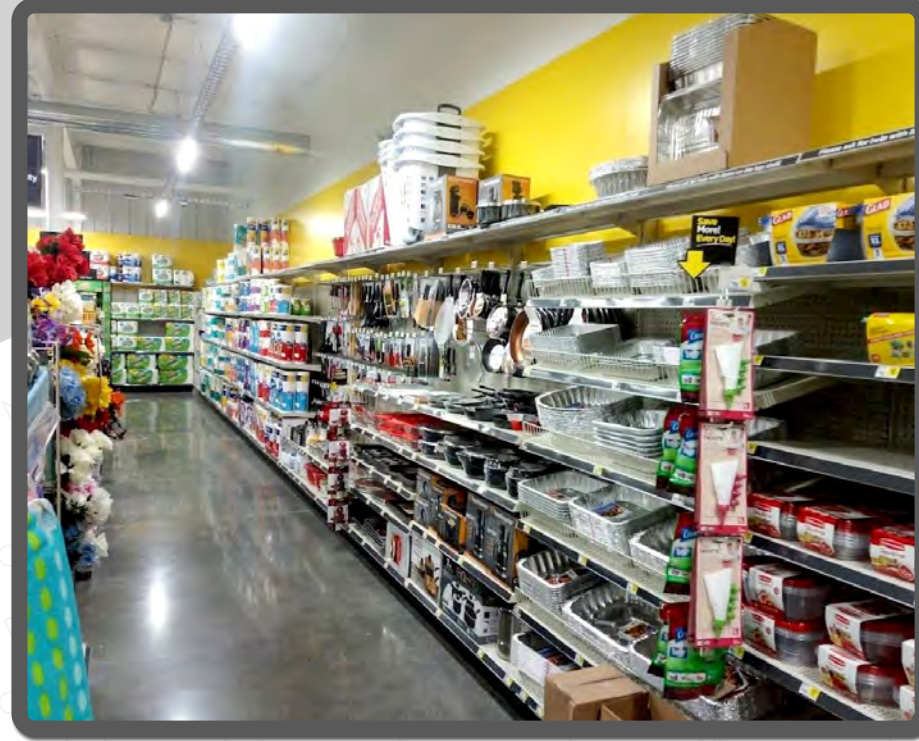
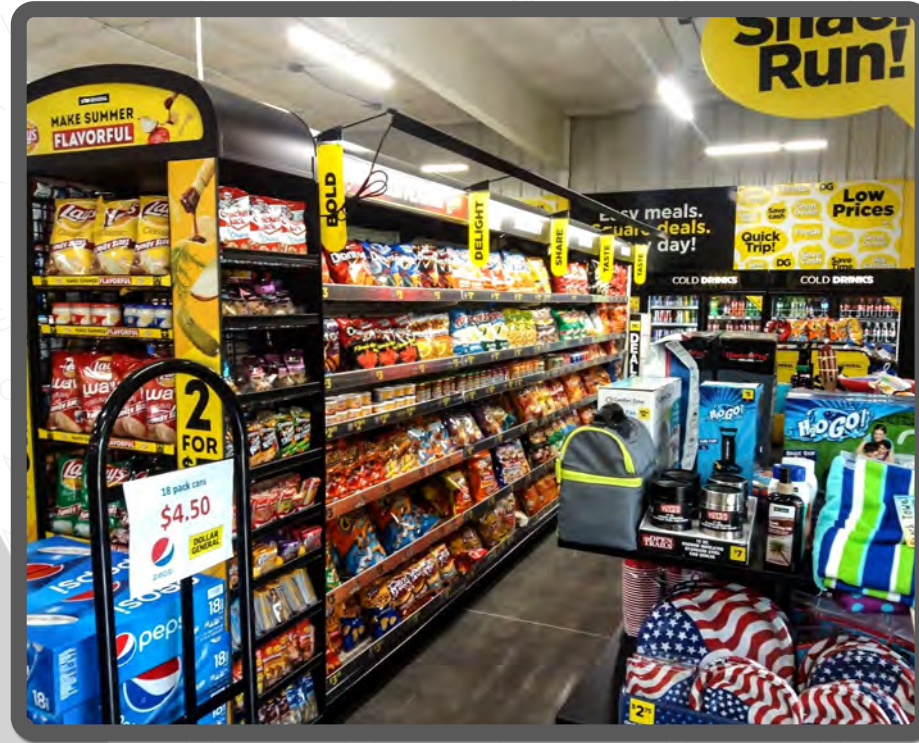
Site Plan

Property Specifications	
Lot Size	±1.036 Acres
GLA	±9,100 SF
Parking Stalls	
Regular	28
Handicap	2



Interior Photos

TDG



Immediate Vicinity

* Only Dollar Store & Daily Needs Grocer in a 7-Mile Radius!



7.5 MILES TO RUSHVILLE



9 MILES TO CONNERSVILLE



City of CONNERSVILLE



CONFIDENTIALITY AGREEMENT

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