



# BRAND NEW DOLLAR GENERAL PLUS | RENT BUMPS

ACTUAL STORE

12139 SR 250, EAST ENTERPRISE, IN 47040

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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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CINCINNATI, OH 45219  
513.898.1551

# DOLLAR GENERAL PLUS WITH RENT BUMPS

12139 SR 250, EAST ENTERPRISE, IN 47040 

## INVESTMENT SUMMARY

List Price:	\$1,884,569
Current NOI:	\$124,381.55
Initial Cap Rate:	6.60%
Land Acreage:	+/- 4.264
Year Built	2026
Building Size:	10,640 SF
Price PSF:	\$177.12
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.94%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **2026 BTS** 10,640 SF. Dollar General **Plus** store located in East Enterprise, Indiana. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains **5% rental rate increases every 5 years** including at each of the 5 (5 year) options to renew. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store has completed construction and successfully **opened for business in April 2026**.

This Dollar General is **highly visible** as it is strategically positioned on IN-250 seeing 5,303 cars per day. The **10 mile population from the site is 17,972** and the **3 mile average household income is \$86,993** per year, making this location ideal for a Dollar General. It sits **adjacent to a Marathon Gas station** & is a necessary addition to the community. 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 6.60% cap rate based on NOI of \$124,381.55.



PRICE \$1,884,569



CAP RATE 6.60%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

## INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities | Concrete Parking Lot**
- **2026 BTS Plus Size Construction | NOW OPEN!**
- **5% Rental Rate Increases Every 5 Years!**
- 5 (5 Year) Options | 5% Increases At Each Option
- 3 Mile Household Income \$86,993
- **10 Mile Population 17,972**
- **2,127 Cars Per Day on IN-250**
- Investment Grade Dollar Store With "BBB" Credit Rating
- Dollar General Corporate Guaranty

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## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$124,381.55	\$11.69
<b>Gross Income</b>	<b>\$124,381.55</b>	<b>\$11.69</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$124,381.55</b>	<b>\$11.69</b>

## PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 4.264 Acre
Building Size:	10,640 SF
Traffic Count 1:	2,127 on IN-250
Traffic Count 2:	2,180 on IN-56
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$124,381.60
Rent PSF:	\$11.69
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	4/15/2026
Lease Expiration Date:	4/30/2041
Lease Term Remaining:	15 Years
<b>Rent Bumps:</b>	<b>5% Every 5 Years Including at Each Option</b>
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



**GROSS SALES:**  
\$42.7 BILLION



**STORE COUNT:**  
20,900+



**GUARANTOR:**  
DG CORP



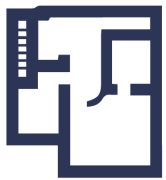
**S&P:**  
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR	
Dollar General	10,640	4/15/2026	4/30/2041	\$124,381.55	100.0	5/1/2031	\$11.69	
				\$130,600.63			5/1/2036	\$12.27
				\$137,130.66			5/1/2036	\$12.89
				Option 1			5/1/2041	\$13.53
				Option 2			5/1/2046	\$14.21
				Option 3			5/1/2051	\$14.92
Option 4	5/1/2056	\$15.67						
Option 5	5/1/2061	\$16.45						

<b>Averages</b>	<b>10,640</b>			<b>\$130,704.28</b>			<b>\$12.28</b>
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TOTAL SF

10,640



TOTAL ANNUAL RENT

\$124,381.60



OCCUPANCY RATE

100.0%



AVERAGE RENT/SF

\$12.28



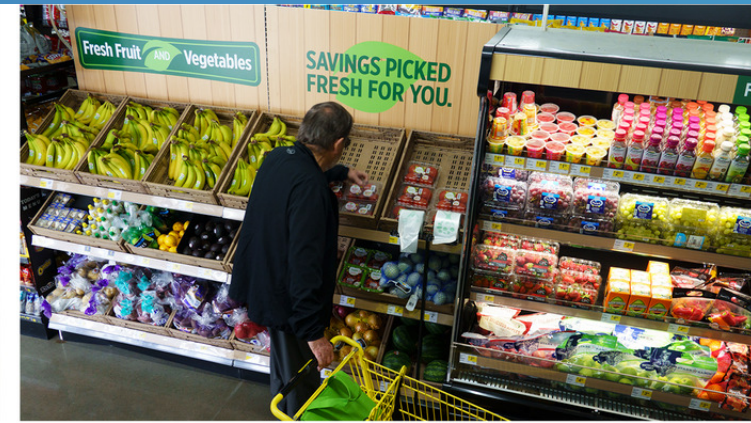
NUMBER OF TENANTS

1



# DOLLAR GENERAL PLUS WITH RENT BUMPS

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**\$1.5 BILLION**

2025 TOTAL NET INCOME



**460 NEW STORES**

OPENING IN 2026



**\$42.7 BIL**

2025 NET SALES



**87 YEARS**

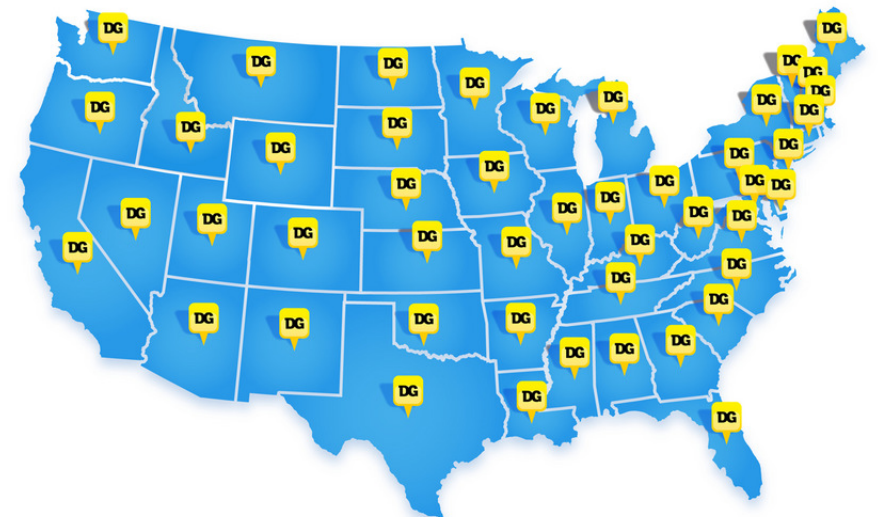
IN BUSINESS



**FORTUNE 500**

ON LIST SINCE 2009

**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 20,900+ stores with more than 195,000 employees, located across 48 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, but now they are expanding into more densely populated areas. Dollar General opened 581 new stores in 2025, and planning to open an additional 460 in 2026. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



**20,900+ STORES ACROSS 48 STATES**

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 FORTIS NET LEASE™



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## PROXIMITY TO LOCAL ATTRACTIONS



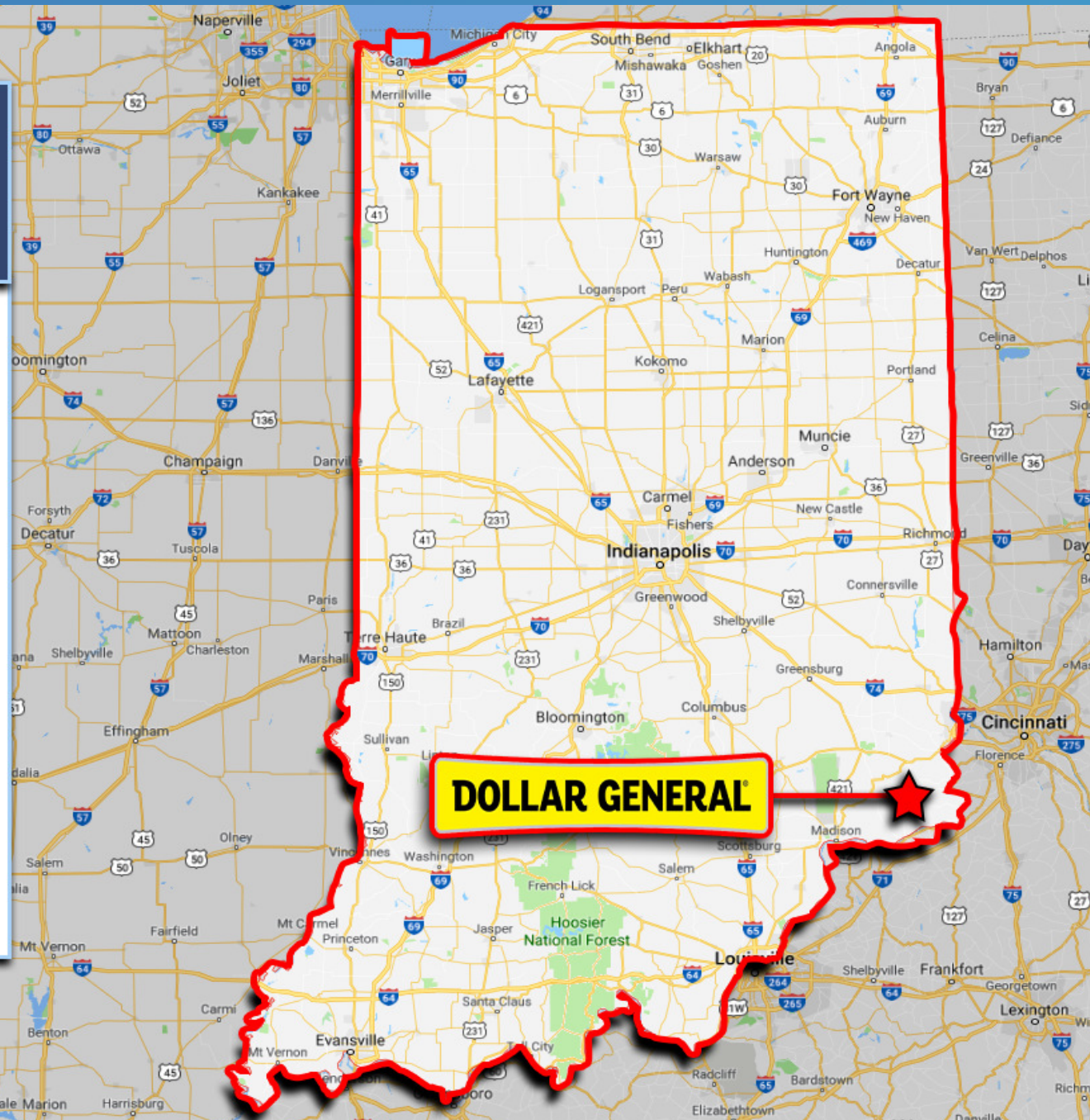
38 Miles  
Cincinnati/  
Northern KY  
Intl. Airport



48 Miles  
Cincinnati,  
Ohio

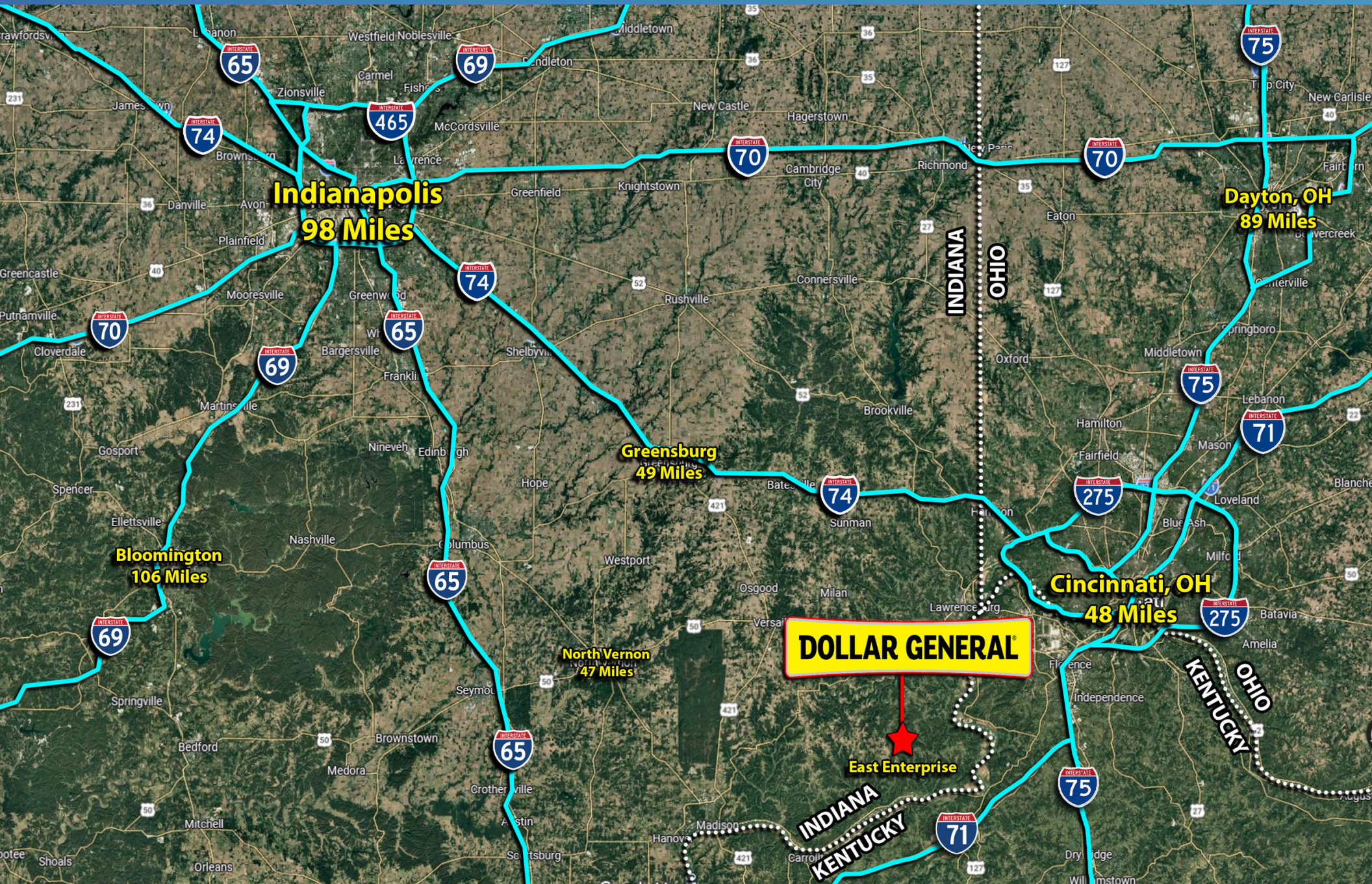


98 Miles  
Indianapolis,  
Indiana



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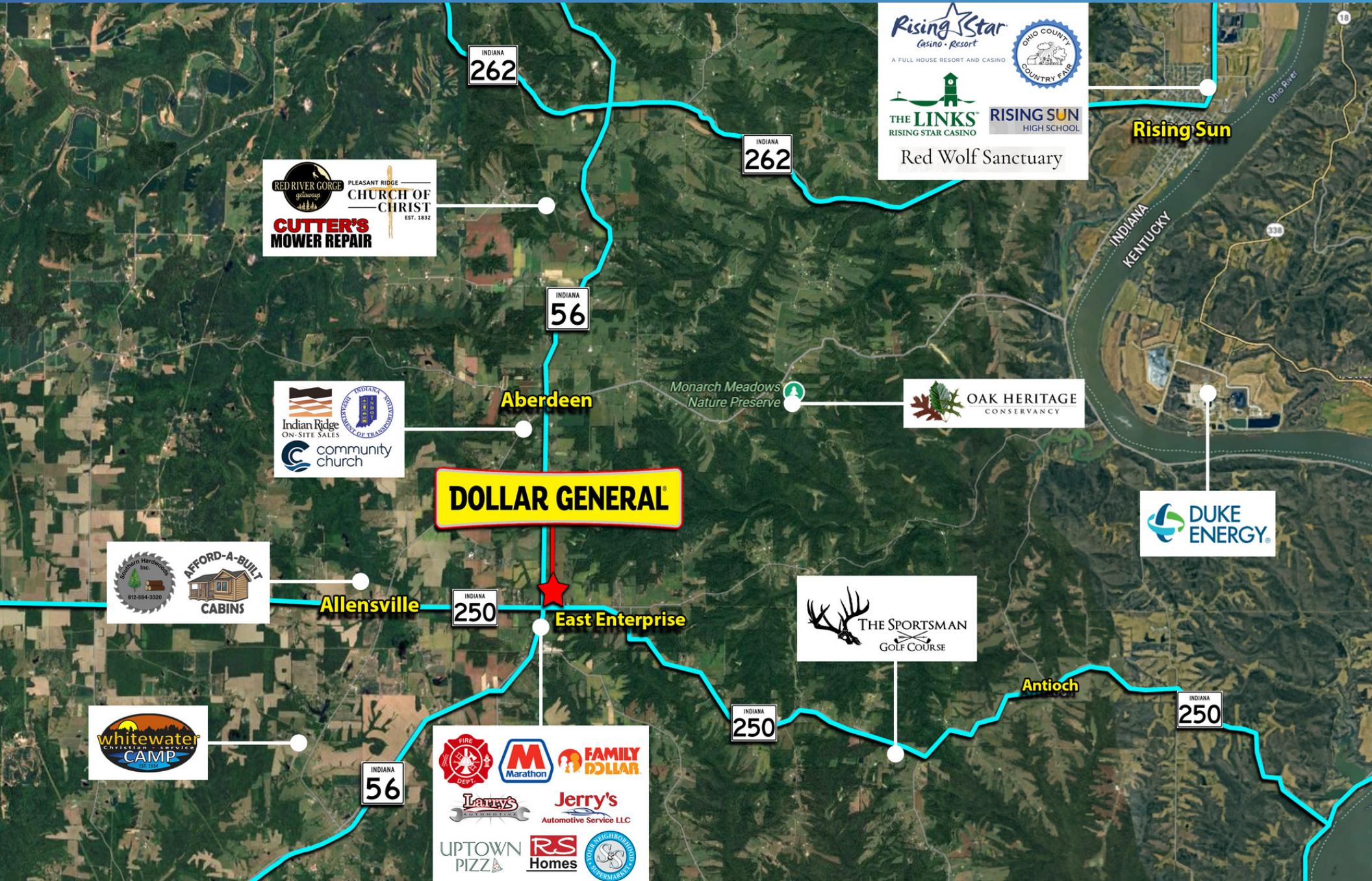
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SUBJECT PROPERTY

**DOLLAR  
GENERAL**

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	1,678	3,319	17,972
Median Age	41.0	42.0	43.2
Average HH Size	2.7	2.7	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	616	1,233	7,082
Average HH Income	\$86,993	\$92,296	\$79,863
Median House Value	\$212,409	\$226,923	\$206,693
Consumer Spending	\$19.9M	\$40.8 M	\$212.1 M

Located in southeastern Indiana, East Enterprise offers a practical and cost-effective setting within Switzerland County (pictures above). While the community maintains a quiet, small-town character, it sits within reach of key population pockets and travel routes connecting to Vevay, Madison, and the greater Louisville region.

The area is well-positioned to serve both local residents and travelers moving through southeastern Indiana. Limited nearby retail density creates opportunity for businesses that meet everyday needs—such as convenience, dining, and essential services—while also capturing pass-through traffic from surrounding communities and cross-state travel corridors. Its accessibility via state routes allows for visibility and ease of access without the challenges of heavy urban congestion.

East Enterprise benefits from a steady base of local demand supported by surrounding rural populations, along with seasonal traffic tied to regional attractions and scenic drives throughout Switzerland County. The combination of lower occupancy costs, minimal direct competition, and consistent consumer needs makes it an appealing environment for retail concepts that prioritize convenience, community presence, and long-term stability.





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

*Click to Meet Team Fortis*

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