

FOR SALE

DOLLAR GENERAL

1001 N. 8th Street

Vincennes, Indiana 47591



EXCLUSIVE

— REALTY —



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- NN Lease/Minimal Landlord Responsibilities
- 11,000 square foot Dollar General Store
- 0.75 Acres of Land
- HVAC Units Replaced approximately 5 years ago
- New front Roof
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB+ Investment grade rated
- 40 Surface Parking Spaces
- Average Annual Household Income Exceeds \$64,000 within a 5 Mile Radius
- Corporate Guaranteed Lease

PRICE: \$530,440

CURRENT NOI: \$39,783

CAP RATE: 7.50%

LEASE TYPE: NN

PRIMARY LEASE TERM: 10 YEARS

FOR MORE INFO CONTACT: STEVE SAGMANI/CALEB MONTPAS

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 11,000 SF Dollar General store located in Vincennes, Indiana. The property has an NN Lease with minimal Landlord responsibility. The lease is corporately guaranteed by Dollar General Corp.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores.

**DOLLAR
GENERAL®**

INVESTMENT SUMMARY

LIST PRICE:	\$530,440
CURRENT NOI:	\$39,783
INITIAL CAP RATE:	7.50%
BUILDING SIZE:	11,000 sq. ft.
LAND ACREAGE:	0.75 Acres
ZONING:	Commercial
YEAR BUILT:	1955
TENANT:	Dollar General
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE HVAC PARKING LOT, SNOW REMOVAL:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE START DATE:	April 1, 2022
LEASE EXPIRATION DATE:	March 20, 2025
OPTIONS:	1 (5) Year Option
INCREASES:	3% in each Option
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	www.dollargeneral.com

FOR MORE INFORMATION CONTACT:

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ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 ER in compliance with all applicable fair housing and equal opportunity laws.

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TENANT PROFILE

**DOLLAR
GENERAL®**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	27.8 Billion
Net Worth:	22.825 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

- Over 16,278 stores in the United States
- Ranked #354 as America's Best Employer by State in Forbes 2020
- Dollar General has over 143,000 Employees
- Ranked #179 as America's Largest Public company in Forbes 2018
- Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

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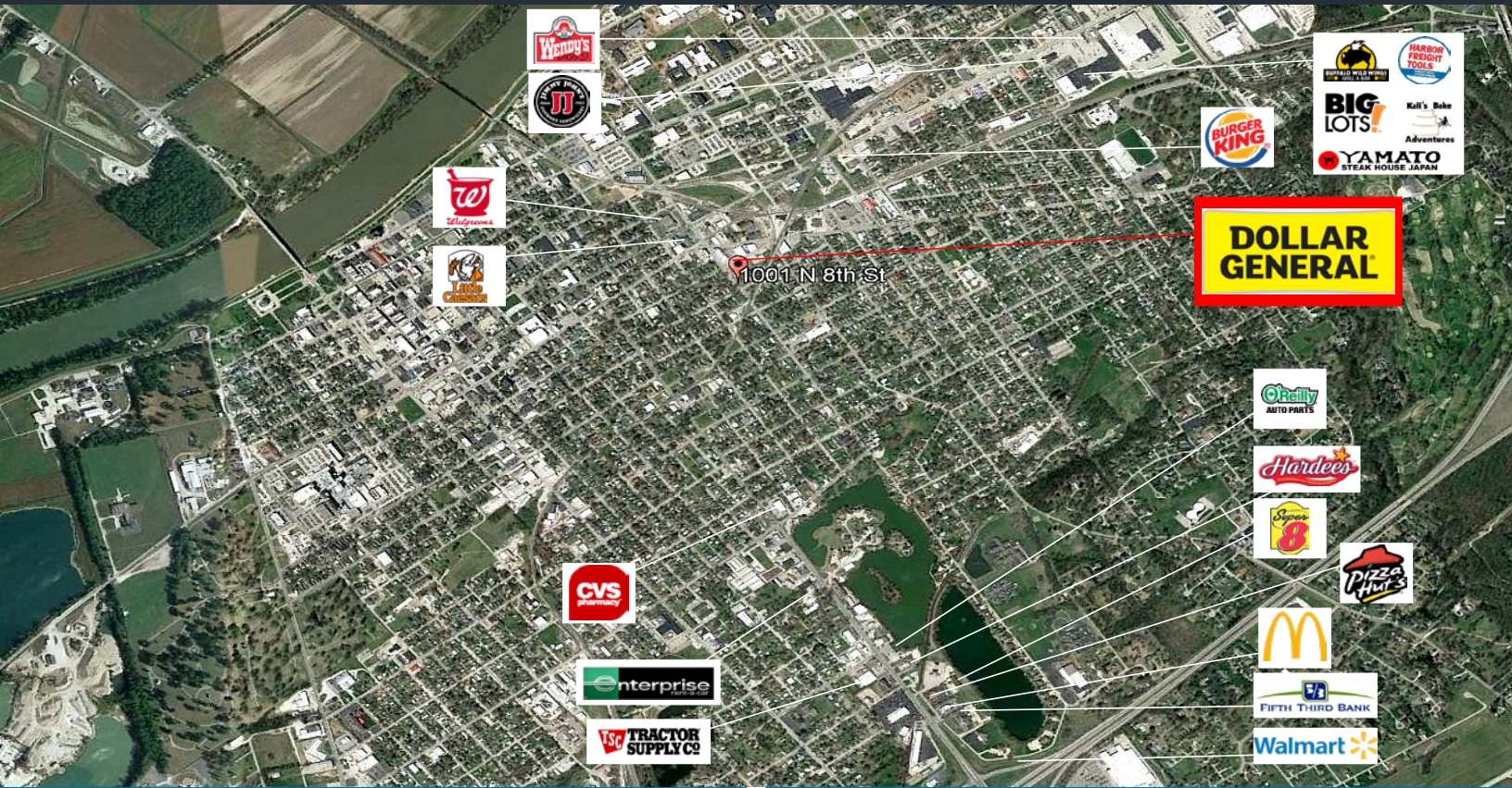
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TRAFFIC COUNTS		DEMOGRAPHICS			
INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
N 6th Street & E Scott St NE	7,173	Total Population	21,268	24,108	33,272
East Saint Clair St & N 6th St NW	5,835	Total Households	8,615	9,762	13,694
East Saint Clair St & N 1st ST NW	5,740	Average HH Income	\$61,308	\$64,413	\$64,476

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Vincennes is a city in and the county seat of Knox County, Indiana, United States. It is located on the lower Wabash River in the southwestern part of the state, nearly halfway between Evansville and Terre Haute. Founded in 1732 by French fur traders, notably François-Marie Bissot, Sieur de Vincennes, for whom the Fort was named, Vincennes is the oldest continually inhabited European settlement in Indiana and one of the oldest settlements west of the Appalachians. The vicinity of Vincennes was inhabited for thousands of years by different cultures of indigenous peoples. During the Late Woodland period, some of these peoples used local loess hills as burial sites; some of the more prominent examples are the Sugar Loaf Mound and the Pyramid Mound. In historic times, prominent local Indian groups who drove these people out were the Shawnee, Wabash, and the Miami tribe. Vincennes is located on the banks of the Wabash River at the western edge of Knox County; this is also the western edge of the state of Indiana, and Illinois is across the river to the west. The city lies about 100 miles (160 km) southwest of Indianapolis. U.S. Route 41 passes through the city from north to south, and U.S. Route 50 passes just to the north of the city from east to west.



Indiana Military Museum

Located in historic Vincennes, the Indiana Military Museum is home to one of the best, most comprehensive collections of military memorabilia in the country. It includes military vehicles, aircraft, uniforms, insignia, and equipment from the American Revolution to present day, it also hosts traveling exhibits from the Smithsonian Institution and others.



George Rogers Clark National Historical Park

George Rogers Clark National Historical Park, located in Vincennes, Indiana, on the banks of the Wabash River at what is believed to be the site of Fort Sackville, is a United States National Historical Park.



Ouabache Trails Park

A 254 acre facility designed for passive and active leisure and recreational pursuits. It is home to wonderful wildlife and reserve. With plenty of campgrounds, fishing, and other activities to keep your family entertained.



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