



**\$947,000**

Asking Price



**8.75%**

Cap Rate



**Bite-Sized Deal**



**Best-in-Class Tenant with Investment Grade Parent**



**Excellent Access & Visibility Along U.S. Route 136**



**Proximity to Interstate 74**



**Ideal Dollar Store Demographics**

**DEMOGRAPHICS**

**12,219**

10-Mile Population

**\$61,624**

10-Mile AHI



## Family Dollar | Veedersburg, Indiana

Northmarq is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the Family Dollar located in Veedersburg, IN ("the Property"). The Property consists of an 8,000-square-foot freestanding retail building on a 1.75-acre parcel of land. Family Dollar is operating under a NN lease with limited landlord responsibilities, offering a passive income investment.

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