

DOLLAR GENERAL®

202 W JACKSON ST, FARMLAND, IN 47340
OFFERING MEMORANDUM

JUST EXTENDED FIVE YEARS

IN FEBRUARY 2025

CORPORATE GUARANTEE

MORE THAN 20,000 LOCATIONS



EXECUTIVE SUMMARY

DOLLAR GENERAL

202 W JACKSON ST, FARMLAND, IN 47340

OFFERING PRICE: \$1,041,000 CAP RATE: 8.00%

GROSS LEASABLE AREA: 9,014 SF

PRICE / SF: \$115.49

NET OPERATING INCOME: \$83,276

TENANT TRADE NAME: Dollar General

LEASE GUARANTEE: Corporate

TERM REMAINING: 4+ Years

YEAR BUILT / RENOVATED: 2010

LOT SIZE: 1.45 AC

TYPE OF OWNERSHIP: Fee Simple

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

CASH ON CASH RETURN: \$30,960 / 8.50%

TOTAL RETURN: (PRINCIPAL REDUCTION) \$43,005 / 11.80%



CLICK TO VIEW ON GOOGLE MAPS



CLICK TO VISIT WEBSITE



GOOGLE PHOTOS

JUST EXTENDED FIVE YEARS

IN FEBRUARY 2025



GOOGLE PHOTOS

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 8/31/2030	\$83,276	\$6,940	\$9.24	8.00%
Option 2	\$91,604	\$7,634	\$10.16	8.80%
Option 3	\$100,764	\$8,397	\$11.18	9.68%
Option 4	\$110,840	\$9,237	\$12.30	10.65%

LEASE TERMS

LEASE TYPE:	Double-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	8/8/2010
LEASE EXPIRATION:	8/31/2030
RENT INCREASES:	At Next Option
OPTIONS:	Three – Five Years

OFFERING PRICE: \$8,814,000 CAP RATE: 7.90% SEVEN LOCATIONS IN SIX STATES

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

LOCATION	TERM	BASE RENT	LIST PRICE	LIST CAP RATE	LEASE COMMENCEMENT	LEASE EXPIRATION	SQUARE FEET	PRICE PSF	RENT PSF	
Evansville	IN	5.21	\$101,220	\$1,298,000	7.80%	3/30/2011	3/31/2031	9,100	\$142.64	\$11.12
New Albany	IN	5.12	\$101,822	\$1,273,000	8.00%	2/9/2011	2/28/2031	9,684	\$131.45	\$10.51
Farmland	IN	4.64	\$83,276	\$1,041,000	8.00%	8/8/2010	8/31/2030	9,014	\$115.49	\$9.24
Florala	AL	2.66	\$69,696	\$820,000	8.50%	8/29/2003	8/28/2028	14,500	\$56.55	\$4.81
Dunbar	WV	1.92	\$98,252	\$1,156,000	8.50%	12/1/2012	11/30/2027	11,837	\$97.66	\$8.30
Marksville	LA	4.47	\$120,732	\$1,610,000	7.50%	6/27/2010	6/30/2030	12,480	\$129.01	\$9.67
Spring Valley	IL	4.88	\$121,184	\$1,616,000	7.50%	11/6/2010	11/30/2030	9,014	\$179.28	\$13.44
TOTAL		4.13	\$696,182	\$8,814,000	7.90%			75,629	\$116.54	\$9.21

INVESTMENT HIGHLIGHTS

STNL DOLLAR GENERAL

- +/- 9,014 SQUARE FEET
- +/- 1.45 AC PARCEL
- BUILT IN 2010
- 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 AUGUST OF 2011
- CURRENT LEASE GOES THROUGH AUGUST 2030
- JUST UNDER FIVE YEARS REMAIN
- RECENT FIVE YEAR EXTENSION IN 2025
- THREE-FIVE YEAR OPTIONS

DOUBLE-NET LEASE

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

LOCATION

- NEAREST DOLLAR STORE – DOLLAR GENERAL 4 MILES WEST
- GREAT VISIBILITY FROM W JACKSON ST
- TRAFFIC COUNTS – 4,797 VPD (N MAIN ST)

DEMOGRAPHICS

- OVER 4,200 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$71,642 WITHIN FIVE MILES

DOLLAR GENERAL®

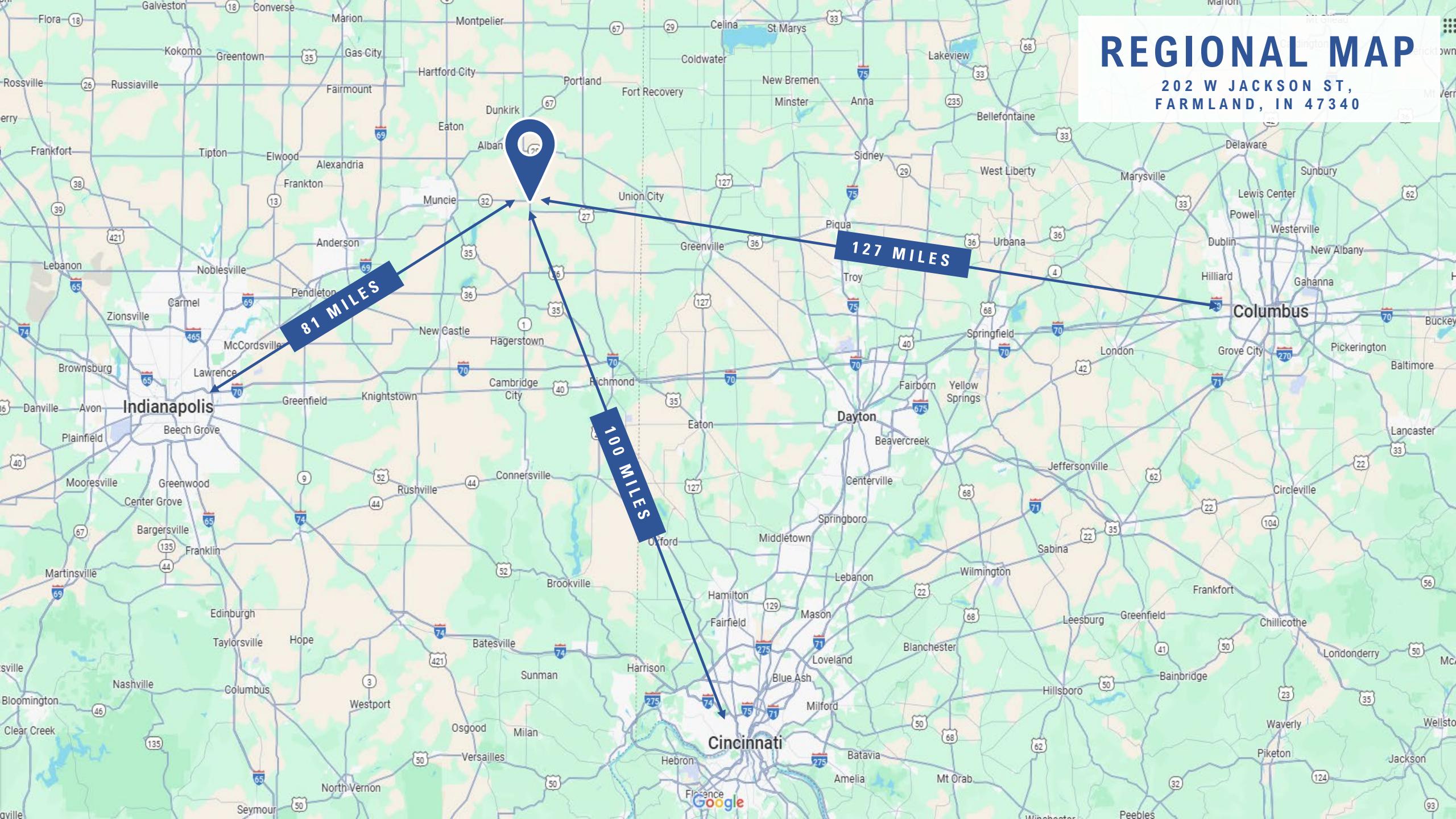
[CLICK HERE FOR MORE DOLLAR GENERAL CORPORATE INFORMATION](#)

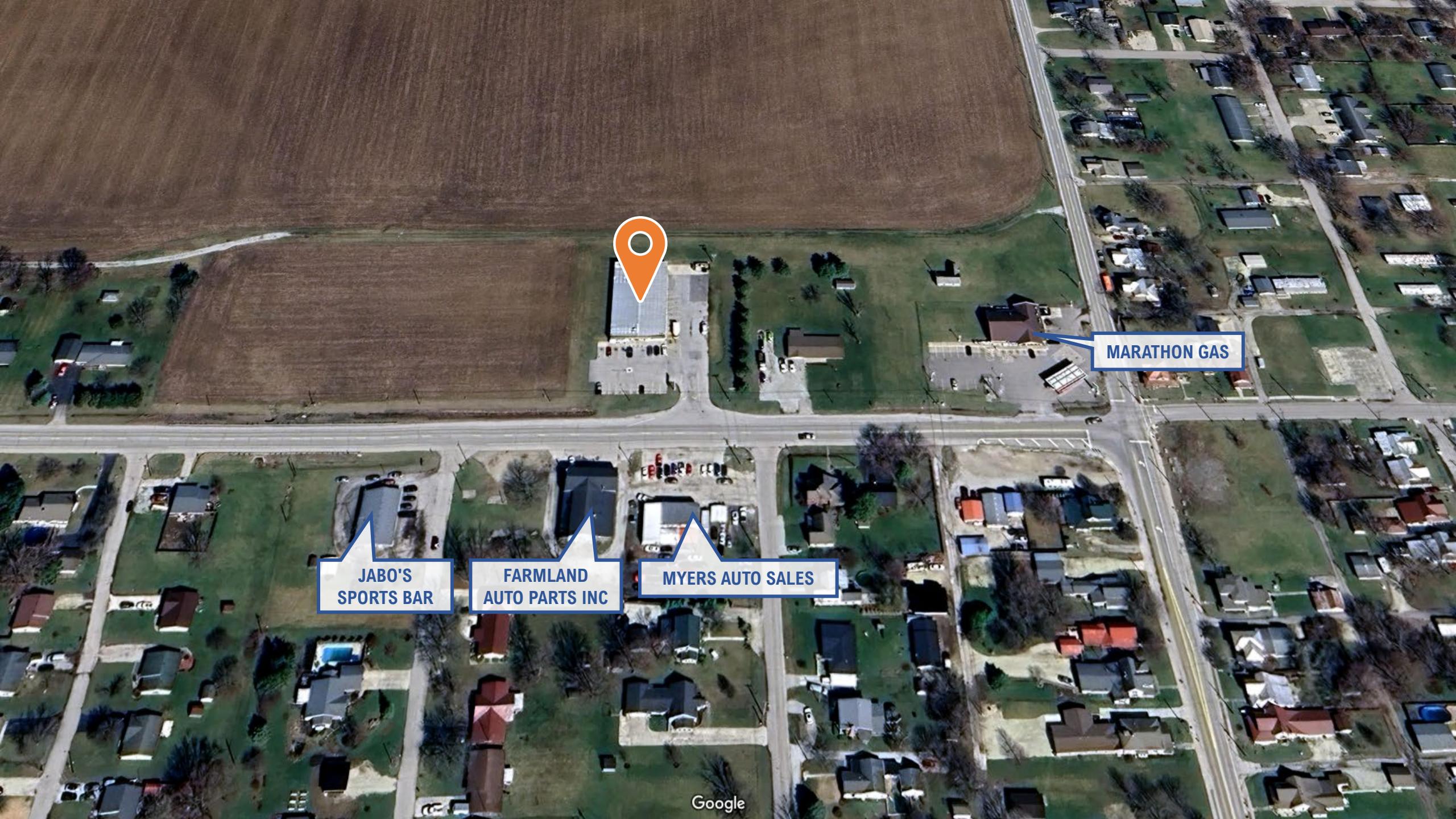


GOOGLE PHOTOS

REGIONAL MAP

202 W JACKSON ST,
FARMLAND, IN 47340





JABO'S
SPORTS BAR

FARMLAND
AUTO PARTS INC

MYERS AUTO SALES

MARATHON GAS

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

Landlord Responsible For Roof
Landlord Responsible For Structure
Landlord Responsible For Parking Lot Replacement

Tenant Responsible For Parking Lot Maint. & Repair – Not Replacement

Tenant Pays \$300/Month For The Care And Maintenance Of The Common Area

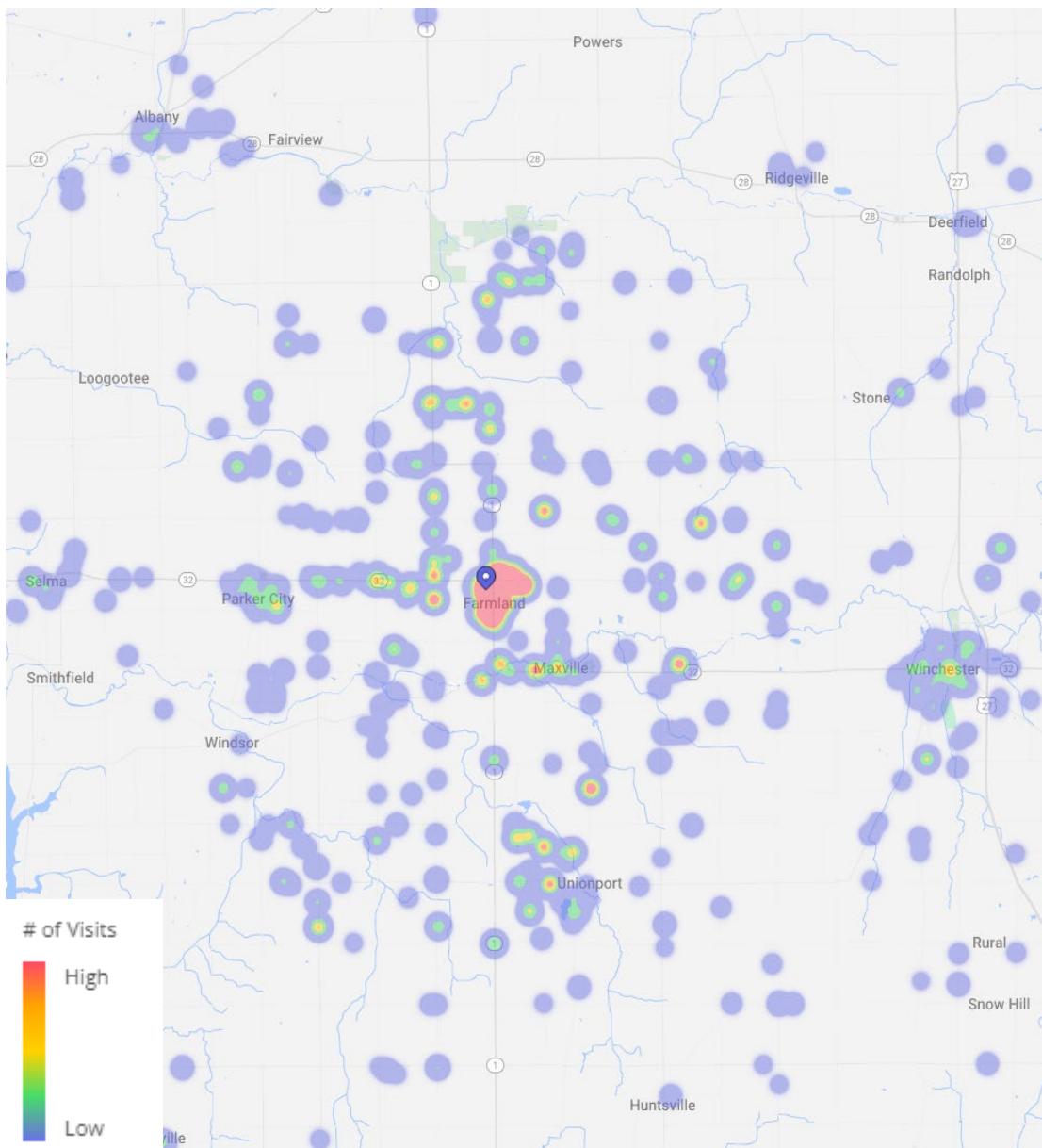
UTILITIES

Tenant Responsible For Utilities

HVAC

Tenant Responsible For HVAC Repair & Replacement

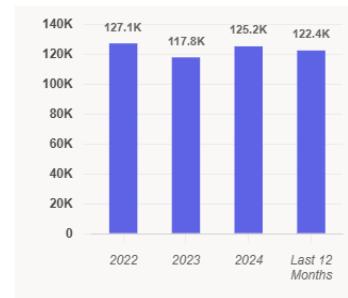
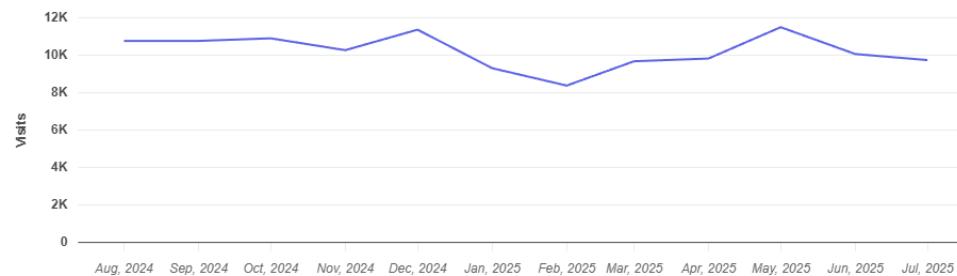
TRUE TRADE AREA



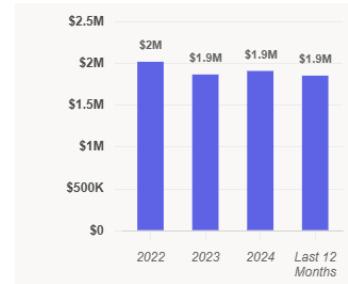
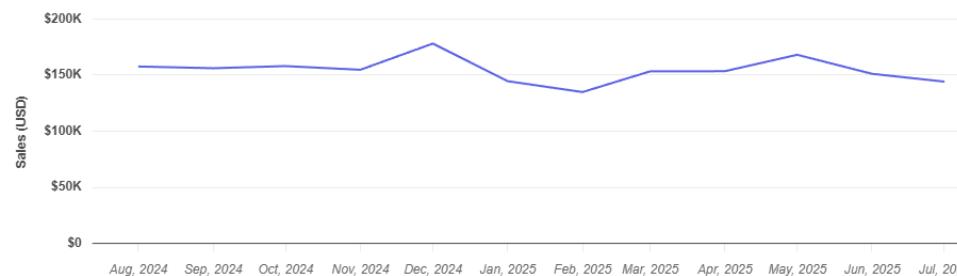
VISITS DATA

Visits	122.4K	Visit Frequency	7.77
Visits / sq ft	13.19	Avg. Dwell Time	11 min
Visitors	15.8K		

VISITS VARIANCE



ESTIMATED SALES



TENANT RANKINGS



DEMOGRAPHICS SUMMARY

POPULATION

	3 Miles	5 Miles	10 Miles
2029 Projection	2,093	4,063	21,389
2024 Population	2,154	4,200	21,643
2020 Population	2,340	4,660	21,996
Median Age	45.5	46.2	44.7

INCOME

	3 Miles	5 Miles	10 Miles
Average	\$68,412	\$71,642	\$73,382
Median	\$54,455	\$59,170	\$58,162

TRAFFIC COUNTS

N Main St	4,797 (2023)
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HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
2029 Projection	879	1,687	8,911
2024 Households	904	1,745	9,019
2020 Households	984	1,945	9,176

Source: © 2022 Experian.



AVERAGE HOUSEHOLD
INCOME FIVE MILE RADIUS

\$71,642



HOUSEHOLDS WITHIN FIVE
MILE RADIUS

1,745



POPULATION WITHIN FIVE
MILE RADIUS

4,200



DAILY TRAFFIC COUNTS

4,797

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ACTIVITY ID: XXXX

COSTAR PHOTOS

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202 W JACKSON ST, FARMLAND, IN 47340
OFFERING MEMORANDUM

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