



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



JUST EXTENDED FIVE YEARS

IN FEBRUARY 2025



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
Floralia	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

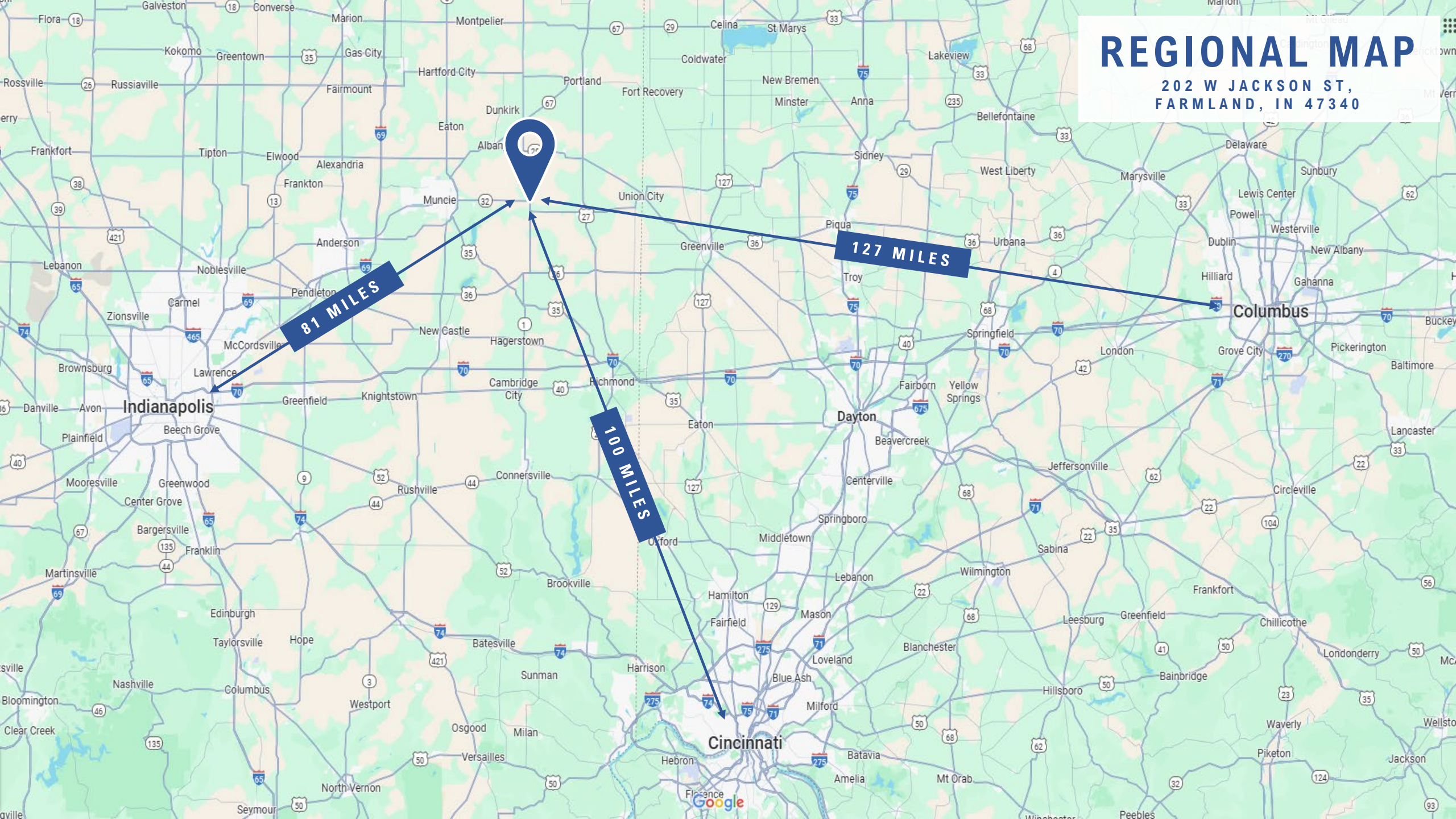
DOLLAR GENERAL®

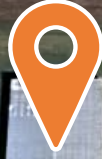
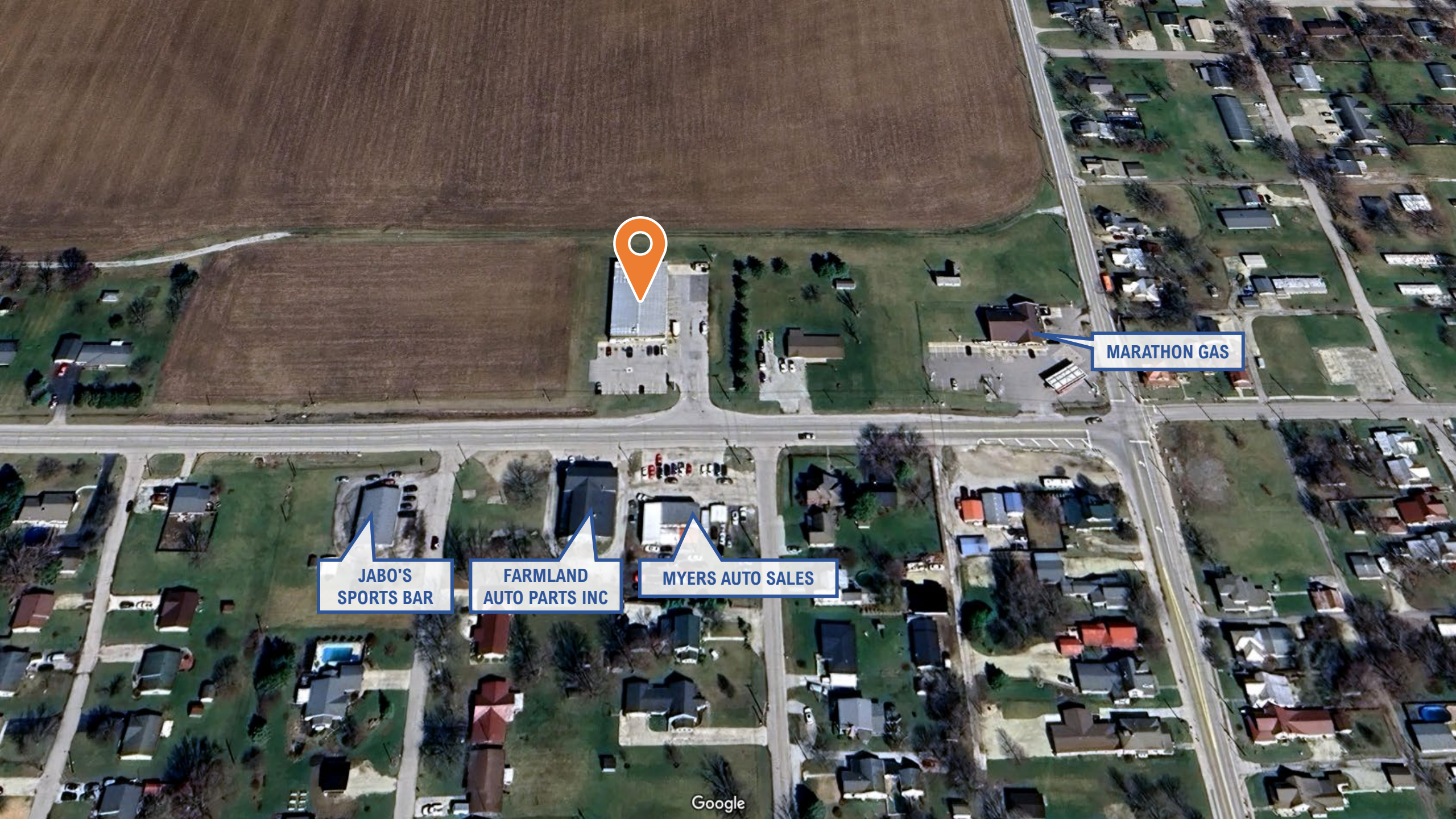
[CLICK HERE FOR MORE DOLLAR GENERAL
CORPORATE INFORMATION](#)



REGIONAL MAP

202 W JACKSON ST,
FARMLAND, IN 47340



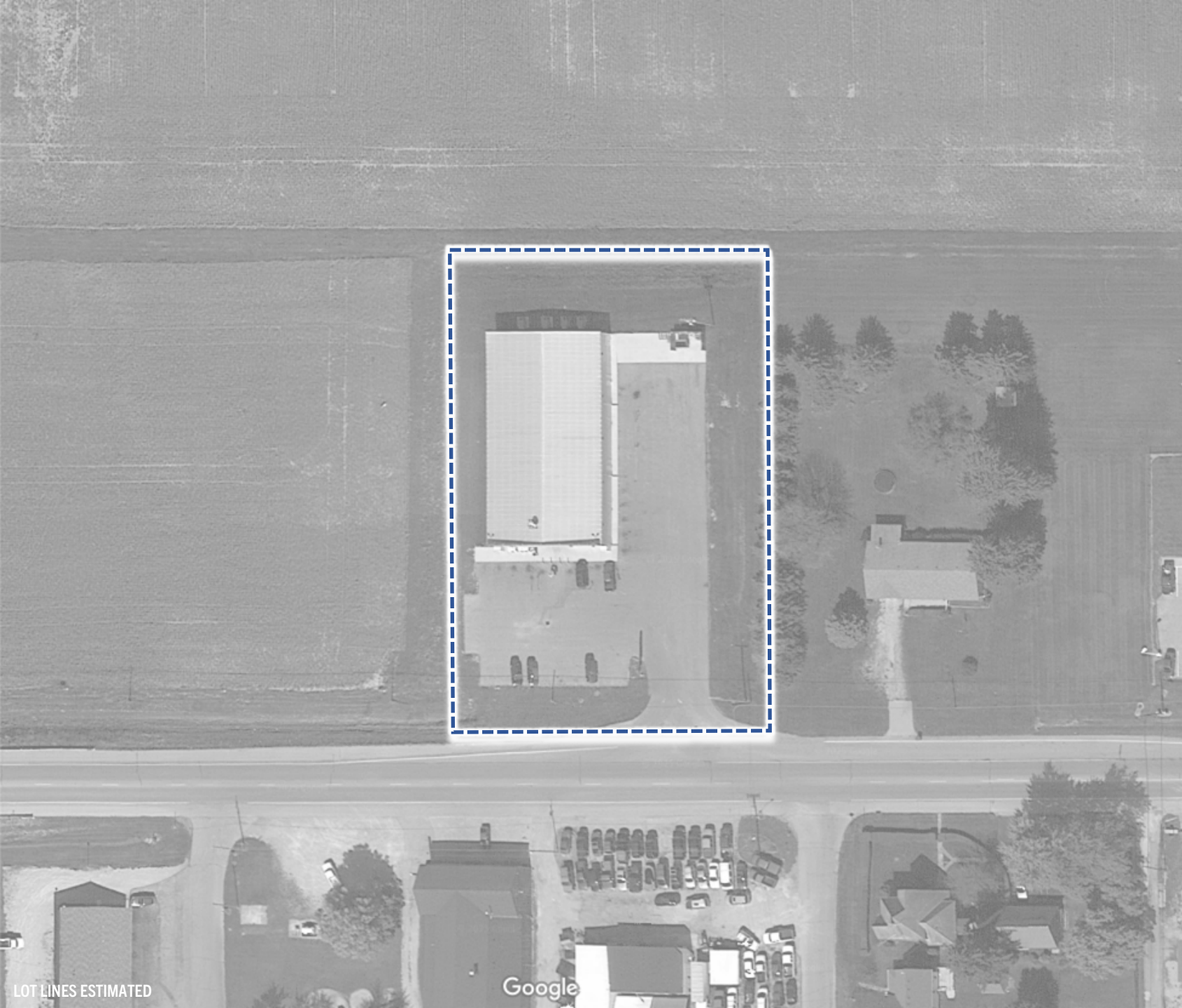


JABO'S
SPORTS BAR

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

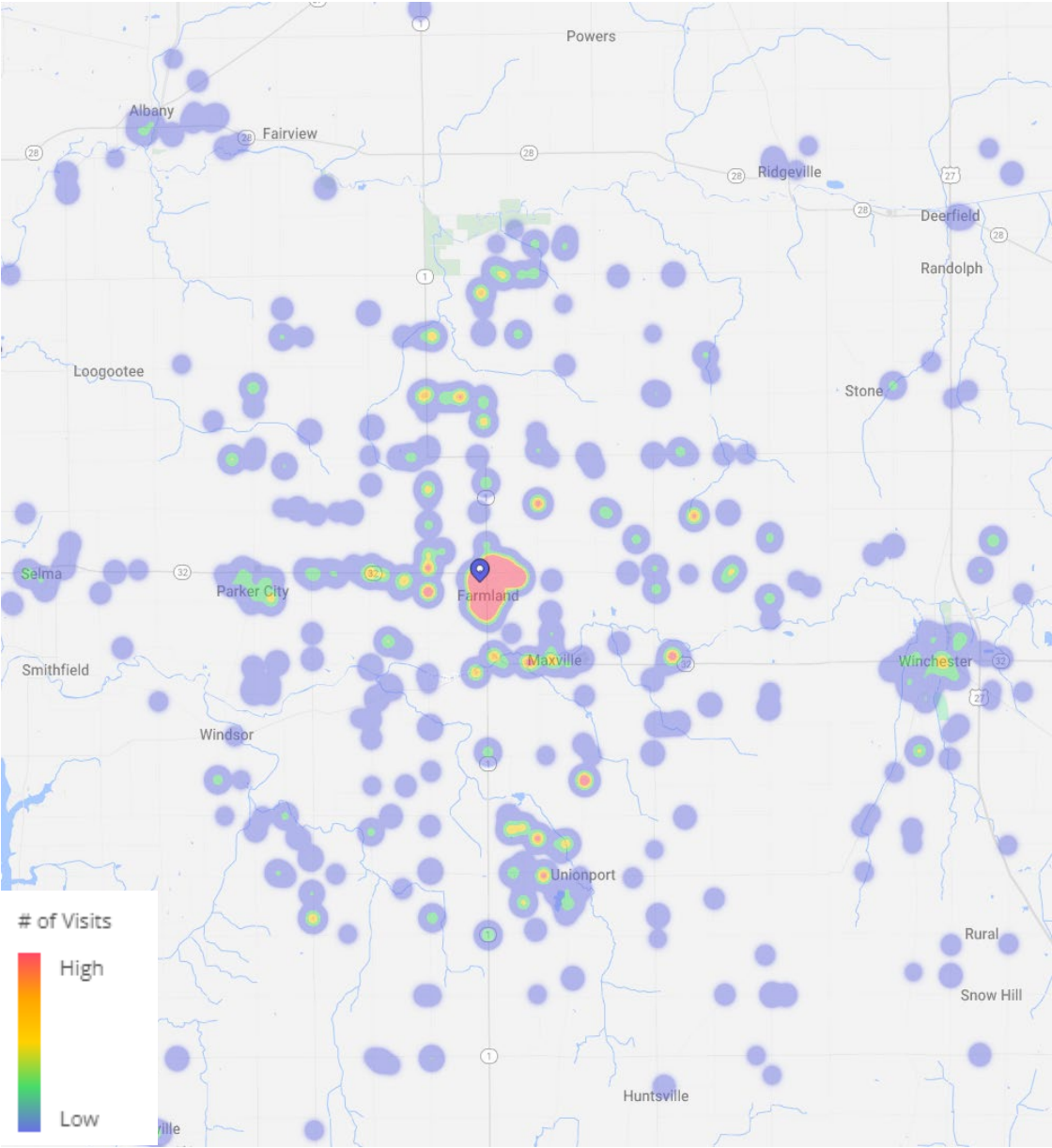
UTILITIES

Tenant Responsible For Utilities

HVAC

Tenant Responsible For HVAC Repair &
Replacement

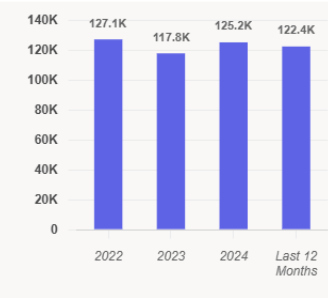
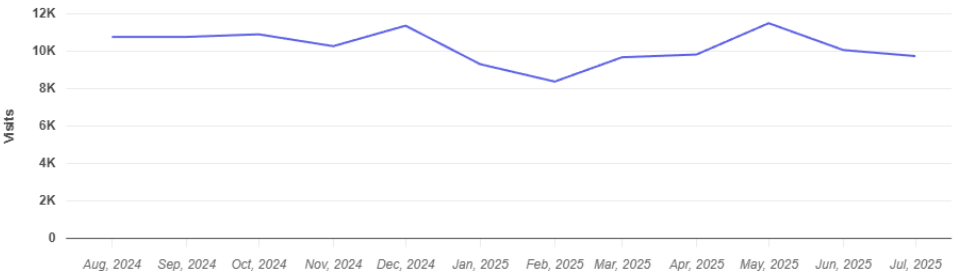
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS



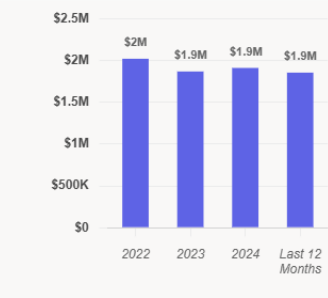
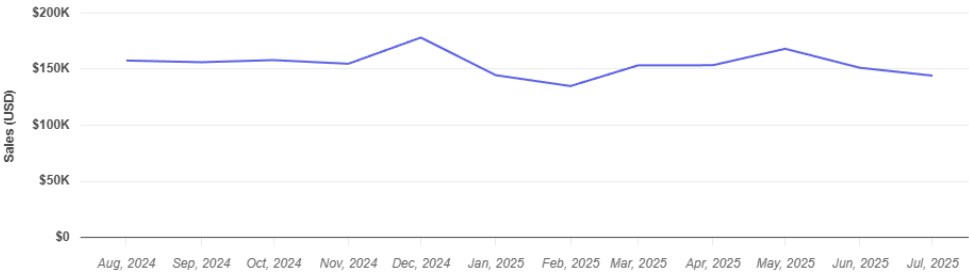
VISITS DATA

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

Nationwide

10,801 / 19,247

[View List](#)



Indiana

376 / 672

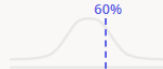
[View List](#)



Local: 10mi

3 / 5

[View List](#)



DEMOGRAPHICS SUMMARY

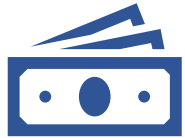
POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	2,093	4,063	21,389
2024 Population	2,154	4,200	21,643
2020 Population	2,340	4,660	21,996
Median Age	45.5	46.2	44.7

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)

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

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DO NOT CONTACT TENANT

All property showings are by appointment with the listing broker or landlord only. Under no circumstances, should any prospective purchaser or related entity contact the tenant or any of the employees at these stores. Recipients of this marketing package acknowledge that such contact may damage the tenant's operation which would impair the financial results. Landlord reserves the right to seek legal redress for any damage that may occur from such interference with landlord's relationship with tenant.

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing package has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This marketing package is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions, or estimates used in this marketing package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee for future success. Similarly, the lease rate for some properties, including newly constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this marketing package, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2025 Marcus & Millichap. All rights reserved.

Seller retains all rights and discretion to determine the offer and acceptance process including but not limited to the right to accept or reject any offer in its sole and absolute discretion. Seller shall only be bound by duly executed and enforceable agreements entered into, if any.

ALL MATTERS PRIVILEGED AND CONFIDENTIAL.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

All logos are the property of each respective companies.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

ACTIVITY ID: XXXX

COSTAR PHOTOS

DOLLAR GENERAL®

202 W JACKSON ST, FARMLAND, IN 47340
OFFERING MEMORANDUM

EXCLUSIVELY LISTED:

JEFF ROWLETT

SENIOR MANAGING DIRECTOR INVESTMENTS
SENIOR DIRECTOR - NATIONAL RETAIL GROUP
(262) 364-1924
JEFF.ROWLETT@MARCUSMILLICHAP.COM
LICENSE: WI 74743-94

JOSH CARUANA

BROKER OF RECORD (IN)
600 EAST 96TH ST., STE. 500
INDIANAPOLIS, IN 46240
P: (317) 218-5300
LIC #: RB14034355

