

DOLLAR GENERAL

315 STATE STREET
GLENWOOD | INDIANA 46133

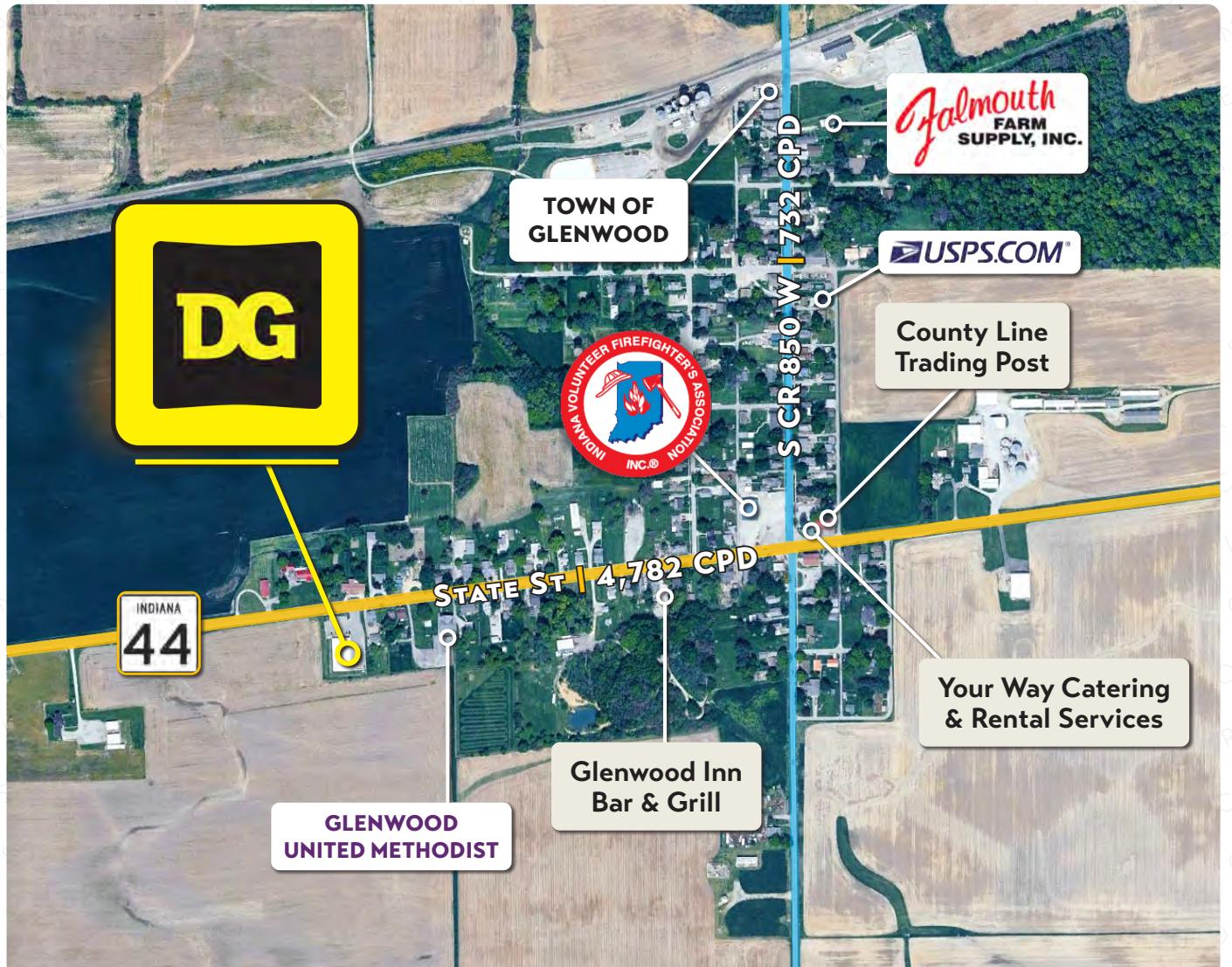


Highlights

PRICE
\$1,129,000

CAP RATE
7.65%

NOI
\$86,400



CORPORATE GUARANTEED LEASE

8 years remaining on Absolute NNN lease with **ATTRACTIVE 10% rental escalations** every 5 years in renewal options



CORPORATE TENANT

Dollar General Corporation (NYSE: DG | S&P BBB Credit Rating | Moody's Baa3 Rating) operated 20,901 Dollar General, DG Market, DGX and pOpshelf stores across the U.S. and Mi Super Dollar General stores in Mexico as of 10/31/25



LARGE PARCEL | TRAFFIC COUNTS

Strategically located on a large ±1.036-acre parcel along S Rd 44/W State St, Glenwood's main east-west corridor, benefitting from strong visibility, easy access, and traffic counts of 5,514 CPD



STRATEGIC LOCATION

Only Dollar General in a mile radius and only daily needs grocer in a 7-mile radius!



2025 DEMOGRAPHICS (5-MI)

Population	1,918
Households	784
Average Household Income	\$91,502

Glenwood is 53 miles (about 1 hour) east of Indianapolis, IN
66 miles (1 hour 15 minutes) northwest of Cincinnati, OH
66 miles (1 hour 30 minutes) east of Dayton, OH
120 miles (about 2 hours) north of Louisville, KY

Financial Analysis

SITE ADDRESS

315 West State Street
Glenwood | Indiana 46133

TENANT

Dollar General Corporation

ENTITY TYPE

Corporate

GROSS LEASABLE AREA

±9,100 SF

LOT SIZE

±1.036 acres

YEAR BUILT

2019

OWNERSHIP

Fee Simple (Building & Land)

This is a **Absolute NNN lease**.

Tenant is responsible for all expenses.

EXPENSE REIMBURSEMENT

LEASE TERM

8 years remaining

RENTAL INCREASES

10% every 5 years (in renewal options)

RENT COMMENCEMENT DATE

EXPIRATION DATE

January 31, 2034

OPTIONS

Four 5-Year Renewal Options

FINANCING

All Cash or Buyer to obtain new financing
at Close of Escrow.

ACTUAL SITE



Rent Roll

TERM	ANNUAL RENT	CAP RATE
Current 02/01/19 to 01/31/34	\$86,400	7.65%
RENEWAL OPTIONS		
1st Option 02/01/34 to 01/31/39	\$95,040	
2nd Option 02/01/39 to 01/31/44	\$104,544	
3rd Option 02/01/44 to 01/31/49	\$114,998	
4th Option 02/01/49 to 01/31/54	\$126,498	

Tenant Profile

DOLLAR GENERAL



TYPE	Public
TRADED AS	NYSE: DG
S&P CREDIT RATING	BBB Stable (09/10/25)
MOODY'S RATING	Baa3 Stable (03/28/25)
INDUSTRY	Retail: General Merchandise
MARKET CAP	31.9B (02/05/26)
FOUNDED HQ	Scottsville, KY Goodlettsville, TN



Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities.

As of October 31, 2025, the Company's 20,901 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from their high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

DOLLAR GENERAL BY THE NUMBERS.

~40%

Of store managers started as part-time associates.

195k+

Employees

30+

Traditional, fresh, and combination Distribution Centers



20k+

Dollar General locations in the U.S.

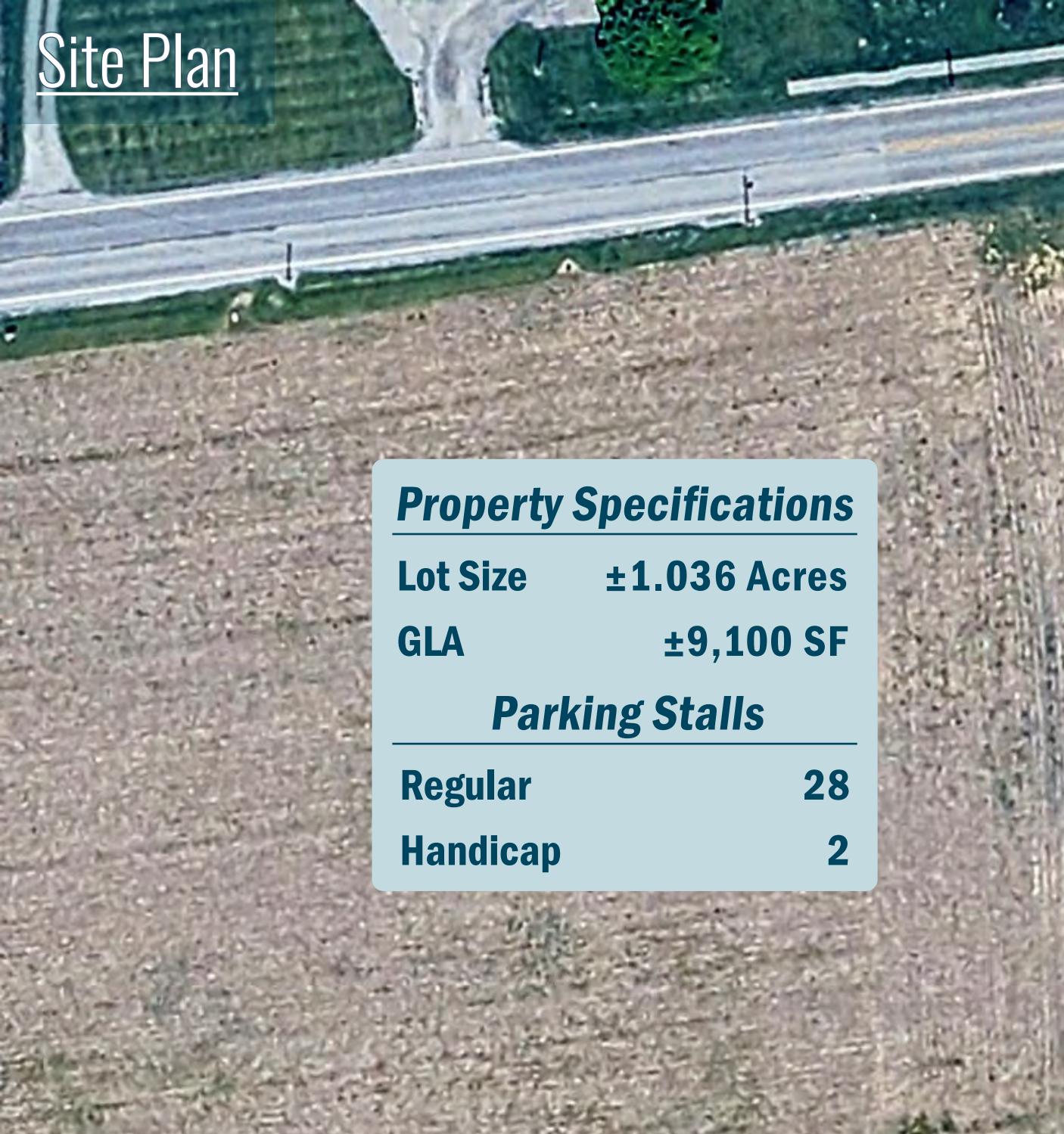
\$27M+

In charitable donations and grants.

85+

Years of *Serving Others*

Site Plan



Property Specifications

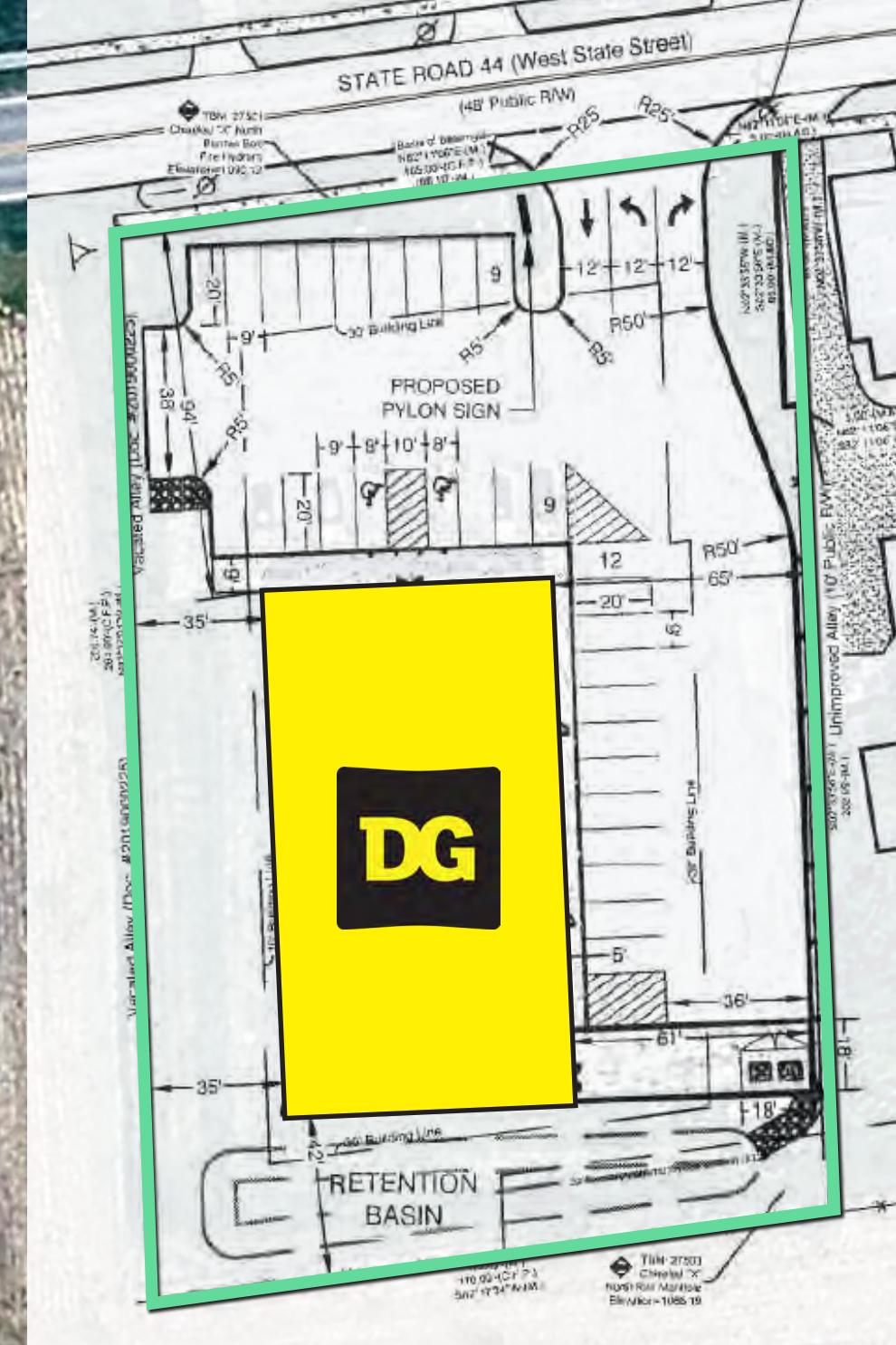
Lot Size ±1.036 Acres

GLA ±9,100 SF

Parking Stalls

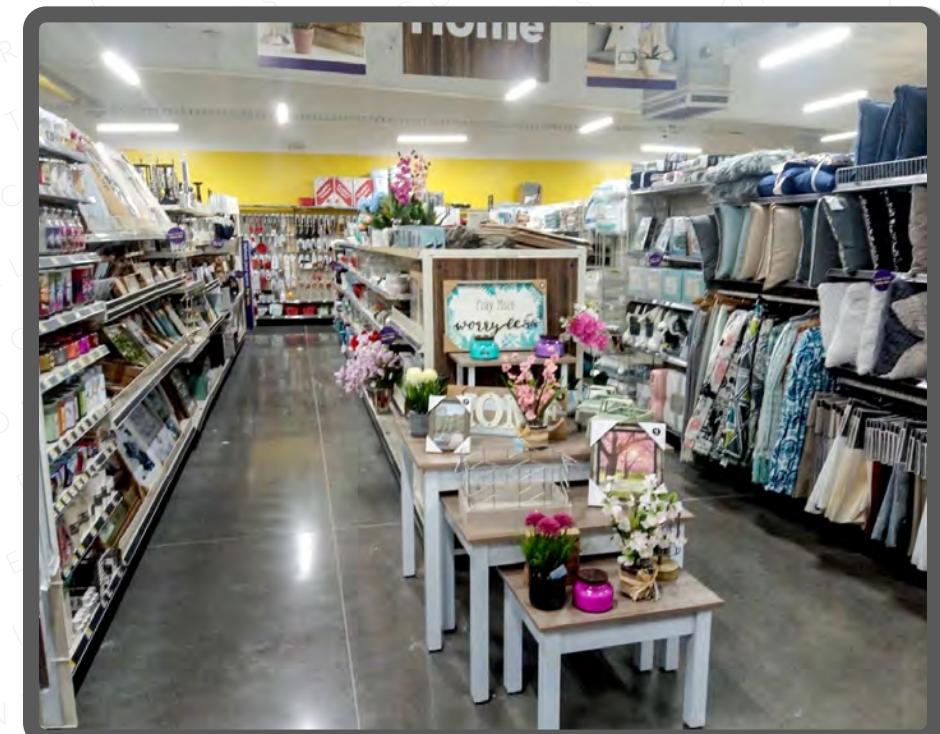
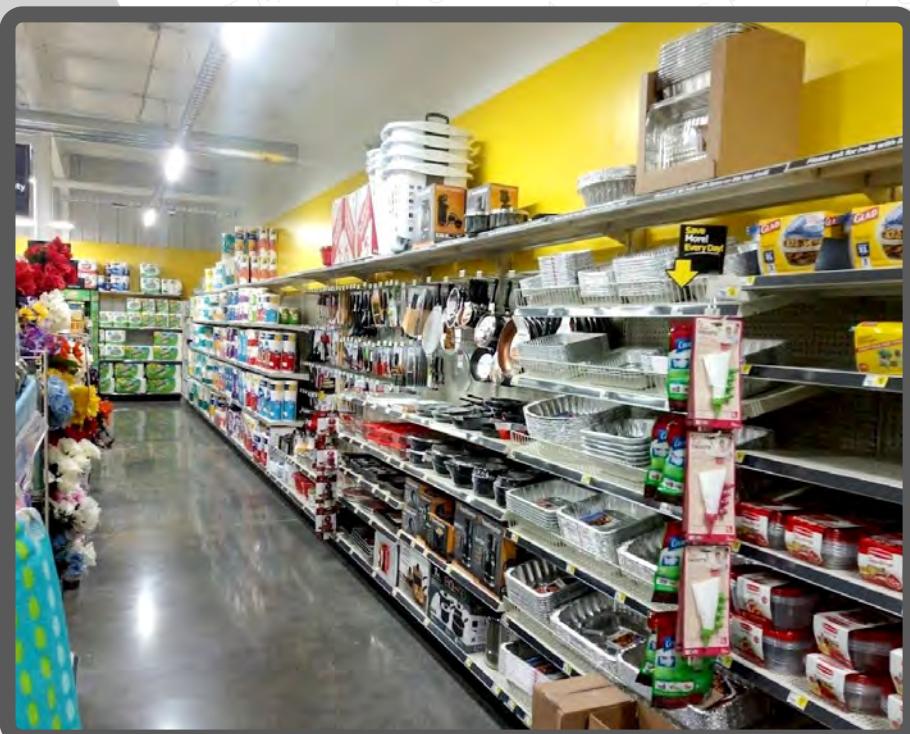
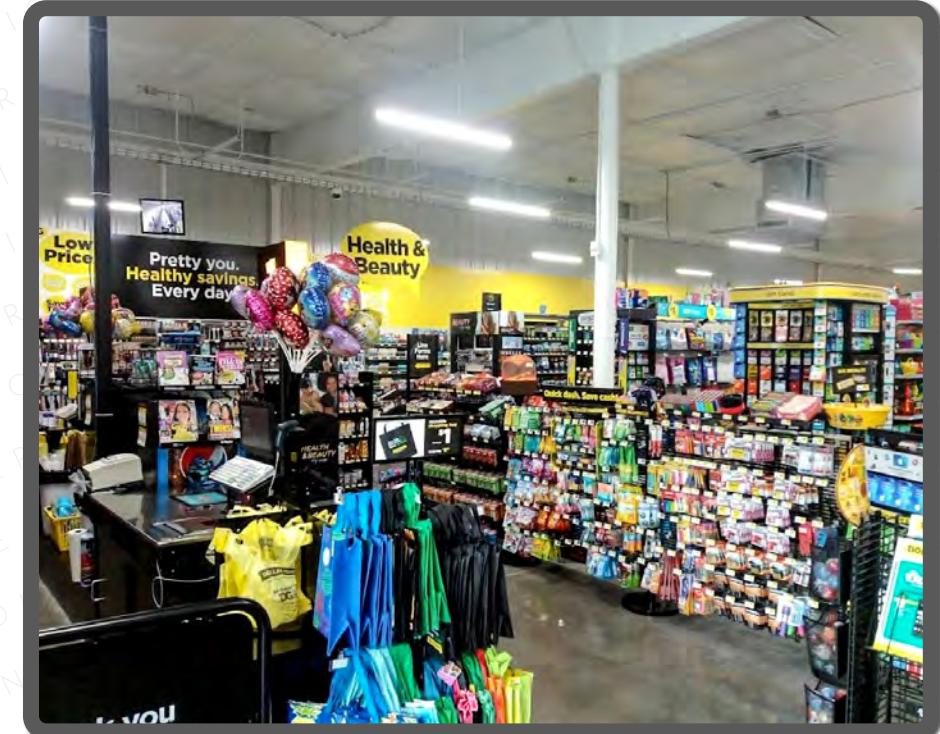
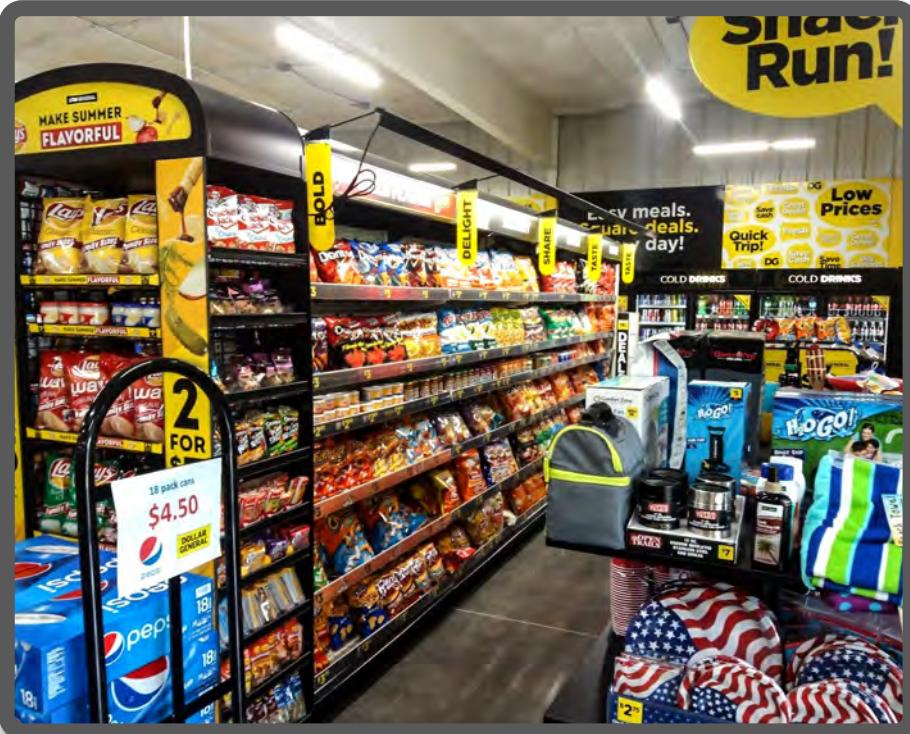
Regular 28

Handicap 2



Interior Photos

DG



Immediate Vicinity

* Only Dollar Store & Daily Needs Grocer in a 7-Mile Radius!



7.5 MILES TO RUSHVILLE



City of
RUSHVILLE

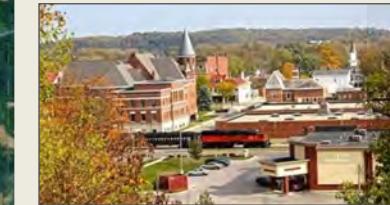


25 BEDS



DG

9 MILES TO CONNERSVILLE



City of
CONNERSVILLE



CONFIDENTIALITY AGREEMENT

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