

# DOLLAR GENERAL

315 STATE STREET  
GLENWOOD | INDIANA 46133



FILE PHOTO



# 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)
EXPENSE REIMBURSEMENT	This is a <b>Absolute NNN lease</b> . Tenant is responsible for all expenses.
LEASE TERM	8 years remaining
RENTAL INCREASES	10% every 5 years (in renewal options)
RENT COMMENCEMENT DATE	February 1, 2019 (Est.)
EXPIRATION DATE	January 31, 2034
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.



## Rent Roll

	TERM	ANNUAL RENT	CAP RATE
	Current 02/01/19 to <b>01/31/34</b>	\$86,400	7.65%
<b>RENEWAL OPTIONS</b>			
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*



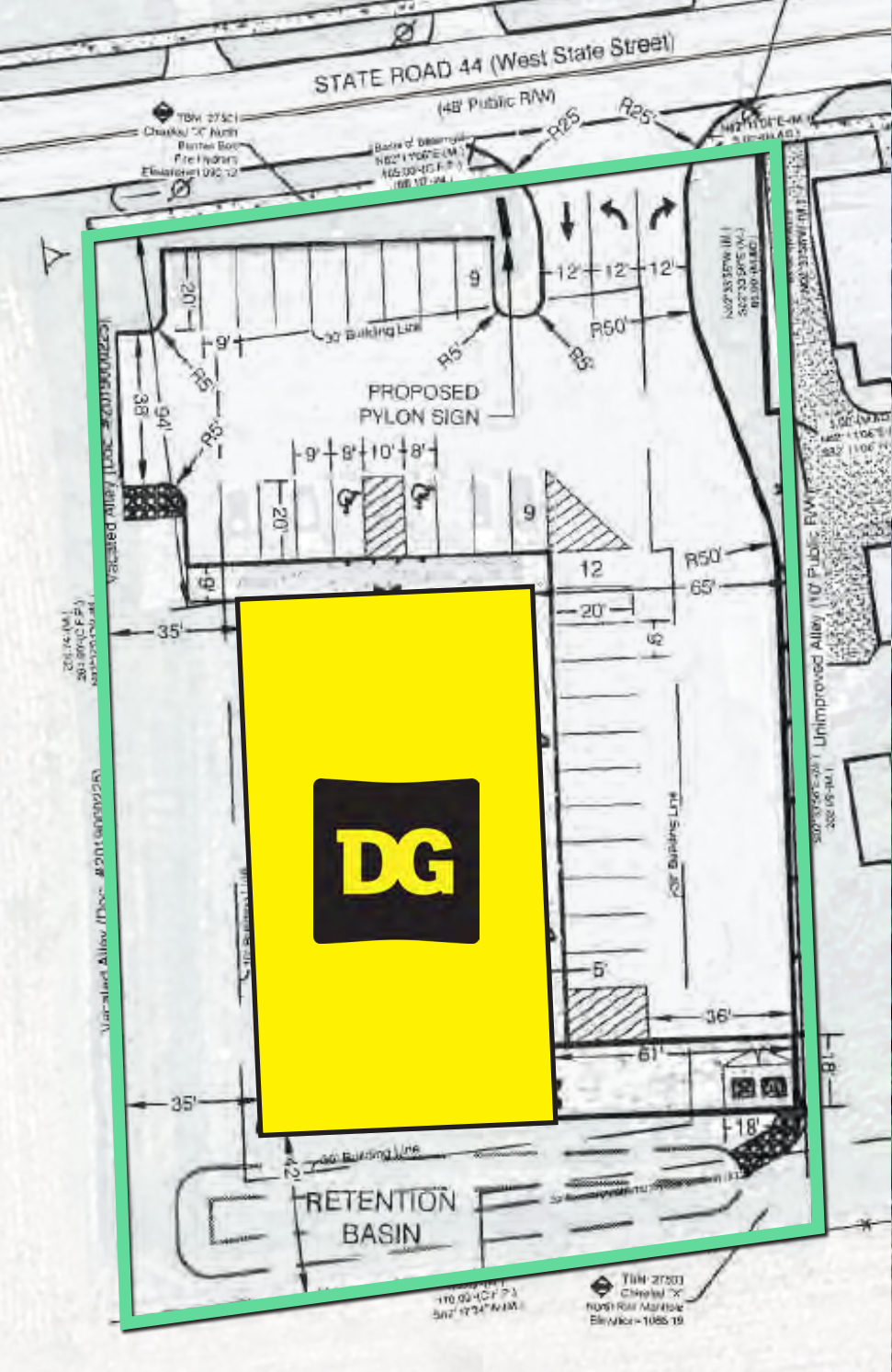
# Site Plan

### Property Specifications

Lot Size	±1.036 Acres
GLA	±9,100 SF

#### Parking Stalls

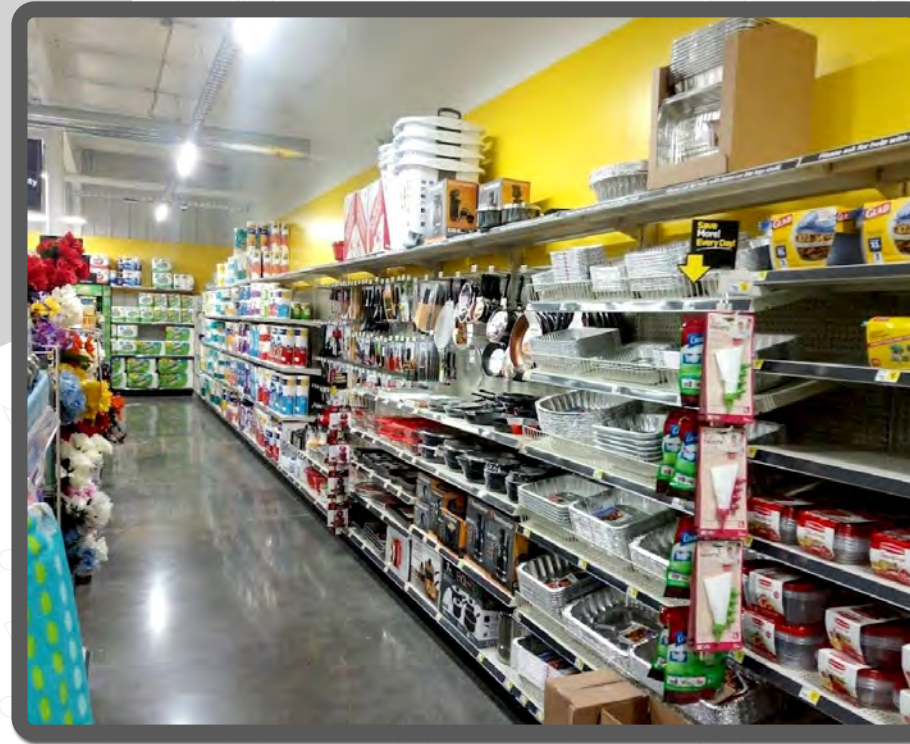
Regular	28
Handicap	2





# Interior Photos

TDG





# Immediate Vicinity

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



7.5 MILES TO RUSHVILLE



25 BEDS

CORNERSVILLE

City of CONNERSVILLE

9 MILES TO CONNERSVILLE



# CONFIDENTIALITY AGREEMENT

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