



BRAND NEW ABSOLUTE NNN DOLLAR GENERAL PLUS

EXAMPLE PROPERTY

CLOVERDALE DR. & HWY 136, CRAWFORDSVILLE, IN 47933

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

BRAND NEW DOLLAR GENERAL WITH BUMPS

CLOVERDALE DR. & HWY 136, CRAWFORDSVILLE, IN 47933 



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EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.898.1551

BRAND NEW DOLLAR GENERAL WITH BUMPS

CLOVERDALE DR. & HWY 136, CRAWFORDSVILLE, IN 47933 

INVESTMENT SUMMARY

List Price:	\$2,031,109
Current NOI:	\$136,084.32
Initial Cap Rate:	6.70%
Land Acreage:	+/- 2.21
Year Built	2024
Building Size:	10,566 SF
Price PSF:	\$192.23
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.04%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,566 SF. Dollar General store located in Crawfordsville, Indiana. The property offers a 15 Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5% rent increases every 5 years including at each of the 5 (5 Year) options to renew. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store is on track to finish construction & open for business in November 2024.

This Dollar General is highly visible as it is strategically positioned on the hard corner of Cloverdale Drive and Highway 136 seeing 12,118 cars per day! The 5 mile population from the site is 23,674 and the 3 mile average household income is \$64,663 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 6.70% cap rate based on the NOI of \$136,084.32.



PRICE \$2,031,109



CAP RATE 6.70%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **Brand New 15 Year Absolute NNN Lease**
- Zero Landlord Responsibilities
- **5% Rent Bumps Every 5 Years**
- **Hard Corner Location**
- 5 (5 Year) Options | 5% Increases At Each Option
- **2024 BTS Construction | Upgraded Architectural Design**
- Three Mile Household Income \$64,663
- Five Mile Population 23,674
- **12,118 Cars Per Day | Surrounded by Residential**
- Investment Grade Dollar Store With "BBB" Credit Rating
- **Dollar General Guaranty**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$136,084.32	\$12.88
Gross Income	\$136,084.32	\$12.88
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$136,084.32	\$12.88

PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/-1.50 Acres
Building Size:	10,566 SF
Traffic Count:	12,118
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	36
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$136,084.32
Rent PSF:	\$12.88
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	11/25/2024
Lease Expiration Date:	11/30/2039
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$38.7 BILLION



STORE COUNT:
20,000+



GUARANTOR:
DG CORP

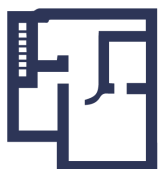


S&P:
BBB

BRAND NEW DOLLAR GENERAL WITH BUMPS

CLOVERDALE DR. & HWY 136, CRAWFORDSVILLE, IN 47933 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR	
Dollar General	10,566	11/25/2024	11/30/2039	\$136,084.32	100.0	12/1/2029 12/1/2034	\$12.88	
				\$142,892.04			\$13.52	
				\$150,036.60			\$14.20	
				Option 1		\$157,538.40	12/1/2039	\$14.91
				Option 2		\$165,415.32	12/1/2044	\$15.66
				Option 3		\$173,686.08	12/1/2049	\$16.44
Option 4	\$182,370.36	12/1/2054	\$17.26					
Option 5	\$191,488.92	12/1/2059	\$18.12					
Averages	10,566			\$143,004.32			\$13.53	



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$136,084.32



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$13.53



NUMBER OF TENANTS
1



BRAND NEW DOLLAR GENERAL WITH BUMPS

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\$1.7 BILLION

2023 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$38.7 BIL

2023 NET SALES



85 YEARS

IN BUSINESS



FORTUNE 500

ON LIST SINCE 2009

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,000+ stores with more than 173,000 employees, located across 48 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. Dollar General opened 990 new stores in 2023, and planning to open an additional 800 in 2024. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



20,000+ STORES ACROSS 48 STATES

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PROXIMITY TO LOCAL ATTRACTIONS



45 Miles
Indianapolis
International
Airport



46 Miles
Downtown
Indianapolis



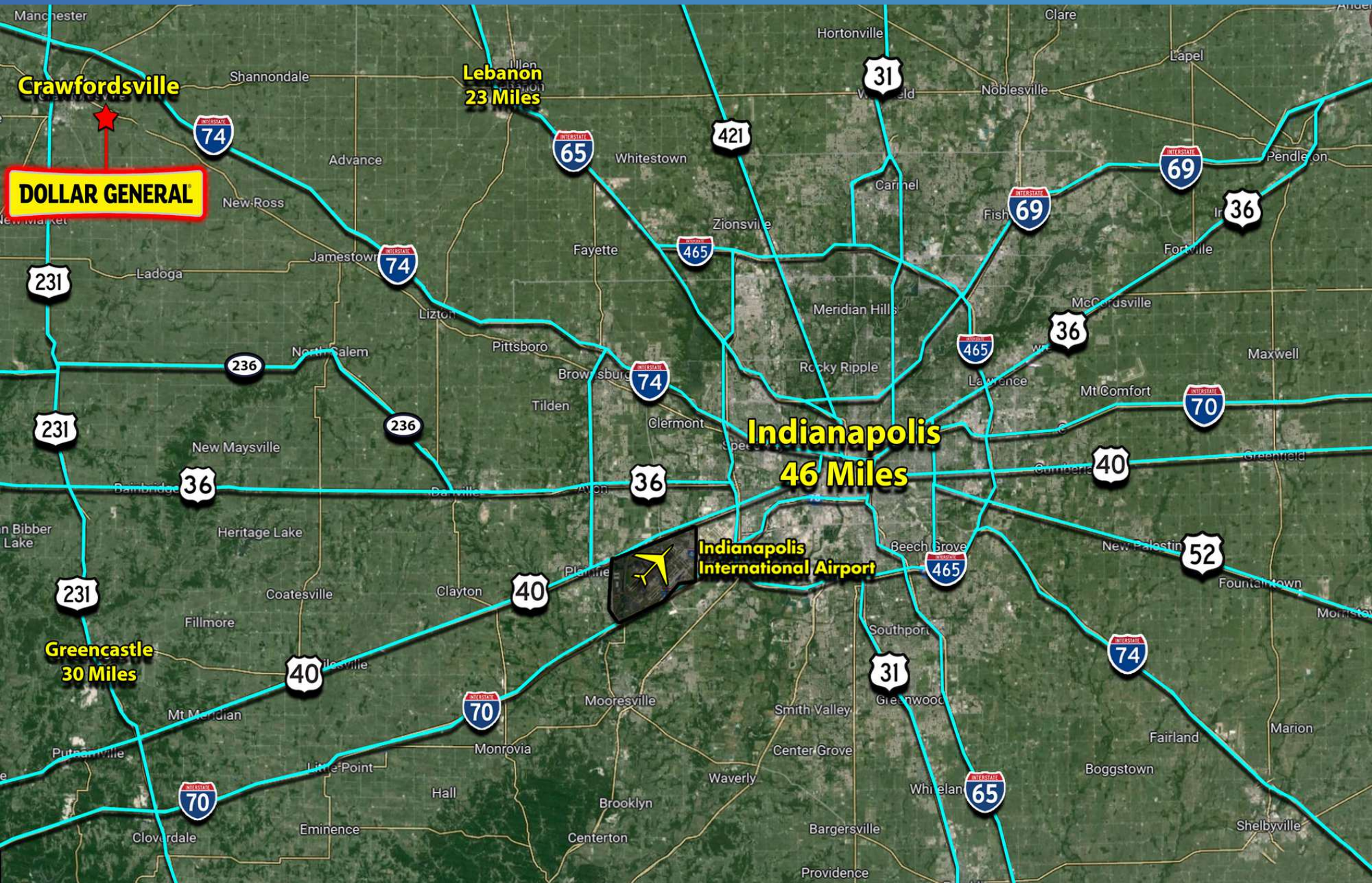
2 Miles
Wabash
College

DOLLAR GENERAL®



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FORTIS NET LEASE™



DAVID PRICE Construction
A Better Approach to Construction

A-1 TRUCK
EQUIPMENT

Whispering PINES

WILSON'S
24 HR
TOWING

Dave Stribling Restoration

CERES SOLUTIONS
Centered on you.

CONNOR CO.

APPLIANCES

CountryMark.

Studio K

ES
ELITE GRAPHICS

THE WAREHOUSE BAKERY

ESS
EASY SELF STORAGE

Ferrellgas

iMOTION

ARROW
PROPERTY SOLUTIONS

PROCHOICE
Home Solutions LLC

ALL-PHASE
ELECTRIC SUPPLY CO.

SACRED EARTH FARMS
EST. 2014
THE HEART OF THE MOUNTAIN

CMS
CROSSSETT

SUBJECT PROPERTY

DOLLAR GENERAL

Cloverdale Heights Apartments

bp

TEPIC
AUTO SALES



Speedway

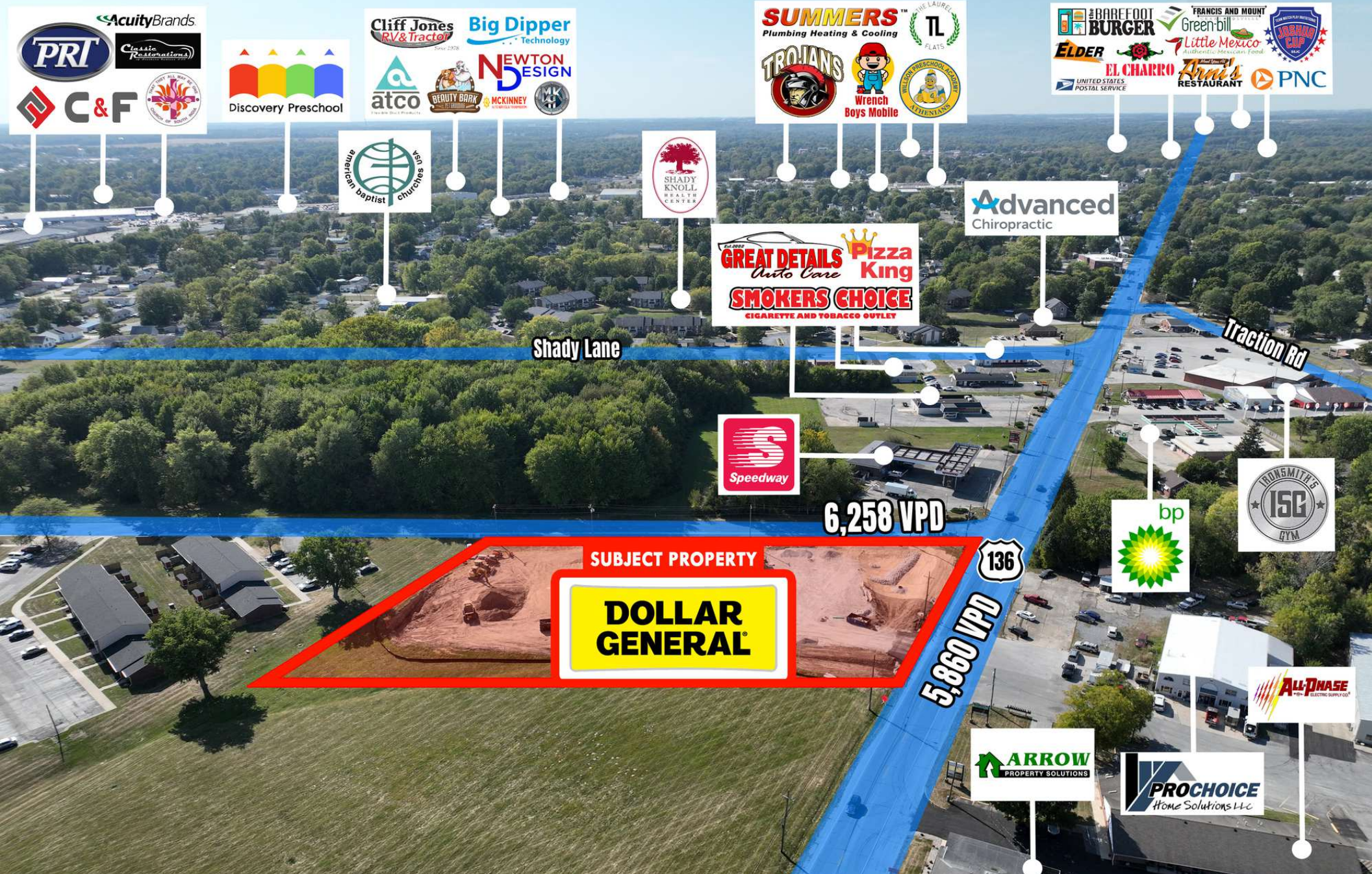
5,860 VPD

6,258 VPD

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FORTIS NET LEASE™



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	5,144	18,983	23,674
Total Population 2029	5,263	19,472	24,220
Population Growth Rate	2.31%	2.58%	2.31%
Median Age	40.2	38.3	39.6
Average Household Size	2.1	2.3	2.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,382	7,727	9,600
Average HH Income	\$60,750	\$64,663	\$71,017
Median House Value	\$136,207	\$137,516	\$148,402
Consumer Spending	\$60.5 M	\$200.3 M	\$264.4 M

Crawfordsville, Indiana, is a small, historic town nestled in the west-central part of the state. It is located about 45 miles northwest of Indianapolis and serves as the county seat of Montgomery County. The town is surrounded by rolling farmlands, forests, and scenic countryside, giving it a peaceful, rural charm. Crawfordsville is perhaps best known as the home of Wabash College, a private liberal arts college that adds a vibrant intellectual and cultural atmosphere to the town.

The town has a rich history, with many well-preserved 19th-century buildings, including the Rotary Jail Museum, one of the few remaining rotary jails in the country. Crawfordsville also offers outdoor recreational opportunities, with nearby Sugar Creek providing spots for canoeing, kayaking, and fishing. The town's location at the intersection of U.S. Route 231 and Interstate 74 makes it easily accessible while maintaining a quiet, small-town feel.

With a blend of history, education, and natural beauty, Crawfordsville offers a unique, welcoming atmosphere in the heart of Indiana.



DOLLAR GENERAL



TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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