



NEW DOLLAR GENERAL PLUS | INDIANAPOLIS MARKET

ACTUAL STORE RENDERING

CAMBY ROAD, CAMBY, IN 46113

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UPGRADED DOLLAR GENERAL PLUS

CAMBY ROAD, CAMBY, IN 46113 



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EXCLUSIVELY LISTED BY:

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UPGRADED DOLLAR GENERAL PLUS

CAMBY ROAD, CAMBY, IN 46113 

INVESTMENT SUMMARY

List Price:	\$2,222,760
Current NOI:	\$144,479.40
Initial Cap Rate:	6.50%
Land Acreage:	+/- 1.48
Year Built	2024
Building Size:	10,566 SF
Price PSF:	\$210.37
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.83%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this new 10,566 SF. Dollar General Plus store with an upgraded architectural design located in Camby, Indiana - part of the **Indianapolis Market** and only 6 miles from the Indianapolis International Airport. The property is secured with 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 currently under construction with a projected rent start date in August 2024.

This Dollar General is highly visible as it is strategically positioned just off of the **signalized intersection** of Kentucky Avenue (**seeing 33,884 cars per day**) on the corner of Camby Crossing Drive & Camby Road (**seeing 5,405 cars per day**). It is adjacent to a shopping center with tenants such as Dunkin Donuts, Papa John's Pizza, Big Red Liquors and more. Across the street is a Circle K and residential homes surround the site. The **5 mile population from the site is 61,649** while the 1 mile average household income is \$80,262 per year, making this location ideal for a Dollar General. This area is seeing a steady increase in population growth. 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 6.50% cap rate based on NOI of \$144,479.40.



PRICE \$2,222,760



CAP RATE 6.50%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- New 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **RARE 5% RENT BUMPS EVERY 5 YEARS!**
- **Indianapolis Market! | 6 Miles to Indianapolis International Airport**
- **2024 BTS Plus Size Construction | Upgraded Architectural Design**
- 5 (5 Year) Options | 5% Increases At Each Option
- **One Mile Household Income \$80,262**
- **Five Mile Population 61,649 | Expected 3.06% Growth**
- **39,289 VPD at Signalized Intersection Of Kentucky Avenue & Camby Road**
- Adjacent to Shopping Center (Dunkin', Papa John's Pizza) | Across from Circle K
- Investment Grade Dollar Store With "BBB" Credit Rating

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$144,479.40	\$13.67
Gross Income	\$144,479.40	\$13.67
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$144,479.40	\$13.67

PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/- 1.48 Acres
Building Size:	10,566 SF
Traffic Count 1:	33,884 VPD Kentucky Ave
Traffic Count 2:	5,405 VPD Camby Road
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded & Plus Size
Parking Lot:	Asphalt
# of Parking Spaces	40
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$144,479.40
Rent PSF:	\$13.67
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/15/2024
Lease Expiration Date:	8/31/2039
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years & at Each Option
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

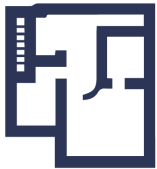


S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,566	8/15/2024	8/31/2039	\$144,479.40	100.0		\$13.67
				\$151,703.28		9/1/2029	\$14.36
				\$159,288.48		9/1/2034	\$15.08
				Option 1		9/1/2039	\$15.83
				Option 2		9/1/2044	\$16.62
				Option 3		9/1/2049	\$17.45
Option 4	9/1/2054	\$18.32					
Option 5	9/1/2059	\$19.24					
Totals/Averages	10,566			\$144,479.40			\$14.37



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$144,479.40



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$14.37



NUMBER OF TENANTS
1



UPGRADED DOLLAR GENERAL PLUS

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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



6 Miles
Indianapolis
International
Airport



12 Miles
Downtown
Indianapolis,
IN

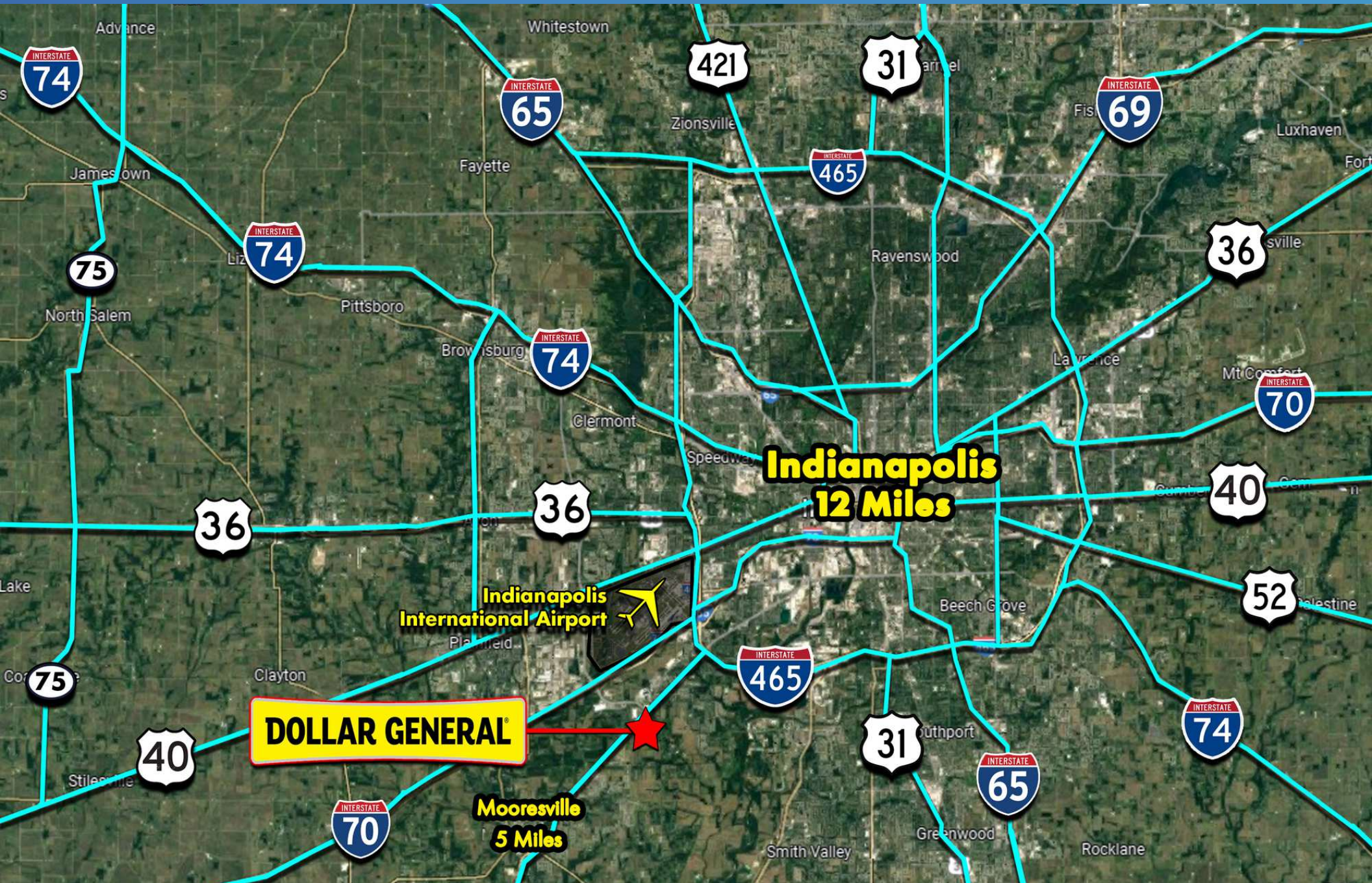


11 Miles
University
of
Indianapolis

DOLLAR GENERAL®

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West Newton Elementary



D-R HORTON
America's Builder



Trotter Rd

Camby Crossing Dr

SUBJECT PROPERTY

DOLLAR
GENERAL



Bradis Guns



Camby Rd - 5,405 VPD



Kentucky Ave - 33,884 VPD



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Located in the heart of the Hoosier State, Camby, Indiana, offers a charming blend of rural tranquility and modern convenience. Situated in Morgan County, just southwest of Indianapolis (pictured above), Camby embodies the essence of small-town America while providing easy access to urban amenities.

Upon arrival, visitors are greeted by picturesque landscapes adorned with sprawling fields, rustic barns, and tranquil streams. The community's close-knit atmosphere fosters a sense of belonging, making it an ideal destination for those seeking a peaceful retreat from the bustle of city life.

One of Camby's notable features is its proximity to nature. The area is blessed with lush greenery and scenic trails, perfect for outdoor enthusiasts and nature lovers alike. Whether it's hiking through wooded pathways, fishing in pristine lakes, or simply enjoying a leisurely picnic in the park, there's no shortage of opportunities to reconnect with the great outdoors.

Despite its serene setting, Camby boasts modern amenities to cater to residents and visitors alike. The town center is dotted with charming boutiques, cozy cafes, and family-owned restaurants, offering a diverse array of dining and shopping experiences. Additionally, Camby's strategic location provides easy access to major highways, making it a convenient hub for travelers exploring the region.

For those interested in history and culture, Camby offers a glimpse into Indiana's rich heritage. Nearby attractions include historic landmarks, museums, and cultural events that showcase the area's storied past and vibrant community spirit.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2023	3,746	22,798	61,649
Total Population 2028	3,829	23,328	63,537
Population Growth Rate	2.22%	2.32%	3.06%
	32.7	34.8	36.8
# Of Persons Per HH	3.0	2.9	2.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,236	7,870	22,339
Average HH Income	\$80,262	\$82,764	\$78,755
Median House Value	\$151,280	\$154,270	\$157,701
Consumer Spending	\$40.2 M	\$257.0 M	\$694.4 M





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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ARCHITECT
PLANNING & INTERIOR