SUBJECT PROPERTY

FAMILY DOLLAR

◆ 1310 W. Morton Street, Oakland City, IN 47660

EXCLUSIVELY LISTED BY EQUITY
JAKE CARTER 614.306.7852

NAVIGATE THE OFFERING

CONTENTS & LISTING TEAM

01 INVESTMENT SUMMARY 03

02 LEASE OVERVIEW 04

03 PROPERTY PHOTOGRAPHY 05

04 AERIAL W/ RETAIL CALLOUTS 06

05 AERIAL W/ RETAIL CALLOUTS 08

06 TENANT OVERVIEW 09

07 LOCATION, MARKET & DEMOGRAPHICS 10

08 DISCLAIMER & CONFIDENTIALITY 11

09 CONTACT INFORMATION 12

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SCAN TO SAVE CONTACT

THE OPPORTUNITY

INVESTMENT SUMMARY

HIGHLIGHTS

- Low in-place rent of $4.00 per square foot
- Priced below replacement cost at $48.51 per square foot
- Remodeled in 2021
- Projected 9.3% population growth within three miles through 2030
- Prominent W. Morton Street frontage and pylon signage
- Four automatic five-year extensions with scheduled rent increases
- Corporate guaranty from Family Dollar Stores, Inc.

PRICE
$800,000

CAP RATE
8.25%

PROPERTY DETAILS

ADDRESS	1310 W. Morton Street
CITY, STATE, ZIP CODE	Oakland City, IN 47660
COUNTY	Gibson
BUILDING AREA	16,492 SF
LAND AREA	1.95 Acres
YEAR BUILT / REMODELED	2002 / 2021
ANNUAL BASE RENT	$65,968
PRICE (PSF)	$48.51
RENT (PSF)	$4.00
LEASE TYPE	NN
TENANT	Family Dollar Stores of Indiana, LLC
GUARANTOR	Family Dollar Stores, Inc.

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TERMS IN PLACE

LEASE OVERVIEW

PRINCIPAL LEASE TERMS

TENANT	Family Dollar Stores of Indiana, LLC
GUARANTOR	Family Dollar Stores, Inc.
LEASE TYPE	NN
TYPE OF OWNERSHIP	Fee Simple
LEASE EXPIRATION	November 30, 2028
TERM REMAINING	±2.5 Years
ANNUAL BASE RENT	$65,968 · $4.00 PSF
EXTENSION OPTIONS	Four (4) × 5 Years, Automatic

RENT SCHEDULE

	TERM	ANNUAL RENT	RENT PER SF	INCREASE
Original Term	Current - 11/30/2028	$65,968	$4.00	None
Option 1	12/1/2028 - 11/30/2033	$74,214	$4.50	12.5%
Option 2	12/1/2033 - 11/30/2038	$82,460	$5.00	11.1%
Option 3	12/1/2038 - 11/30/2043	$90,706	$5.50	10.0%
Option 4	12/1/2043 - 11/30/2048	$98,952	$6.00	9.1%

Automatic extensions. Each extension period begins automatically unless the tenant provides the required cancellation notice at least 90 days before the applicable extension period begins.

ITEM	PAID BY	DETAIL
Real Estate Taxes	Reimbursed by Tenant	Landlord pays the real estate taxes and assessments, and Tenant reimburses Landlord upon receipt of the tax bill, evidence of payment, and a timely reimbursement request.
Insurance	Reimbursed by Tenant	Landlord maintains property insurance on the premises, and Tenant reimburses the premium. Tenant also maintains commercial general liability insurance with limits of $2,000,000 per occurrence and $4,000,000 aggregate.
HVAC	Paid by Tenant	Tenant maintains, repairs, and replaces the HVAC systems. During the final two years of the lease term, Tenant is not required to replace major HVAC components, and Tenant's election not to replace a major component does not create an obligation for Landlord to do so.
Parking Lot	Split / Both	Landlord keeps the parking, service, and access areas maintained, in a good state of repair, and properly lighted. Tenant is responsible for the removal of snow, ice, trash, weeds and debris, as well as for routine, non-capital maintenance of landscaping, lighting, and seal coating and restriping the parking areas.
Roof & Structure	Paid by Landlord	Landlord maintains, repairs, and replaces all exterior portions of the building, including the roof and exterior walls, and all structural portions of the building.
Sewer / Lift Station	Split / Both	Landlord is responsible for maintenance and code compliance of the sewer system, including the septic holding tank and lift station. Tenant is responsible for pumping the holding tank as needed.


INTERSTATE 69
I-69
11,872 VPD
MARATHON
Denny's
ProRehab
Physical Therapy
DOLLAR GENERAL
SUBJECT PROPERTY
FAMILY DOLLAR
5,474 VPD – W. Morton Street
ExtraSpace Storage


OAKLAND CITY UNIVERSITY
SUBWAY
SUNOCO
IGA
Wood Memorial High School, Middle School, Intermediate School, Primary School. All four schools are under one roof with +/- 682 enrolled students
Oakland City Police Dept.
Shamrock
Oakland City Community Center
German American Bank
Oakland Courtyard Hotel
OAKLAND CITY Golf Club EST. 1946
Pleasant View Apartments
Park Terrace Apartments
ExtraSpace Storage
SUBJECT PROPERTY
FAMILY DOLLAR
5,474 VPD – W. Morton Street

PARCEL, BUILDING & SITE

PROPERTY & SITE OVERVIEW

Approximate parcel boundary shown. For illustration only and is not a survey.

PROPERTY & SITE

16,492 SF

1310 W. Morton Street, Oakland City, IN 47660

BUILDING AREA	16,492 SF
LAND AREA	1.95 Acres
OWNERSHIP	Fee Simple
YEAR BUILT	2002
YEAR REMODELED	2021
PARCEL NUMBER	26-13-24-100-001.551-007
SURFACE PARKING	44 Spaces

ACCESS & CIRCULATION

Direct access from W. Morton Street, with on-site circulation serving the storefront, surface parking areas, and side/rear service areas.

SIGNAGE

Building-mounted signage plus pylon signage on the W. Morton Street frontage.

UTILITIES

Public water and sewer, with a septic holding tank and lift station maintained by Landlord.

THE OCCUPANT

TENANT OVERVIEW

familydollar.com

Year Founded: 1959

Headquarters: Chesapeake, Virginia

Ownership: Privately held; owned by Brigade Capital Management and Macellum Capital Management

Locations: 7,000+ U.S. locations

Source: familydollar.com and public reporting

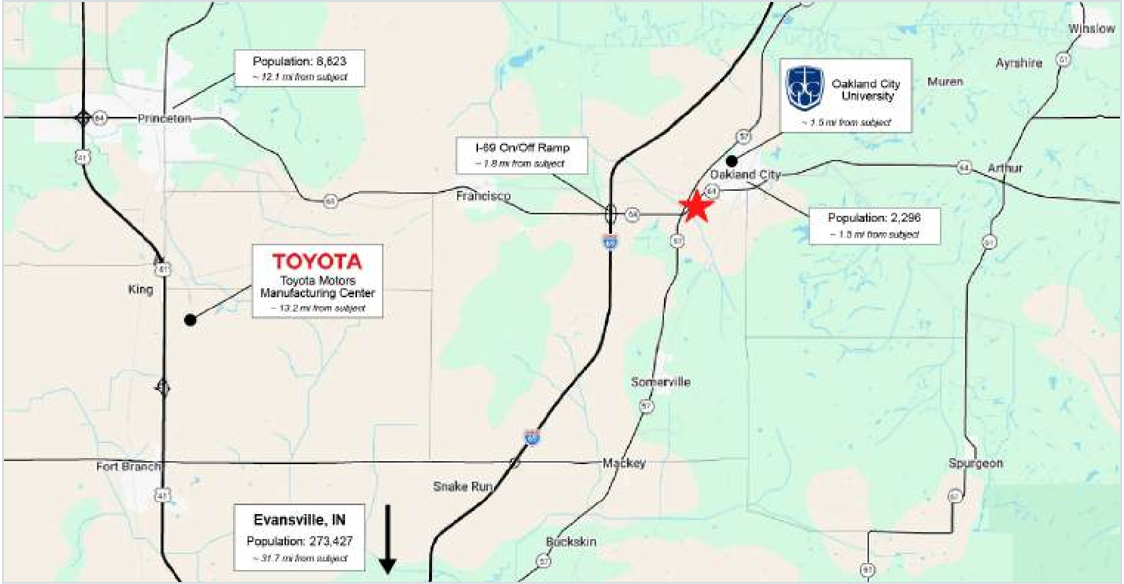
Family Dollar is a national neighborhood value retailer focused on affordable everyday essentials. Its stores offer a broad assortment of food and beverages, household products, health and beauty items, pet supplies, apparel, seasonal merchandise, and other frequently purchased goods.

Founded in Charlotte, North Carolina, in 1959, Family Dollar has grown into one of the country's largest value-retail chains. The company became independent in 2025 following its acquisition by Brigade Capital Management and Macellum Capital Management and remains headquartered in Chesapeake, Virginia.

Family Dollar's convenient, small-box format is designed to serve value-conscious customers in urban, suburban, and rural communities. Its essential-goods assortment and neighborhood locations support frequent customer visits and position the brand as a convenient source for everyday needs.

TRADE AREA

LOCATION, MARKET & DEMOGRAPHICS



Approximate driving distances from the subject property.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
2025 Population	3,550	5,170	7,111
2030 Population	3,879	5,430	7,163
Population Growth, 2025 to 2030	9.3%	5.0%	0.7%
Median HH Income	$55,328	$59,547	$64,681
Per Capita Income	$31,447	$32,821	$33,569
Median Net Worth	$219,396	$258,706	$275,195
Total Employees	1,611	1,750	1,942

17,100
Gibson County Labor Force

3.7%
Gibson County Unemployment

Sources: Esri Key Facts, Esri Community Change Snapshot, CoStar, Indiana Department of Workforce Development. Seven mile figures reflect Esri's most recent five year projection.

TOYOTA INDIANA

Regional economic driver. Over 7,300 employees and more than $8 billion invested in the 1,160 acre Princeton campus since 1996. A $200 million capacity investment was announced in March 2026.

OAKLAND CITY UNIVERSITY

Local institutional anchor. The university sits within the one mile ring and supports a steady resident and student population in the immediate trade area.

LOCAL DAILY NEEDS TRADE AREA

Oakland City serves surrounding communities in southern Gibson County and benefits from demand generated by local residents, Oakland City University, and nearby employers. The nearest Walmart Supercenter is approximately 14 miles away in Princeton.

EQUITY'S TERMS & CONDITIONS

DISCLAIMER & CONFIDENTIALITY

DISCLAIMER

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FOR MORE INFORMATION

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EXECUTE THE NDA

Execute Equity's non-disclosure agreement to receive due diligence materials. Scan the code or use the button to open the NDA.

EXECUTE NDA

Scan or click to open Equity's standard NDA

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