

For Sale

Freestanding Building

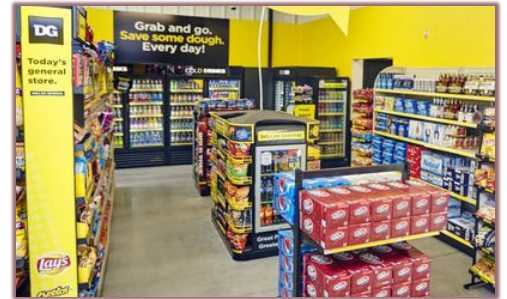
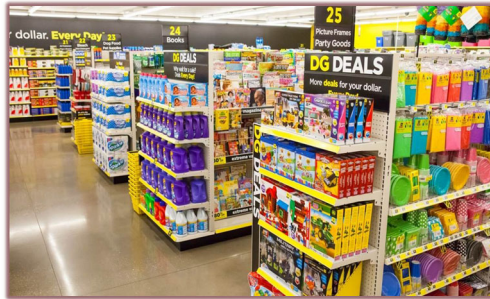
Baseline Rd. and CR 1100 N.
Linden, IN 47955

Coming Soon!



Not Actual Building

5% Rent Increases Every 5 Years



Bob Cissell

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CISSELL MUELLER
COMPANY, L.L.C.

Investment Summary



\$2,046,923

PRICE

6.5%

CAP

15

YRS. REMAINING

Property Details:

Building Area: 9,100 SF

Site: 1.5 AC

Year Built: 2025

Price (PSF): \$224.94

Guarantor: Dollar General Corporation

Average CAP Rate over 15 years: 6.94%

Lease Overview:

5% Rent Increases Every 5 Years

Remaining Lease Term: 15 Year

NOI: \$133,050.56

Lease Type: Absolute NNN

Options: Three, (5) Year Options

Commencement Date: September 2026

Linden, IN

The town of Linden is located in the State in Indiana, Montgomery County, Madison Township. The town was originally oriented around a major train depot. The Linden Depot is now a museum and was listed on the National Register of Historic Places in 1990.

As of the 2020 census, the Town of Linden is home to 711 residents and multiple businesses. Located 10 miles from Crawfordsville and 16 miles north to Lafayette, the town of Linden consists of .39 square miles.

Linden is located in Montgomery County. The major highways located in Montgomery County include Interstate 74, US Route 136, US Route 231, Indiana State Road 25, Indiana State Road 32, Indiana State Road 47, Indiana State Road 55, Indiana State Road 59, and Indiana State Road 234.

Linden Demographics

| Population | 3 mile | 5 mile | 10 mile |
|----------------------------|-----------|-----------|-----------|
| 2020 Population | 1,117 | 2,430 | 16,945 |
| 2024 Population | 910 | 2,078 | 16,726 |
| 2029 Population Projection | 885 | 2,047 | 16,975 |
| Average Household Income | \$74,832 | \$85,105 | \$85,236 |
| Median Household Income | \$69,374 | \$74,566 | \$69,110 |
| Median Age | 39.4 | 40.1 | 41.3 |
| Median Home Value | \$121,052 | \$163,202 | \$166,922 |

Dollar General

Founded in 1939, Dollar General Corporation (NYSE:DG) is proud to serve as America's neighborhood general store. The company strives to provide access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. Dollar General provides everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, Pepsi-Co/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

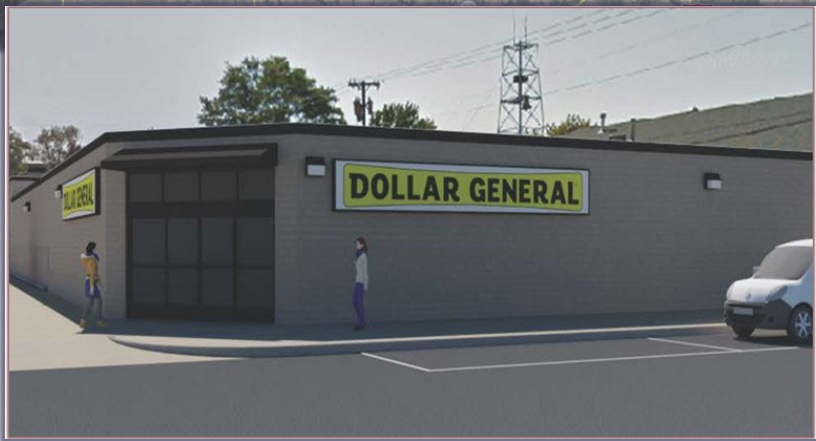
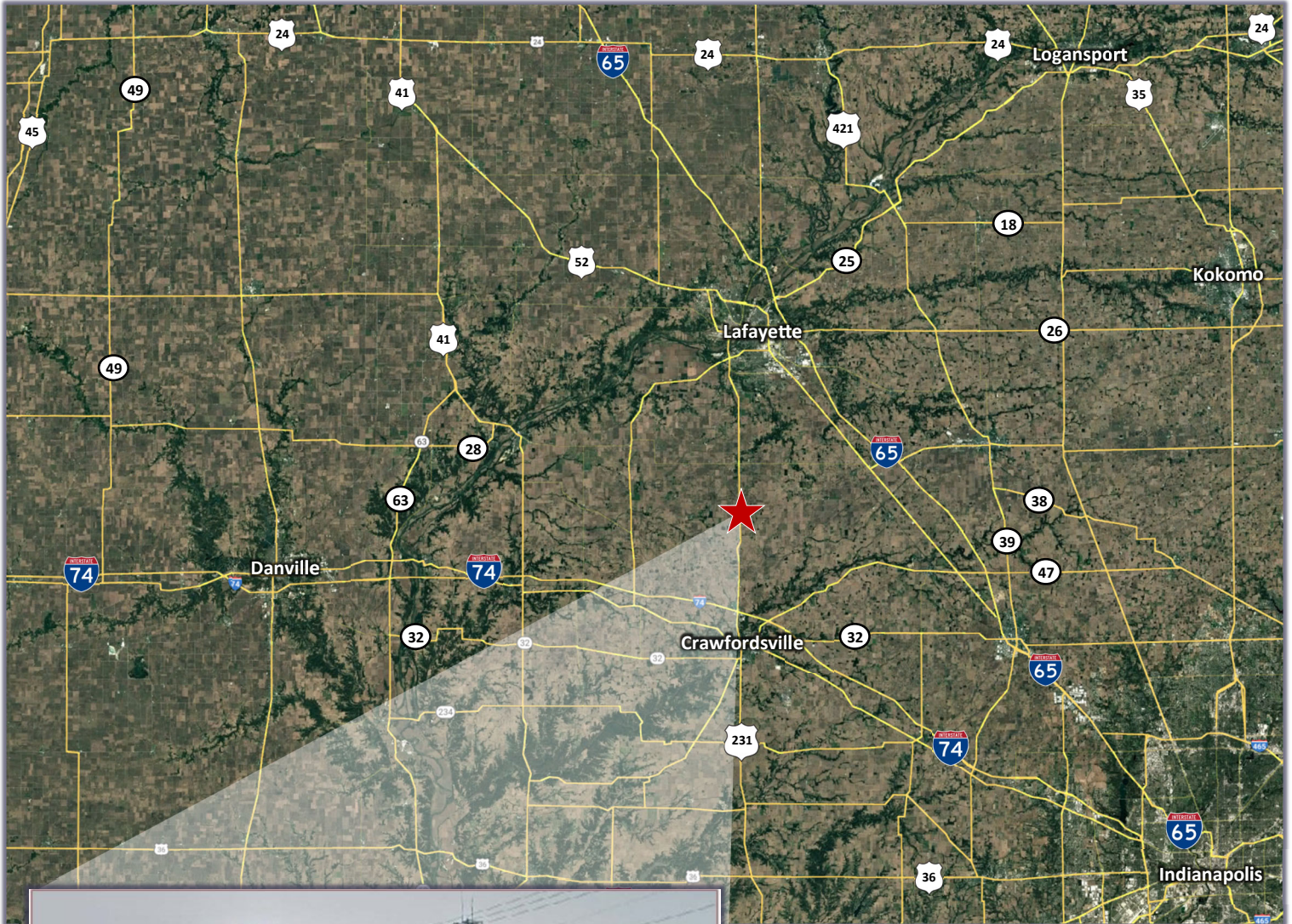
The lease is guaranteed by Dollar General Corporation, a leading retailer. As of May 5, 2023, the company is operating over 19,294 stores across 47 states and in Mexico. Dollar General Corporation is a National Investment-Grade BBB Rated Tenant by S&P.



Major Employers for Montgomery County

1. LSC Communications
2. Nucor Steel
3. Penguin Random House
4. Acuity Brands Lighting Inc
5. Walmart Supercenter
6. South Montgomery County School District
7. Banjo Corp
8. United Steelworkers
9. North Montgomery School District
10. Bane-Welker Equipment

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