



Dollar General

16250 S Jonesville Rd, Columbus, IN 47201

Marcus & Millichap

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INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the **Dollar General in Columbus, Indiana.**

This 10,640 square foot Dollar General was built in 2023 and sits on a large 2.73 acre parcel. Dollar General signed an original 15-year lease that commenced in May of 2023 and is set to expire in April of 2038, leaving more than 13.5 years left on the lease. The lease is considered absolute net, with the landlord having zero responsibilities other than paying the tax bill and being reimbursed by the Tenant. There are five, five-year renewal options available, each of which has a rent increase.

Dollar General (NYSE: DG) is the largest small-box discount retailer in the United States with over 20,150 stores, which span across 48 states and territories, positioned in more than 7,740 different cities. For the 2024 trailing twelve months, as of September 2024, the company reports an annual revenue of \$39.67 billion, which was an increase from \$38.69 billion from the prior year 2023. S&P has granted Dollar General an investment grade credit of 'BBB.' Dollar General embraces store growth as its model for expansion as they opened over 1,000 new stores in 2022 and 987 new stores in 2023. In 2023 alone, the company completed more than 3,000 new projects; with 987 new stores, 2,007 remodels and 129 relocations. Dollar General's site selection and operations continue to impress with the company posting 32 consecutive years of same-store sales growth.

INVESTMENT HIGHLIGHTS

- Absolute Net Lease | Zero Landlord Responsibilities
- 2023 Build-to-Suit Construction
- 13.5 Years Remaining on the Lease
- 10,640 Square Foot Location with Large 2.73 Acre Parcel
- Five, Five-Year Renewal Options with Rent Increases in Each Option
- Investment Grade Credit, Rated 'BBB' by S&P | Publicly Traded on the NYSE: "DG" | 2024 TTM Revenue: \$39.67B
- Dollar General Operates 20,150+ Locations Across 48 States & Territories and 7,745 Cities
- Dollar General Completed 3,000+ Projects in 2023: 987 New Store Openings, 2,007 Store Remodels and 129 Store Relocations

OFFERING SUMMARY

 [Click to View Map: 16250 S Jonesville Rd, Columbus, IN 47201](#)



Years Left on Lease
13.5 Years



Net Operating Income
\$96,682



Cap Rate
7.00%



Daytime Population
55,352 within 10 Miles



Guarantee
Corporate

PRICING

Price	\$1,381,000
Cap Rate	7.00%
Building Square Footage	10,640
Year Built	2023
Lot Size	2.73 Acres

ANNUALIZED OPERATING DATA

Lease Year	Annual Rent	Monthly Rent
Current:	\$96,682	\$8,057
Option I	\$106,350	\$8,863
Option II	\$116,985	\$9,749
Option III	\$128,684	\$10,724
Option IV	\$141,552	\$11,796
Option V	\$148,292	\$12,358
NET OPERATING INCOME:	\$96,682	

TENANT SUMMARY

Lease Commencement	May 1, 2023
Lease Expiration	April 30, 2038
Years Remaining	13.5 Years
Guarantee	Corporate
Lease Type	Absolute Net
Option Periods	Five, 5-Yr

FINANCING OPTIONS

Approximate Rate	6.50%
Fixed Term	5 Year
Amortization	25 Year

LEASE RESPONSIBILITIES

Roof & Structure	Tenant Responsible
HVAC	Tenant Responsible
Real Estate Taxes	Tenant Responsible
Common Area Maintenance	Tenant Responsible
Insurance	Tenant Responsible

RENT ROLL

TENANT	SF	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT PSF	ESC EFFECT DATE	ANNUAL ESC AMOUNT	LEASE TYPE	OPTION TERMS
Dollar General	10,640	5/1/2023	4/30/2038	\$8,057	\$96,682	\$9.09			Absolute Net	(5) 5-Yr
							Option I	\$8,863	\$106,350	
							Option II	\$9,749	\$116,985	
							Option III	\$10,724	\$128,684	
							Option IV	\$11,796	\$141,552	
							Option V	\$12,358	\$148,292	
TOTAL SQUARE FEET:	10,640			MONTHLY INCOME:				\$8,057		
TOTAL OCCUPIED SQUARE FEET:	10,640			ANNUAL INCOME:				\$96,682		
TOTAL AVAILABLE SQUARE FEET:	0			AVERAGE NNN RENT PSF:				\$9.09		

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

DOLLAR GENERAL®

YEAR FOUNDED
1939

HEADQUARTERED
Goodlettsville, TN

OWNERSHIP
Public

ANNUAL REVENUE
\$39.67+ Billion (2024 TTM)

OF LOCATIONS
20,155+

WEBSITE
www.dollargeneral.com

LEASE ABSTRACT

COMMON AREA MAINTENANCE:

TENANT DIRECTLY RESPONSIBLE

REAL ESTATE TAXES:

TENANT REIMBURSES LANDLORD

INSURANCE:

TENANT DIRECTLY RESPONSIBLE

ROOF AND STRUCTURE:

TENANT RESPONSIBLE

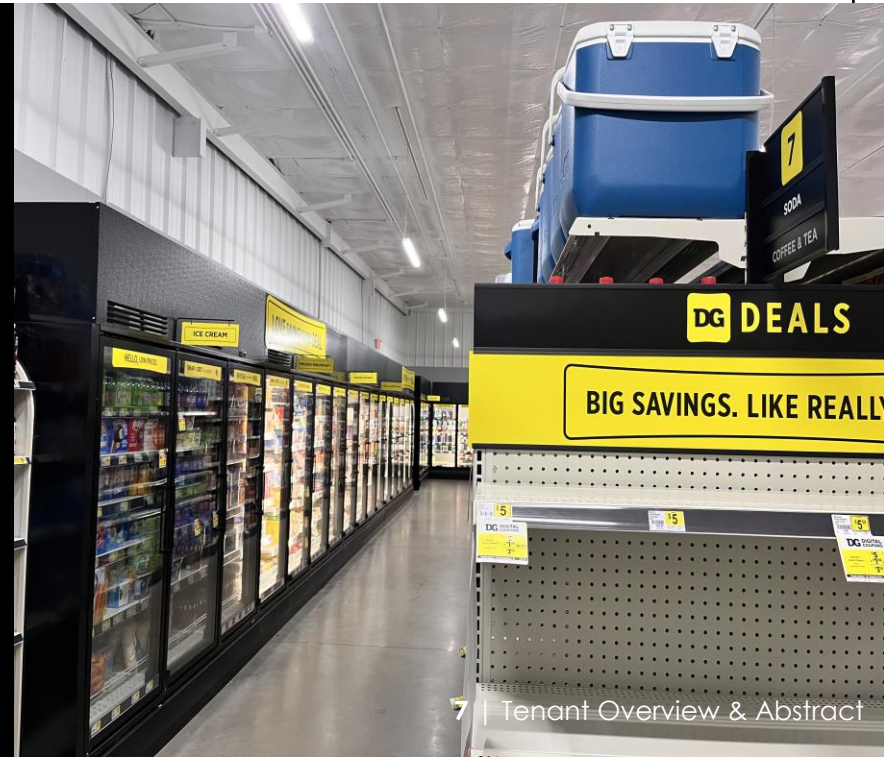
HVAC:

TENANT RESPONSIBLE



TENANT OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General operates 20,150+ stores across the continental United States. The company was founded in 1939 as J.L. Turner and Son and then in 1968 as Dollar General Corporation. The company reports annual (TTM) revenue of \$39.67 Billion for 2024 (as of September 2024). There are more than 170,000 employees. The company is publicly traded on the New York Stock Exchange under the ticker symbol "DG" and is an S&P 500 Component with a S&P credit rating of BBB.





INDIANA
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PYLON SIGN

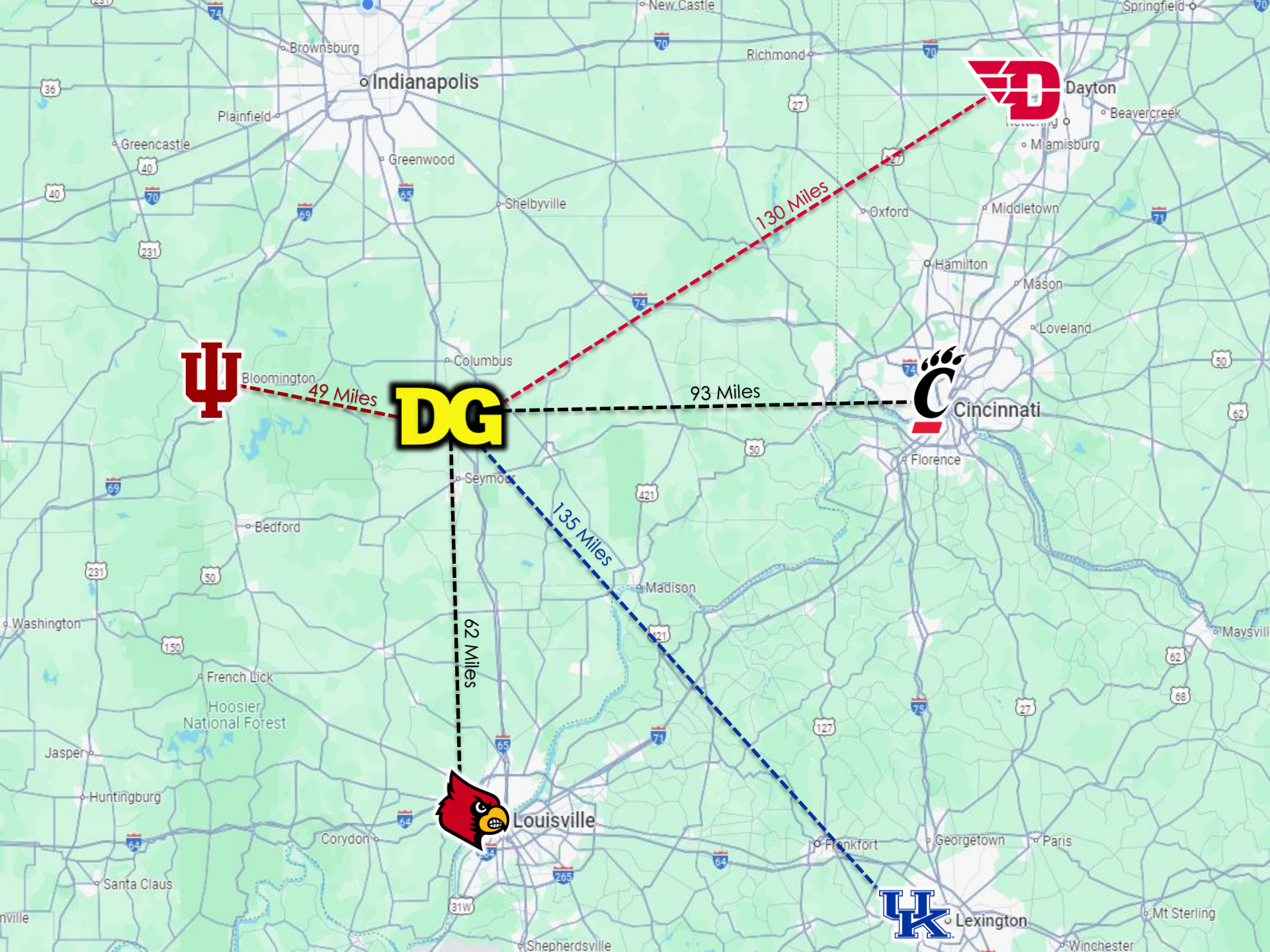




DOLLAR GENERAL



DOLLAR GENERAL



Bloomington
49 Miles



93 Miles



Dayton

130 Miles



Cincinnati



Louisville

135 Miles



Lexington

REGIONAL MAP

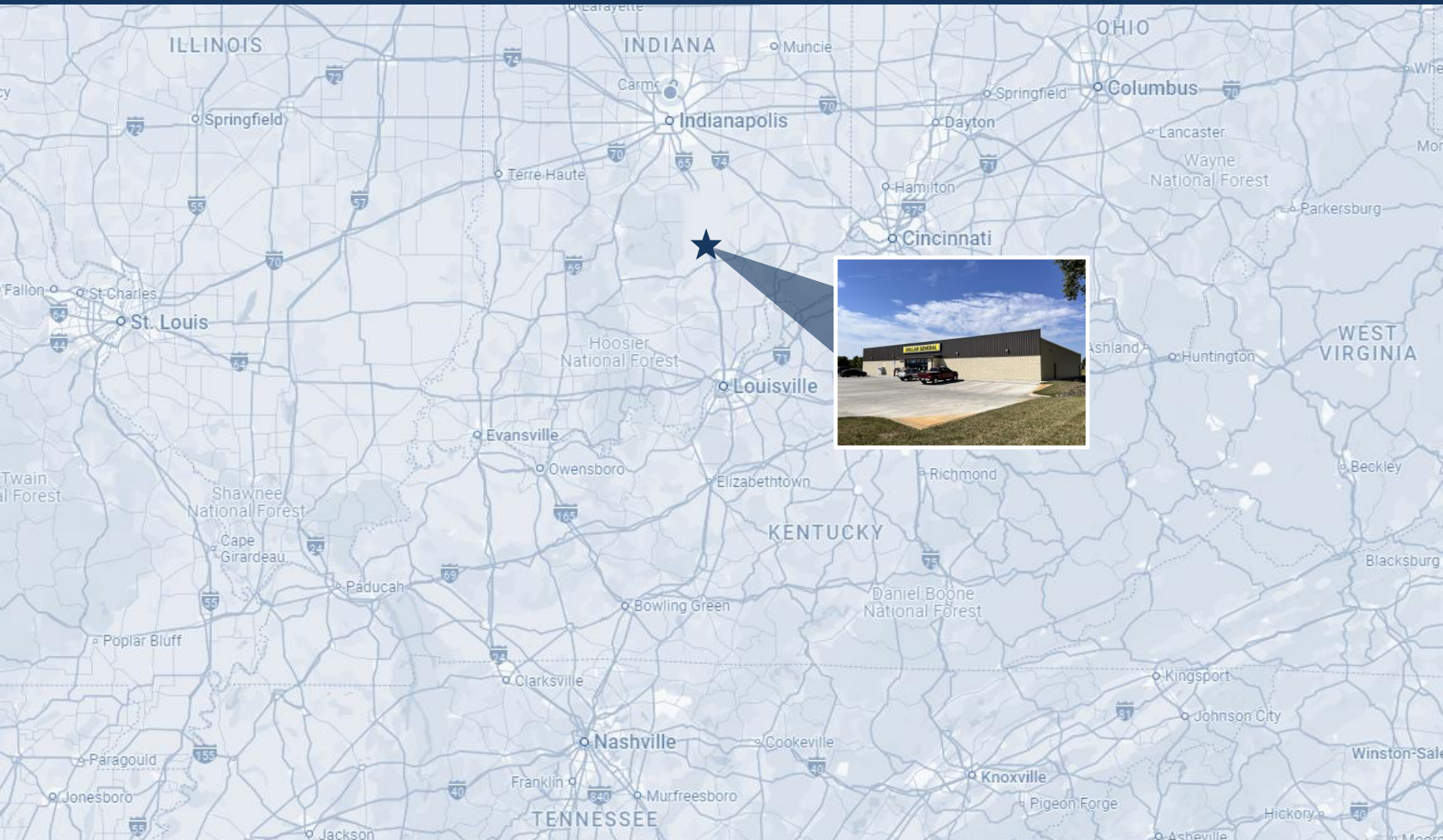


SUBJECT PROPERTY
Columbus, IN

59.3 Miles	Indianapolis, IN
60.5 Miles	Louisville, KY

194.4 Miles	Columbus, OH
233.7 Miles	Nashville, TN

241.9 Miles	Chicago, IL
297 Miles	St. Louis, MO



COLUMBUS

Indiana



Population: 55,352 within 10 Miles



Major Employers: John C Group Company, Faurecia Emissions Central Tech, Jackson County Schenck Memorial Hospital and more



Recognition: 2022 Indiana Community of the Year (<https://www.youtube.com/watch?v=kl58qUAzS9E>)

Columbus, Indiana, is a city celebrated for its exceptional modern architecture and design. Established in the mid-1800s, it has become a hub for innovative buildings, featuring works by renowned architects like Eero Saarinen and Richard Meier. The city is also home to a vibrant arts scene, including galleries and public art installations. With a strong sense of community, numerous parks, and a focus on education and culture, Columbus offers a unique blend of history and modernity, making it an attractive destination for both residents and visitors.

For more information on Columbus, IN, please visit:
<https://columbus.in.us/>



DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
■ 2028 Projection			
Total Population	1,337	4,692	56,510
■ 2023 Estimate			
Total Population	1,313	4,617	55,352
■ 2020 Census			
Total Population	1,347	4,674	56,259
■ 2010 Census			
Total Population	1,325	4,652	49,728
2023 Daytime Population	1,098	3,910	66,625
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
■ 2028 Projection			
Total Households	500	1,774	22,164
■ 2023 Estimate			
Total Households	490	1,740	21,618
■ 2020 Census			
Total Households	478	1,701	19,024
Average Household Income	\$87,398	\$90,387	\$83,427
Median Household Income	\$75,450	\$76,021	\$65,236
Per Capita Income	\$32,625	\$34,062	\$32,722



POPULATION

In 2023, the population in your selected geography is 55,352. The population has changed by 11.31 since 2010. It is estimated that the population in your area will be 56,510 five years from now, which represents a change of 2.1 percent from the current year. The current population is 50.6 percent male and 49.4 percent female. The median age of the population in your area is 37.6, compared with the U.S. average, which is 38.7. The population density in your area is 176 people per square mile.



HOUSEHOLDS

There are currently 21,618 households in your selected geography. The number of households has changed by 13.64 since 2010. It is estimated that the number of households in your area will be 22,164 five years from now, which represents a change of 2.5 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2023, the median household income for your selected geography is \$65,236, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 43.20 since 2010. It is estimated that the median household income in your area will be \$74,008 five years from now, which represents a change of 13.4 percent from the current year.



HOUSING

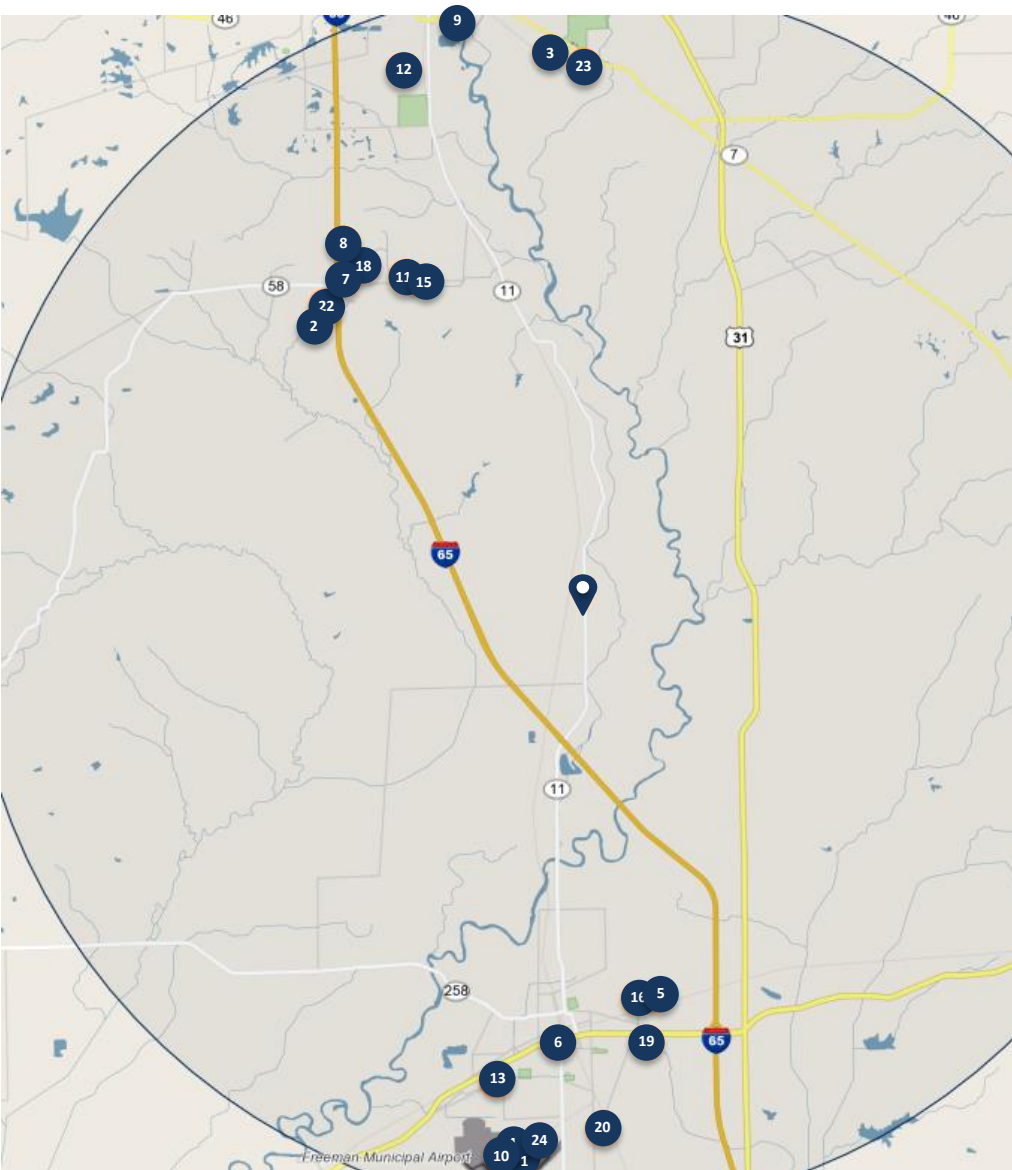
The median housing value in your area was \$175,884 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 13,438.00 owner-occupied housing units and 5,587.00 renter occupied housing units in your area.



EMPLOYMENT

In 2023, 30,126 people in your selected area were employed. The 2010 Census revealed that 51.2 percent of employees are in white-collar occupations in this geography, and 33 percent are in blue-collar occupations. In 2023, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 21.00 minutes.

MAJOR EMPLOYERS



MAJOR EMPLOYERS

EMPLOYEES

1.	John C Group Company Inc-Jay C Stores	2,000
2.	NTN Driveshaft Inc	1,000
3.	Faurecia Emissions Ctrl Tech USA-Gladstone Division	900
4.	Valeo North America Inc-Valeo Lighting Systems	800
5.	Aisin USA MFG Inc	750
6.	Jackson County Schenck Memorial Hospital	706
7.	Enkei America Inc	643
8.	Toyota Industries North America Inc	456
9.	City of Columbus	423
10.	Kocolene Development Corporation	418
11.	Faurecia Emissions Central Tech USA	402
12.	Faurecia Emissions Central Tech USA	376
13.	Browne Bottling Co Inc – Cummins Technical Center	374
14.	Cummins Inc – Cummins Technical Center	348
15.	Faurecia Emissions Central Tech USA	345
16.	Nippon Steel Pipe America Inc	322
17.	Vercia Services Group Inc	315
18.	Morgan Adhesives Company LLC	302
19.	Walmart Inc	271
20.	Silgan Plastics LLC	259
21.	Ler TechForce LLC	232
22.	Rightway Fasteners Inc	211
23.	Chevrolet of Columbus Inc	201
24.	Dicksons Inc	198
25.	Impact Forge Group	194

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