

DOLLAR GENERAL 2 PROPERTY PORTFOLIO 7.5% CAP STNL PORTFOLIO



FOR SALE

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Dollar General

1260 N Main St & 4410 Maumee St.
Adrian, Michigan 49221

Property Highlights

- Absolute STNL to Dollar General
- Zero LL Responsibilities
- Two (2), freestanding buildings
- Corporate Guarantee
- Five (5), 5-year options available with 10% rent increases

CLICK ABOVE LINK TO ACCESS THE DATA ROOM.

OFFERING SUMMARY

Building Size:	9,200 SF PER Building
Cap Rate:	7.5%
Asking Price:	\$2,505,632

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	279	2,234
Total Population	70	771	5,691
Average HH Income	\$71,479	\$59,067	\$55,678