# **DOLLAR GENERAL 2 PROPERTY PORTFOLIO** 7.5% CAP STNL PORTFOLIO

## **FOR SALE**









# **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



EVP of Investment Sales | 248.351.6315 szvmczak@farbman.com

### Alis (Manoogian) Babi, CCIM Mario Giglio III

Assistant Vice President | 248.351.4370 babi@farbman.com

Assistant Vice President | 248.302.0127 giglio@farbman.com