

Base line

A Commercial Real Estate Company

Investment Opportunity New NNN Lease For Sale

US Hwy 40 West / South County Road 550 West
Hendricks County, Stilesville, IN 46180



- 9,026 SF Building on 2.087 acres
- Developer produces high quality that exceeds many DG specs.
- New 15 yr. lease, 3% bump year 11, five 5 yr. options to renew with 10% bumps
- Full corporate guaranty
- New building & equipment warranties
- Fortune 500 credit tenant, 9300+ stores, 2010 sales, \$13 billion, "BB+" S&P credit rating
- For sale \$1,040,250, 8% cap rate on year 1 income of \$83,220

Save Time. Save Money. *Every day!*

DOLLAR GENERAL

Attention Portfolio Investors

An Additional Net Leased Dollar General
Are Under Construction & Available For
Purchase

Kurt Meyer, CCIM
317-627-5151
kmeyer@BaselineCommercial.com
www.BaselineCommercial.com



The information contained herein was obtained from sources considered reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market, or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's/lessee's independent investigation.



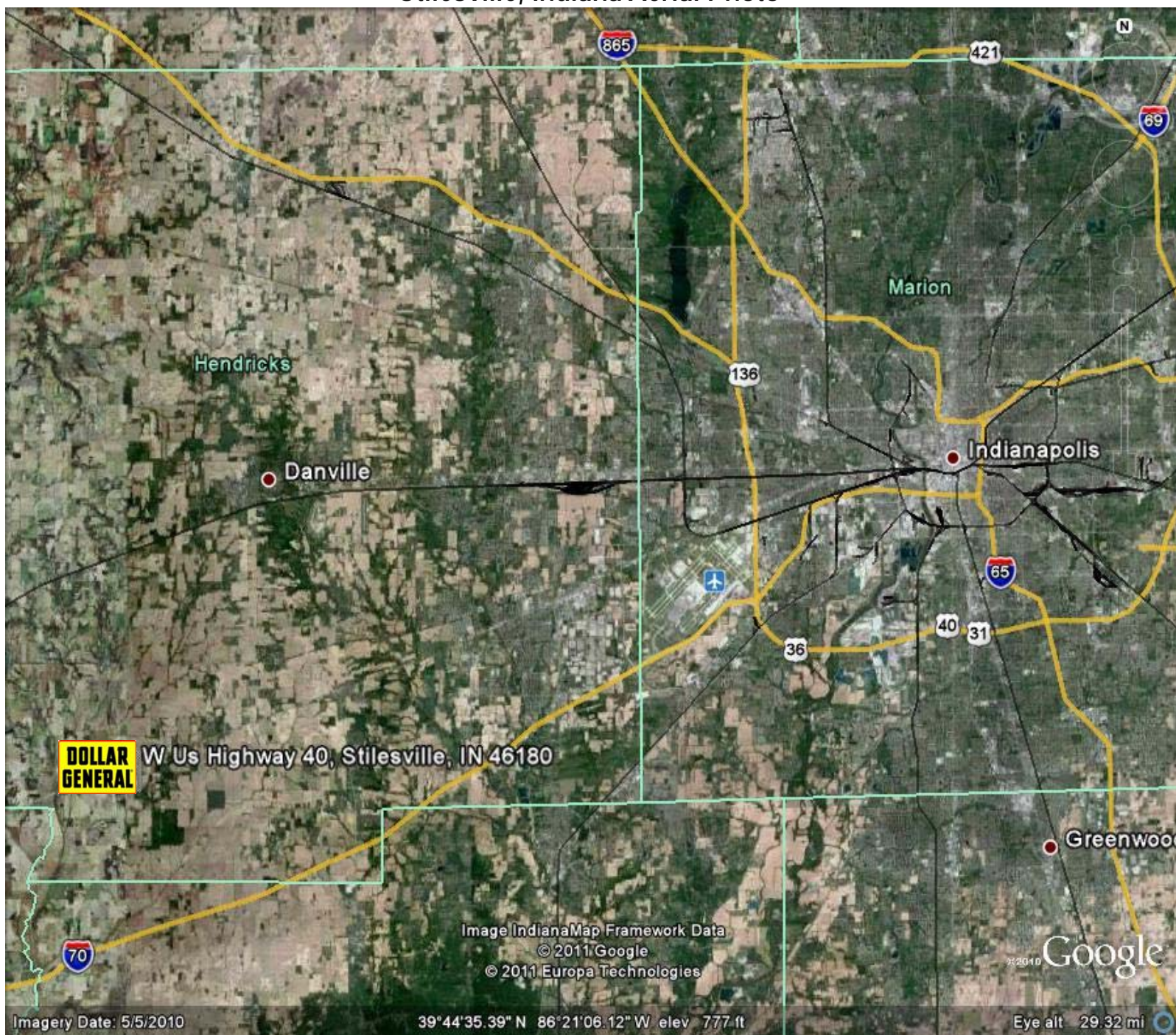
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Stilesville, Indiana Aerial Photo



**DOLLAR
GENERAL**

W Us Highway 40, Stilesville, IN 46180

Image IndianaMap Framework Data
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Google

Imagery Date: 5/5/2010

39°44'35.39" N 86°21'06.12" W elev 777.ft

Eye alt 29.32 mi



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Stilesville, Indiana Area Development



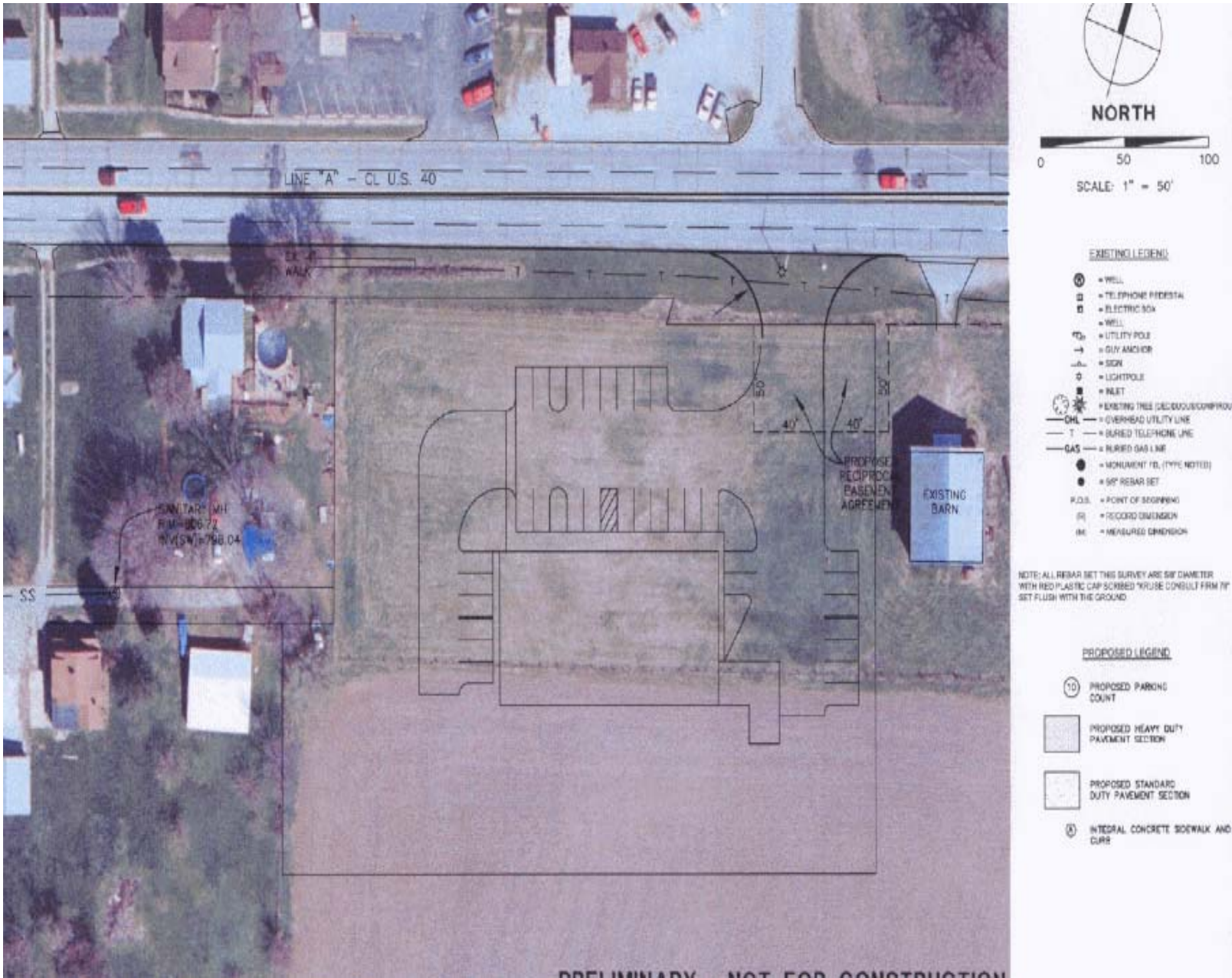
- Located on US Hwy 40 a major thoroughfare between Indianapolis and Terre Haute
- High daily traffic count on US Hwy 40
- West of Indianapolis, Indiana



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Preliminary Site Plan



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Regional Map



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