

Investment Opportunity New Net Lease For Sale

U.S. Hwy 36, 415 East Pat Rady Way
Putnam County, Bainbridge, IN 46105

Base *line*

A Commercial Real Estate Company



Representative Photo

- 9,014 sf Building on 1.35 acres
- Developer produces high quality that exceeds many DG specs.
- New 15 yr. lease, five 5 yr. options to renew, Corporate Guaranty
- Minimal management, new building warranty
- Fortune 500 credit tenant, 8800+ stores, 2009 sales, \$11.8 billion
- West Central IN High traffic corridor
- For sale \$941,500, 8.5% cap rate on year 1 income of \$80,000

Save Time. Save Money. *Every day!*

DOLLAR GENERAL

Attention Portfolio Investors
Several Additional Net Leased Dollar
General Sites Are Under Construction &
Available For Purchase

Kurt Meyer, CCIM
Phone 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.

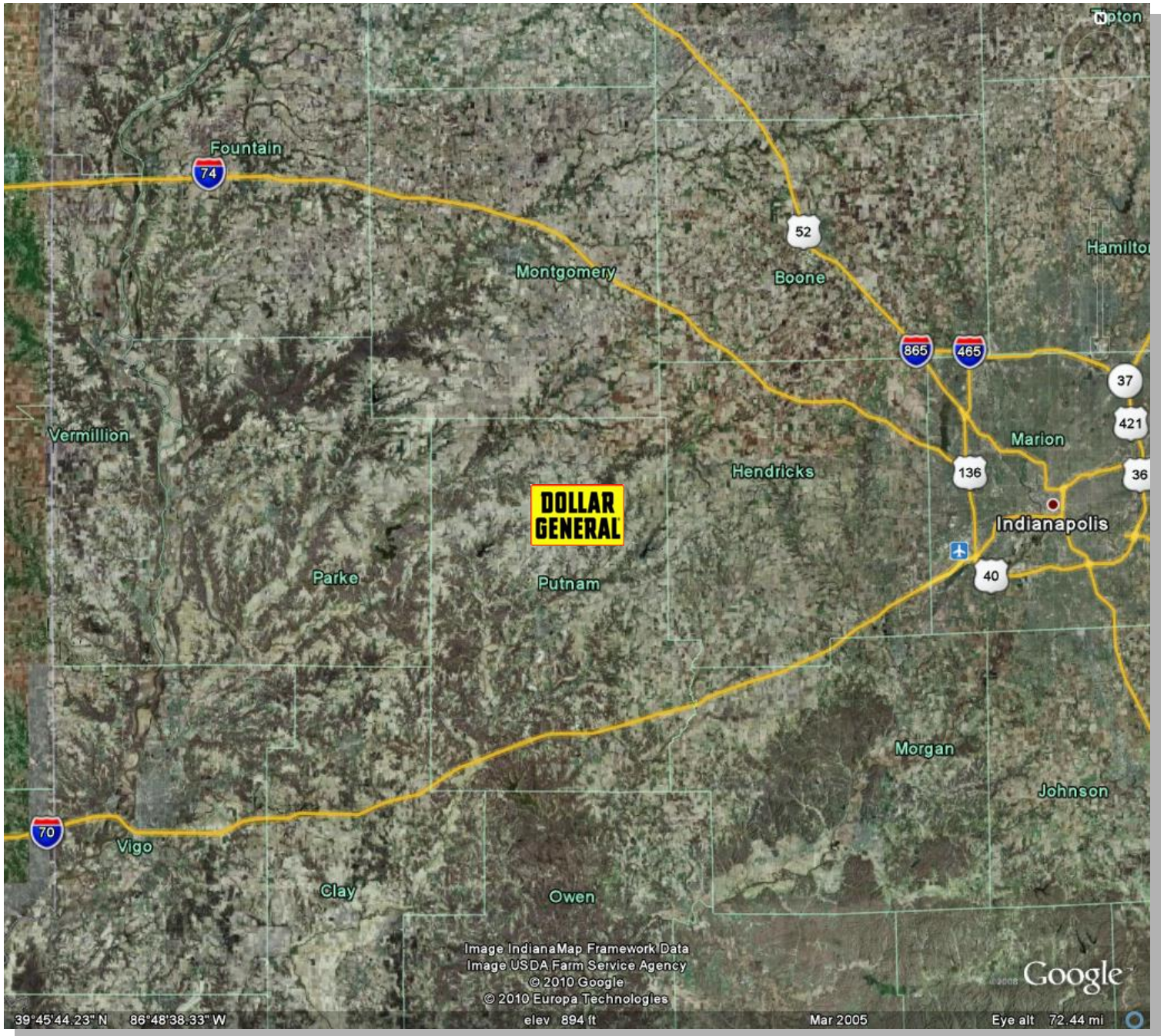


Investment Opportunity New Net Lease For Sale

U.S. Hwy 36, 415 East Pat Rady Way
Putnam County, Bainbridge, IN 46105



Bainbridge, Indiana Aerial Photo



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.

