

Base *line*

A Commercial Real Estate Company

Investment Opportunity New NNN Lease For Sale

SEC of East Central (CR 6) & Oak Street
Parke County, Rosedale, IN 47874



Representative Photo

- 9,014 sf Building on 1.07 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, 9300+ stores, 2010 sales, \$13 billion
- Central Indiana High traffic corridor
- For sale \$955,625, 8.00% cap rate on year 1 income of \$76,451

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
317-627-5151
kmeyer@BaselineCommercial.com
www.BaselineCommercial.com



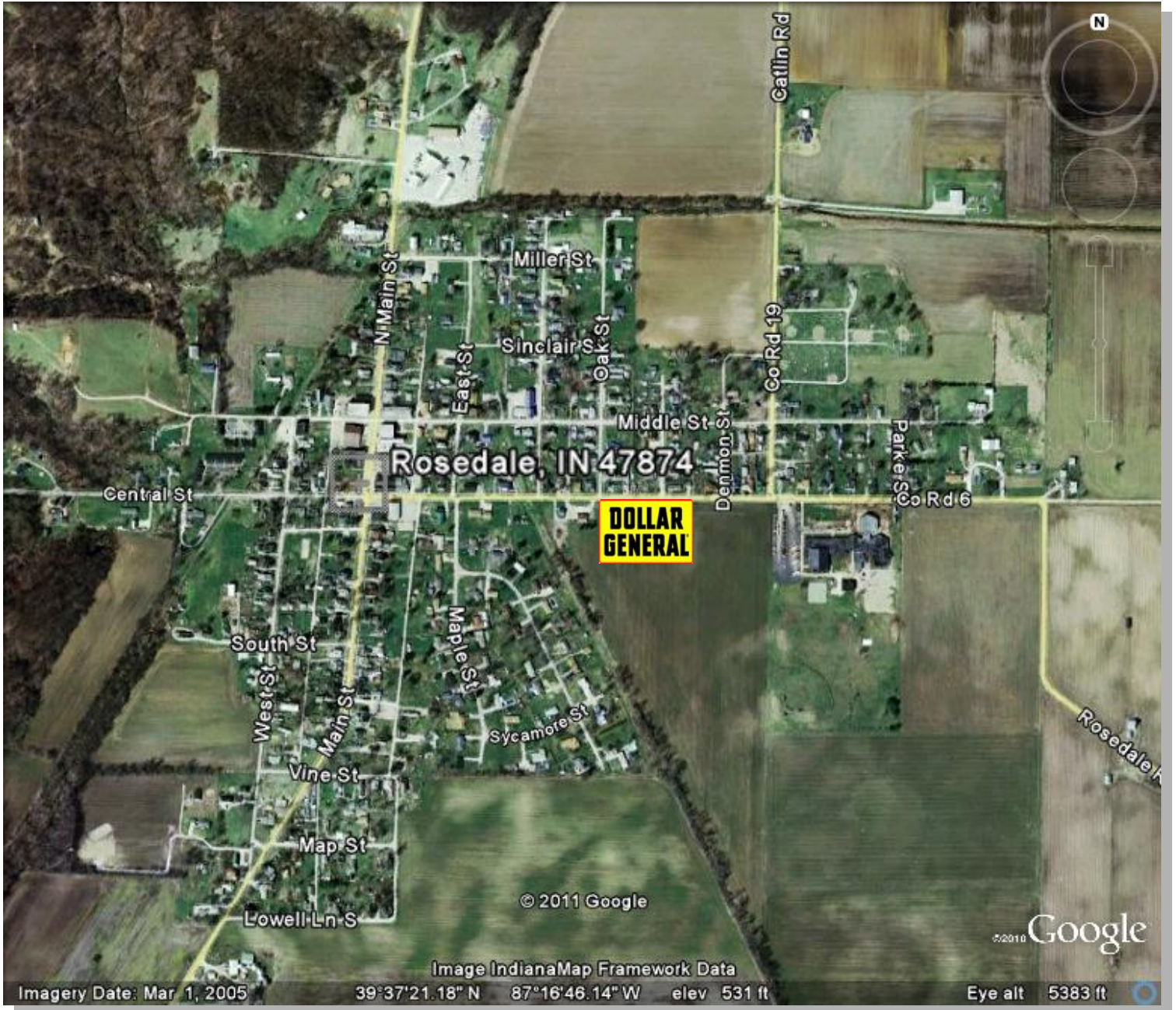
The information contained herein was obtained from sources considered reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market, or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend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



Investment Opportunity New NNN Lease For Sale

SEC of East Central (CR 6) & Oak Street
 Parke County, Rosedale, IN 47874

Rosedale, Indiana Aerial Photo

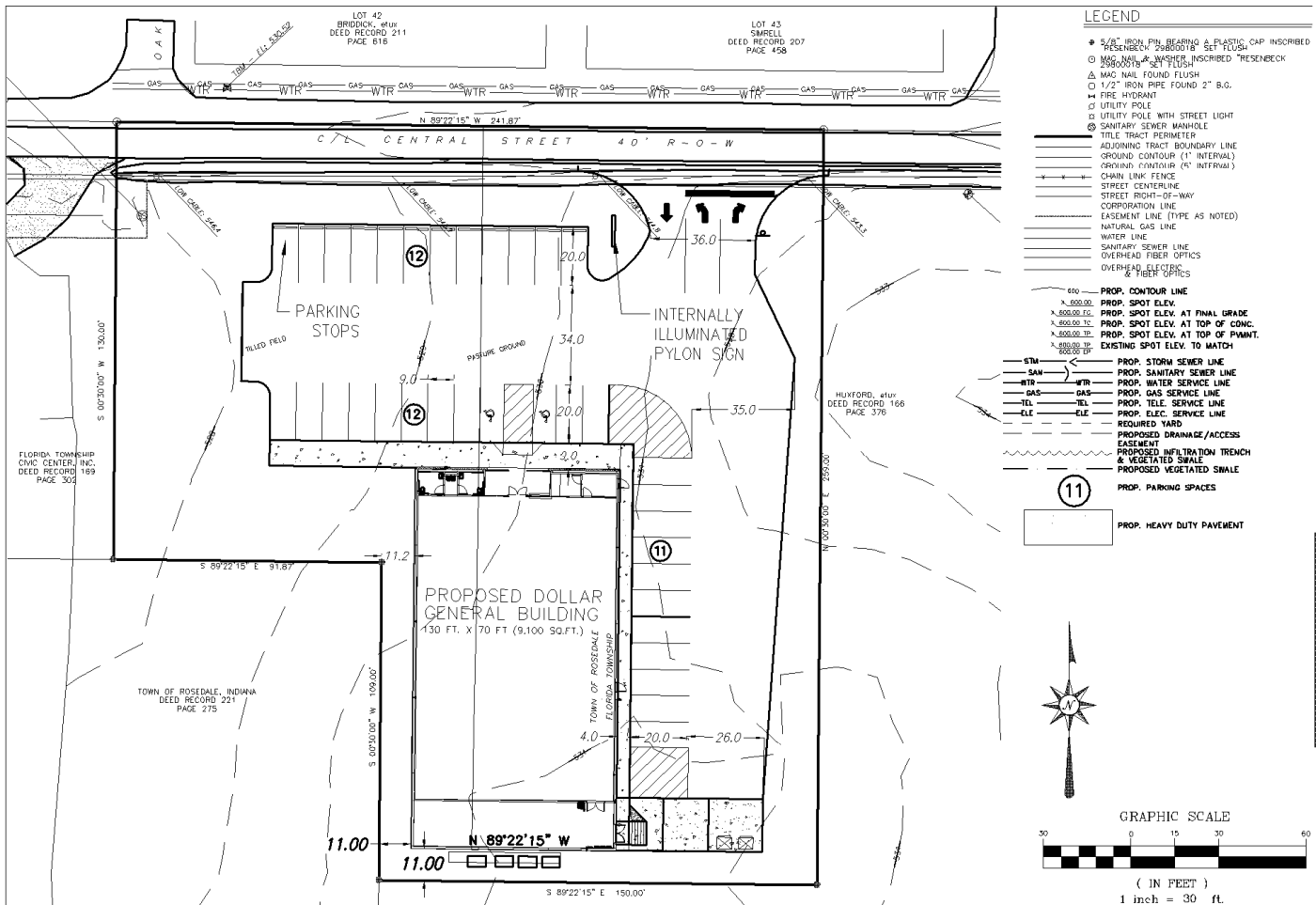


Investment Opportunity New NNN Lease For Sale

SEC of East Central (CR 6) & Oak Street
Parke County, Rosedale, IN 47874



Preliminary Site Plan



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.

