

Base line

A Commercial Real Estate Company

Investment Opportunity New NNN Lease For Sale

4123 Western Ave.
Saint Joseph County, South Bend, IN 46619



- 9,014 SF Building on 1.592 acres
- Developer produces high quality that exceeds many DG specs.
- New 15 yr. lease, five 5 yr. options to renew
Corporate Guaranty, 3% bump year 11
- New building & equipment warranties
- Fortune 500 credit tenant, 9300+ stores, 2010 sales, \$13 billion, "BB+" S&P credit rating
- Northern Indiana High traffic corridor
- For sale \$1,157,575, 8.25% cap rate on year 1 income of \$95,500

Save Time. Save Money. *Every day!*

DOLLAR GENERAL

Attention Portfolio Investors

An Additional Net Leased Dollar General on N. Hickory Rd. in South Bend is Under Construction & Available For Purchase

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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.



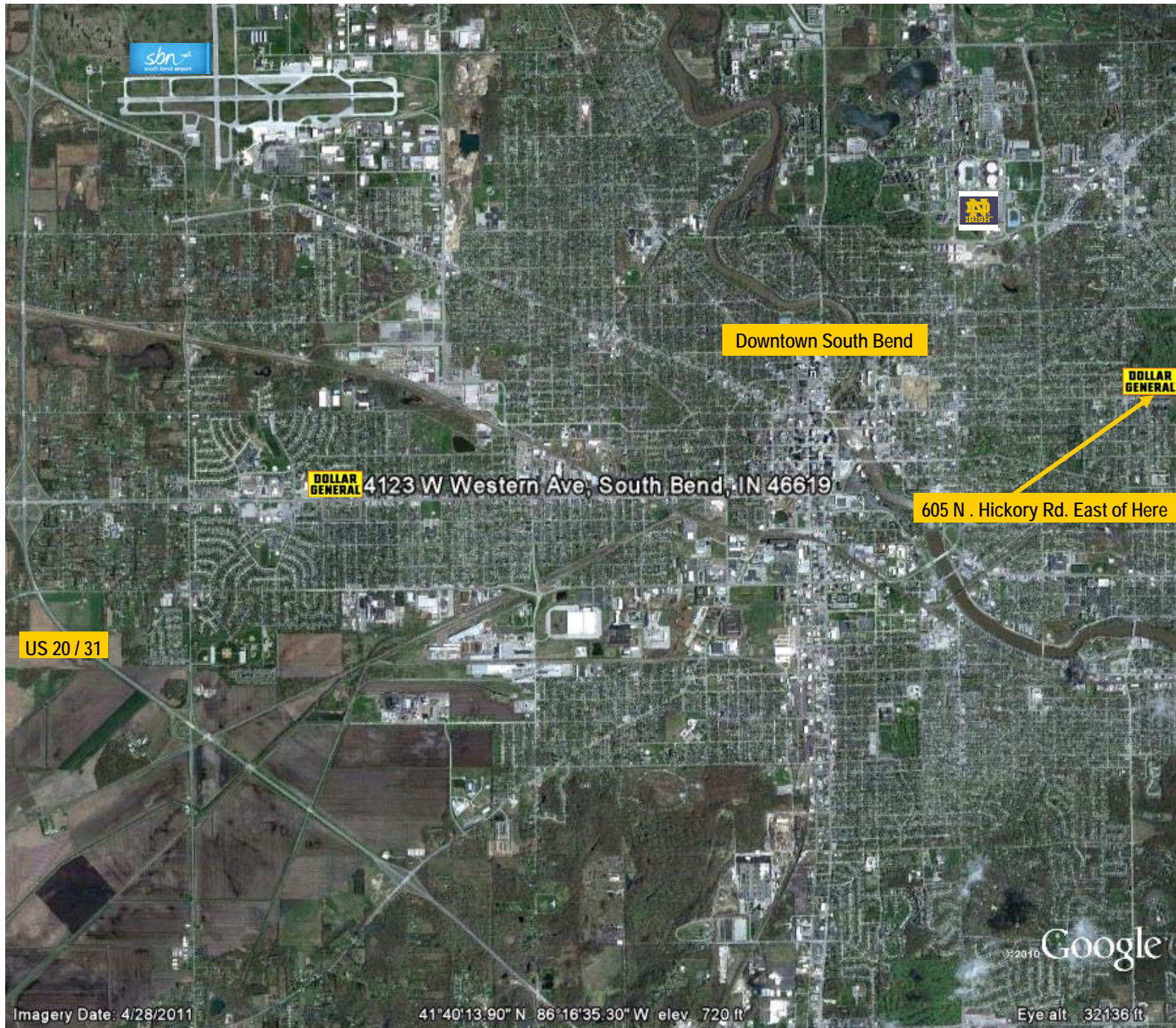
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4123 Western Ave. Aerial Photo



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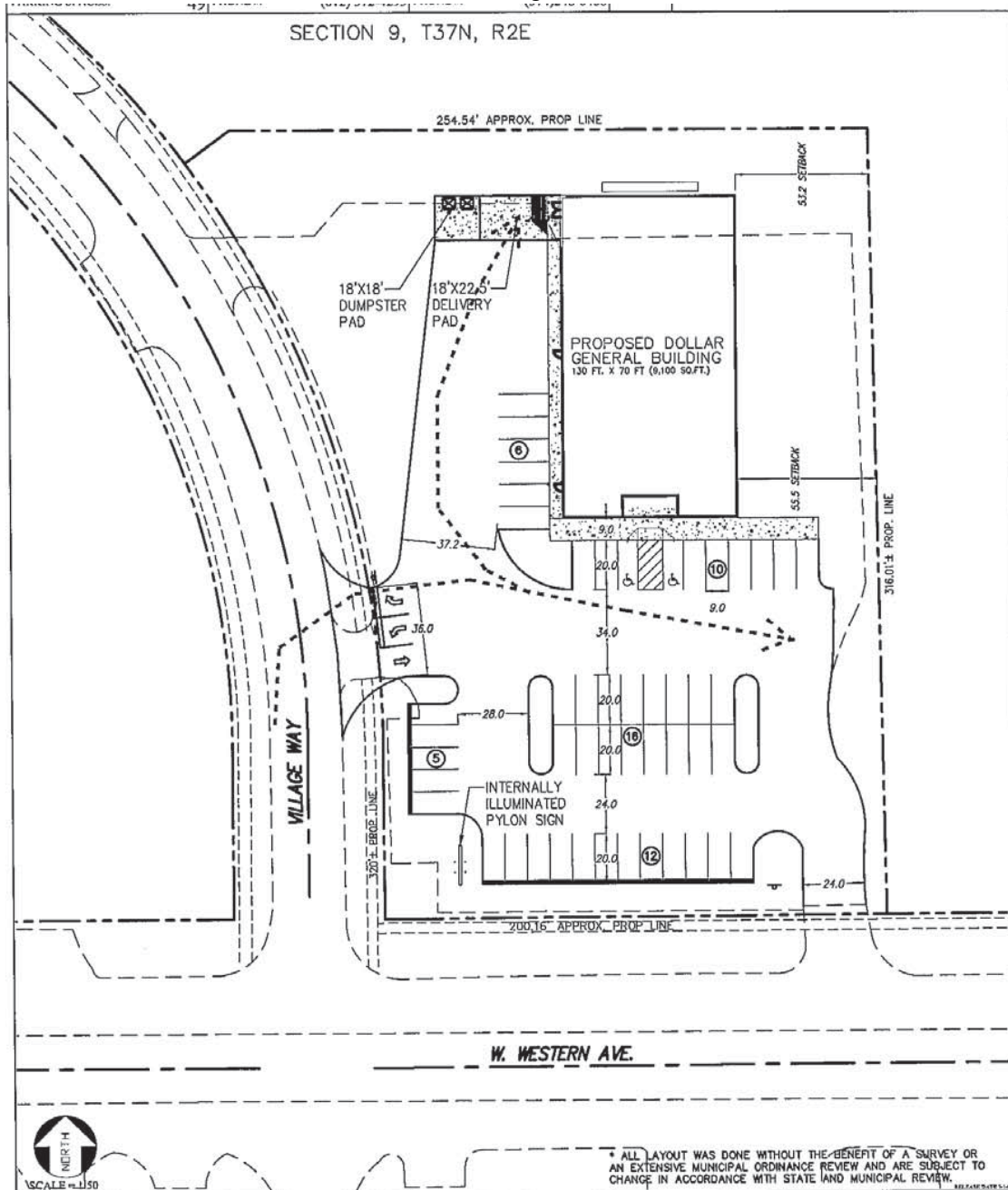
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Baseline

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Preliminary Site Plan



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Regional Map



2011 Estimated Demographics

	1 mile	3 miles	5 miles
POPULATION	10,382	49,094	108,399
HOUSEHOLDS	3,836	17,925	38,708
MEDIAN INCOME	\$32,339	\$32,745	\$38,094



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