

**Base** *line*

A Commercial Real Estate Company

# Investment Opportunity New NN Lease For Sale

605 N. Hickory Road  
Saint Joseph County, South Bend, IN 46615



- 9,014 SF Building on 0.824 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
- Annual rent below does not include \$300/mo parking lot maint. payment from Dollar General
- For sale \$1,217,565, 8.25% cap rate on year 1 income of \$100,449

Save Time. Save Money. *Every day!*

**DOLLAR GENERAL**

## Attention Portfolio Investors

An Additional Net Leased Dollar General on Western Ave. in South Bend is 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.

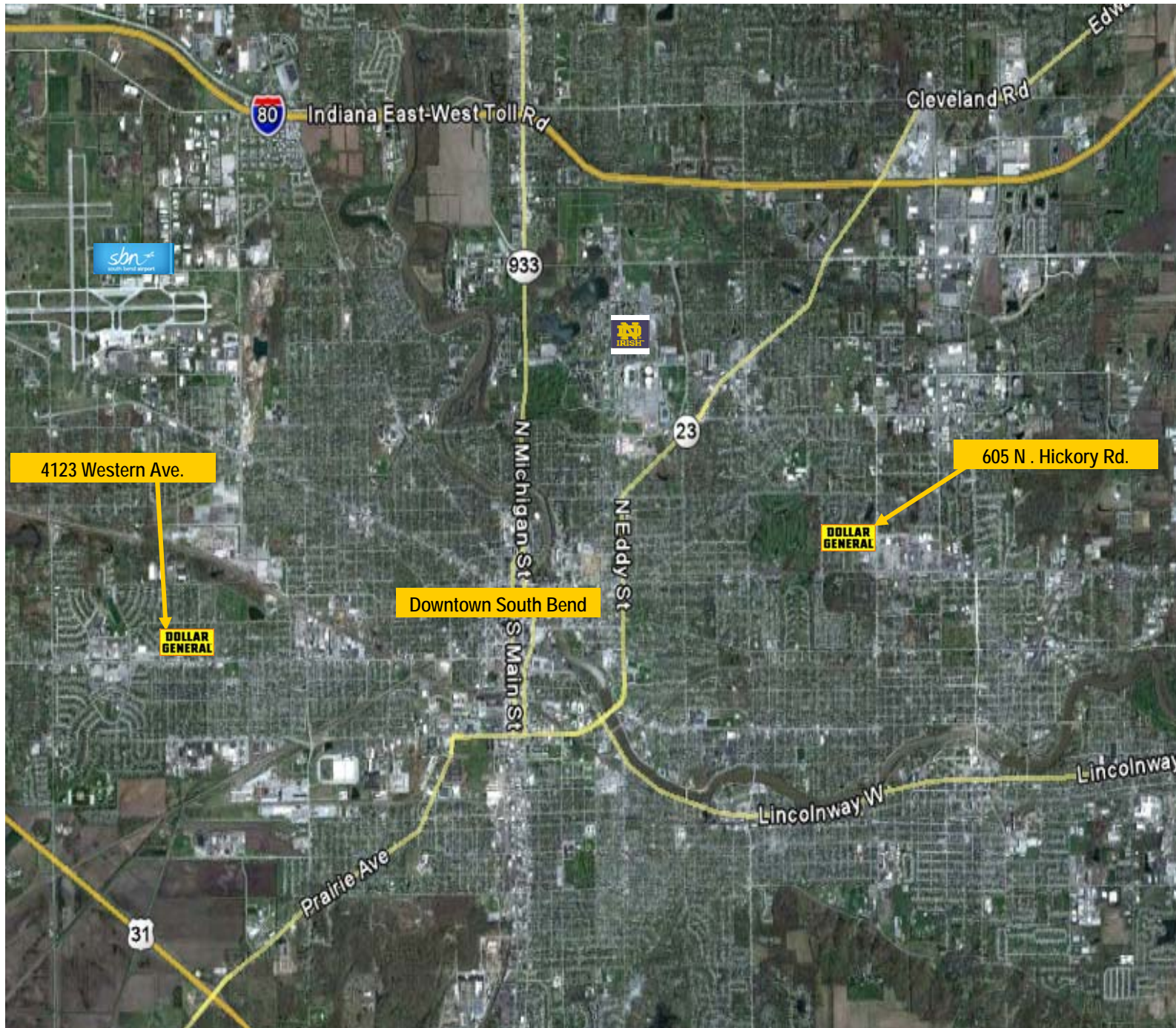


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## 605 N. Hickory Road Aerial Photo



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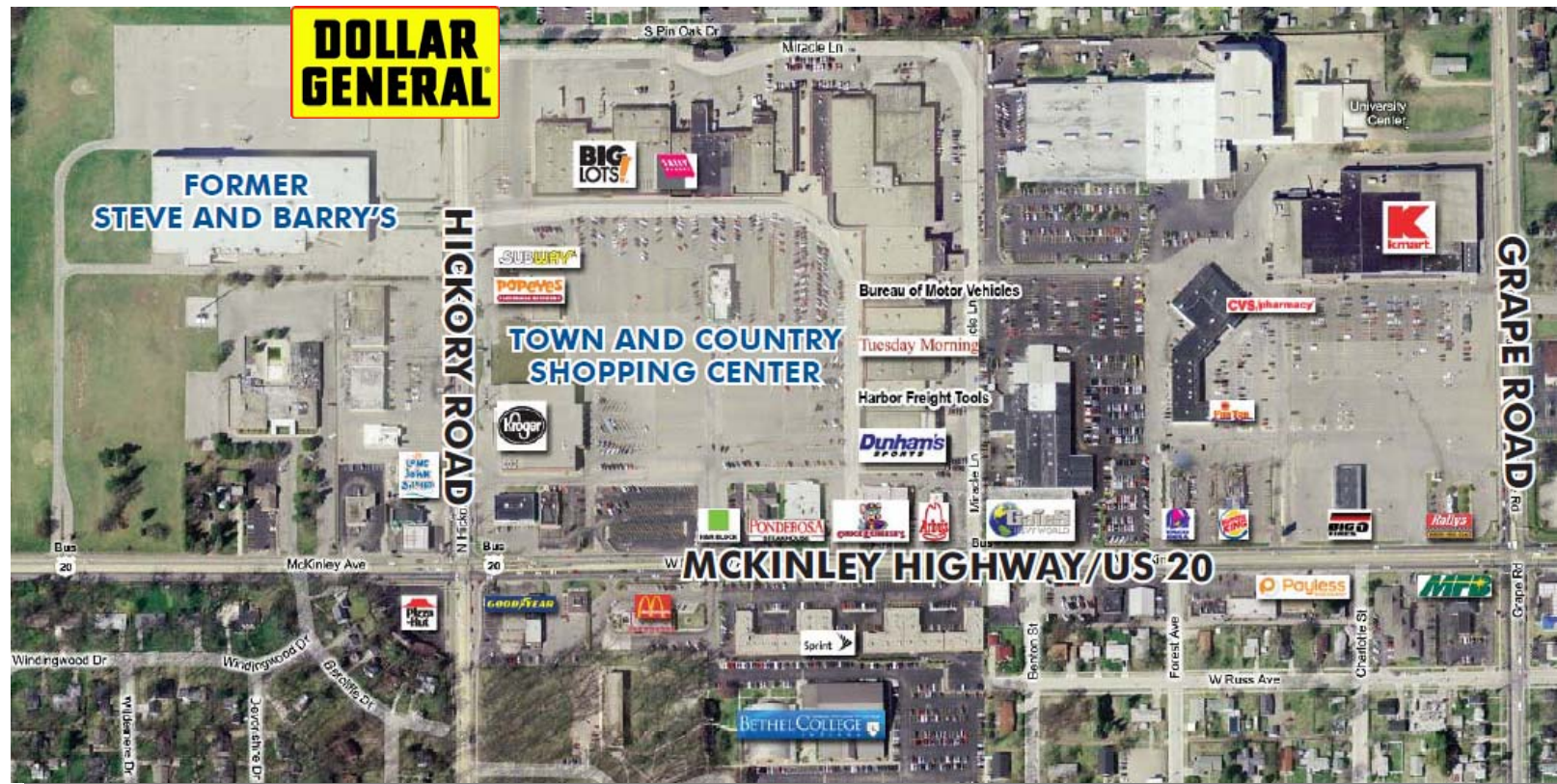
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## 605 N. Hickory Road Area Development



- Located on major thoroughfare between South Bend, Mishawaka and Elkhart
- 15,000+ daily traffic count on Hickory Road north of McKinley Highway / US 20
- 21,000 daily traffic count on McKinley Highway east of Hickory Road
- Adjacent to 322,000 SF Town and Country Shopping Center, close to 100% occupancy history
- The center of significant residential population & retail trade areas
- Walking distance to Bethel College
- Signal light on Hickory Road



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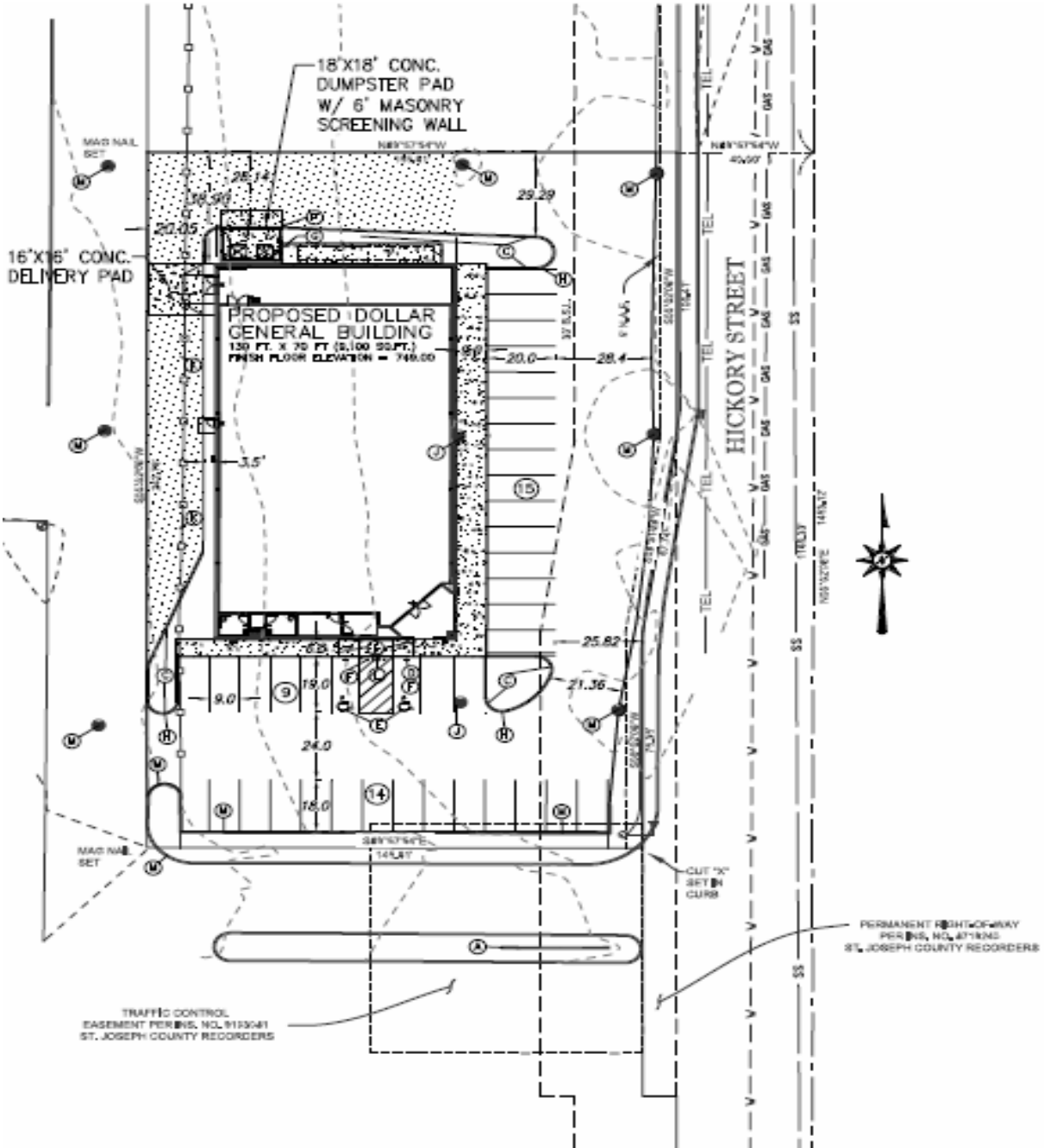
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# Baseline

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## Preliminary Site Plan



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### Regional Map



### 2011 Estimated Demographics

	1 mile	3 miles	5 miles
POPULATION	13,282	86,524	178,409
HOUSEHOLDS	6,436	35,205	67,518
MEDIAN INCOME	\$33,339	\$36,457	\$41,442



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