

\$ **\$896,000**
Asking Price

% **9.25%**
Cap Rate



Bite-Sized Deal



**Best-in-Class Tenant with
Investment Grade Parent**



**Excellent Access & Visibility
Along U.S. Route 136**



Proximity to Interstate 74



**Ideal Dollar
Store Demographics**

DEMOGRAPHICS

12,219

10-Mile Population

\$61,624

10-Mile AHI



Subject Property

Family Dollar

Veedersburg, IN



CLICK TO DOWNLOAD THE OM

Northmarq is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the Family Dollar located in Veedersburg, IN ("the Property"). The Property consists of an 8,000-square-foot freestanding retail building on a 1.75-acre parcel of land. Family Dollar is operating under a NN lease with limited landlord responsibilities, offering a passive income investment.

Other Locations Available as Portfolio

Portfolio Price: \$3,768,582 | Cap Rate: 8.75%

2925 Madison Avenue | Indianapolis, IN 46225

Price: \$1,290,000 | Cap Rate: 9.00%



3522 E. Raymond Street | Indianapolis, IN

Price: \$1,493,782 | Cap Rate: 8.75%



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