



GAS CITY FAMILY DOLLAR

OFFERING MEMORANDUM

INVESTMENT PROPERTY

1023 E Main St, Gas City, IN 46933



DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Sturges, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Sturges, LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents;

and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Sturges, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Sturges, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Sturges, LLC.

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represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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EXCLUSIVELY LISTED BY:

STURGES PROPERTY GROUP

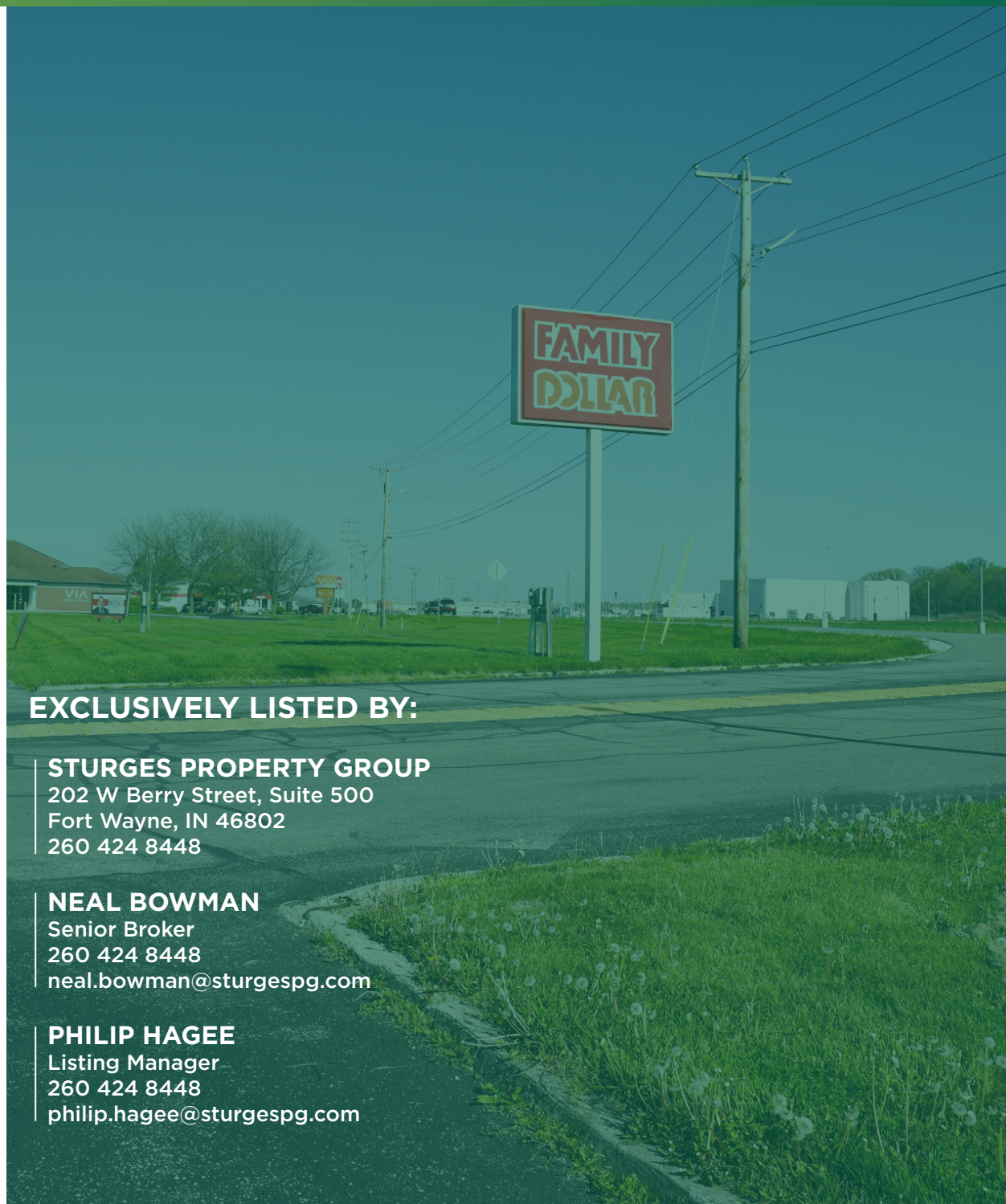
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EXECUTIVE SUMMARY

THE OFFERING

STURGES PROPERTY GROUP IS NOW ACCEPTING OFFERS TO PURCHASE for the single-tenant Family Dollar property located in Gas City, Indiana.

THIS 8,450 SF ONE-STORY IN-LINE RETAIL STORE has been leased to Family Dollar Stores of Indiana, LP since 1999, with a recently signed five-year lease renewal. There are escalations in each of the renewal periods. The building recently had a new 60-year Duralast roof installed. The net operating income is \$50,901. The price per square foot is \$88.17. The current gross lease term sits at \$67,440, and expires on December 31, 2029. There are two options for renewal: 5 years (expiring 2034) at \$73,261.50 or 10 years (expiring 2039) at \$78,838.50.

THE BUILDING IS LOCATED ON US 35 IN GAS CITY, one of the main thoroughfares through north-central Indiana. US 35 has a daily average traffic count of approximately 12,000 vehicles. Gas City is well-positioned 45 miles southwest of Fort Wayne and 55 miles northeast of Indianapolis, just off of Interstate 69.

\$745,000

Offering Price

6.83%

Cap Rate



PROPERTY OVERVIEW

DESCRIPTION

FAMILY DOLLAR IS AN 8,450 SF ONE-STORY IN-LINE RETAIL STORE located directly adjacent from Neighborhood Fresh, a grocery store, and Walnut Creek Outdoors, a sporting goods store.

THE PROPERTY OFFERS a very large parking lot and a great location on US 35 in Gas City.

THE PROPERTY IS BENEFITED by its close proximity to other national retailers, large industrial users, new developments, and Interstate 69. Its rental income is \$67,440. CAM fees are \$1,000, taxes are \$12,039, and insurance is \$3,000, making the net operating income of this family dollar \$50,901.



8,450

Total RSF

1999

Year Built

3.81 AC

Land Area

\$67,440

Rental Income

150 FT

Frontage on US 35

Pylon & Facade

Signage

B2

Zoned Business

\$50,901

NOI

PROPERTY OVERVIEW

INTERIOR & EXTERIOR PHOTOS



PROPERTY OVERVIEW

SITE PLAN



PROPERTY OVERVIEW

TENANT PROFILE

FAMILY DOLLAR

8,450 SF

familydollar.com



Family Dollar is a chain of variety stores that offer a wide range of household items, groceries, and everyday essentials at affordable prices. It primarily targets low and middle-income customers looking for budget-friendly options. Family Dollar operates thousands of stores across the United States. Its stores are typically found in urban and suburban areas, making them easily accessible to a wide range of customers. Family Dollar is known for its low prices and focus on affordability.

The company aims to provide customers with essential items at a fraction of the cost compared to traditional grocery and retail stores. Family Dollar stores offer a variety of products, including household items, health and beauty products, groceries, clothing and apparel, seasonal items, and pet supplies. Family Dollar, headquartered in Matthews, North Carolina, is a wholly owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.



LOCAL MARKET OVERVIEW

EXCELLENT LOCATION

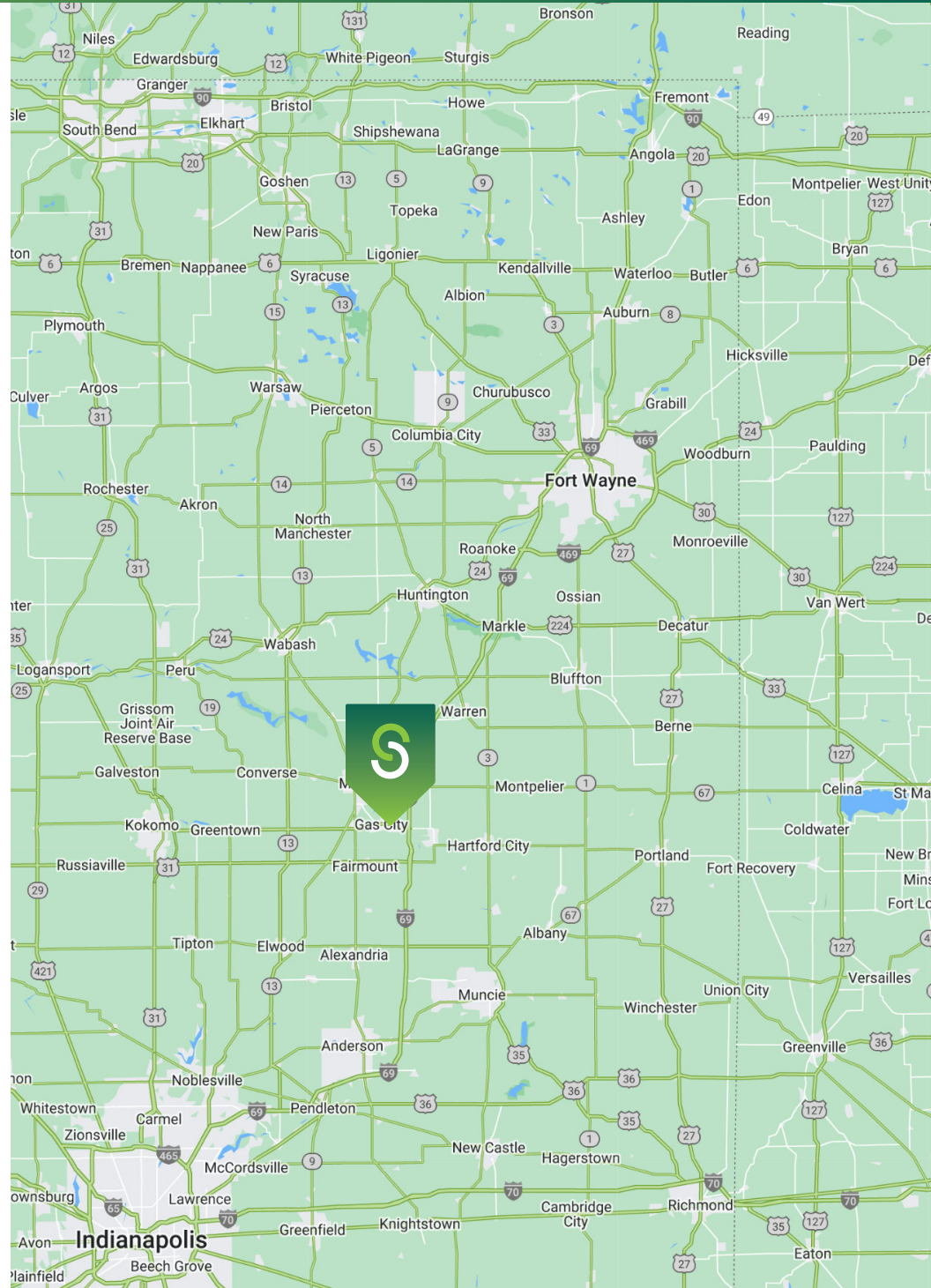
GAS CITY, INDIANA ENJOYS A STRATEGIC POSITION in Grant County, providing excellent accessibility to key transportation routes. Situated near Interstate 69 and other major state highways, the city offers seamless connectivity to nearby urban centers such as Indianapolis and Fort Wayne.

IN 2020, GAS CITY HAD A POPULATION of 5,760 people, with a median age of 40.9 and a median household income of \$54,031. The largest industries are manufacturing (553 people), health care and social assistance (395 people), and retail trade (229 people). The highest paying industries are transportation and warehousing (\$80,268), transportation and warehousing and utilities (\$74,239), and other services except public administration (\$40,655).

GAS CITY WAS FIRST KNOWN as Harrisburg when it was settled on May 25, 1867 by Noah Harris. It became a boom town when natural gas was found in the area in 1887. The Gas City Land Company was founded on March 21, 1892, and the town of about 150 people changed its name to Gas City a few days later.

TODAY, THE CITY IS ENJOYING A REVIVAL of its downtown, with historically low vacancy levels as well as new industrial developments on the east side of the city near Interstate 69, which includes a Walmart Distribution Center, American Woodmark Corporation, Earthworks Plastics, and multiple other logistics hubs and a new civic center.

NEIGHBORING BUSINESSES INCLUDE McDonald's just across the street, and STAR Financial Bank right next door. Within the strip, Family Dollar is in between Walnut Creek Outdoors, a sporting goods store, and Neighborhood Fresh, a local grocery store. Also nearby to this location are Pizza Hut, Dollar General, Arby's, Frito Lay distribution, Dairy Queen, and Burger King.





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