




FOR SALE
\$1,250,000



DOLLAR GENERAL

INVESTMENT OPPORTUNITY

 25 OLD FARM RD, BEDFORD, INDIANA

SINGLE-TENANT NET-LEASED RETAIL INVESTMENT



NATIONALLY
RECOGNIZED
TENANT



ESSENTIAL RETAIL
IN HIGH-DEMAND
MARKET



PASSIVE INVESTMENT
WITH LONG-TERM
STABILITY



IDEAL FOR 1031
EXCHANGE OR
PASSIVE BUYERS

PROPERTY HIGHLIGHTS



Single-tenant net-leased Dollar General investment



Long-term lease in place with established national retailer



Stable and predictable cash flow



Passive investment opportunity with minimal landlord responsibilities



Essential retail tenant serving the surrounding community



Strong visibility and established retail presence



Recession-resistant discount retail sector



Ideal for 1031 exchange or passive investment buyers



Nationally recognized tenant with thousands of locations nationwide



Durable retail asset with long-term occupancy potential



INVESTMENT OVERVIEW

Harwood Commercial Group is pleased to present the opportunity to acquire the fee simple interest in a single-tenant Dollar General located at 25 Old Farm Rd in Bedford Indiana. This investment property is backed by a long-term lease with Dollar General, one of the nation's largest and most established discount retailers.

The property offers stable, predictable cash flow with minimal landlord responsibilities, making it an attractive passive investment opportunity. Dollar General's essential retail model continues to perform strongly by providing convenient access to everyday household and consumable goods.

With strong visibility and an established presence within the community, this asset is well-positioned for investors seeking durable income and long-term stability. Ideal for 1031 exchange buyers or investors seeking nationally backed retail real estate.



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