



Building Size:
9,100 SF

Property Type:
Retail

Property Use Type:
Net Lease Investment
15 year lease with
3% increase at year 10;
Three 5-year options with
10% increases at 2% per year

Cap Rate:
9%

Occupancy:
100%

New Store completed in November 2010

Annual Rent - \$99,703
(15 yr. maturity)

RANCHLINE, Inc.
400 W. Second
Roswell, NM 88201
Paul Taylor, III
paul@ranchline.com / 866.323.3111
www.ranchline.com

For Sale: \$1,107,815

Dollar General is over 8,200 stores strong in about 35 states with over 60+ years in the business. They offer basic household items such as cleaning supplies, health and beauty aids, apparel and food. Dollar General is the largest general merchandise discount chain in the US with over 8,000 stores in the United States.

Vado, New Mexico, in Dona Ana County, is near the Las Cruces, New Mexico metropolitan area.

866.323.3111
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