

KANSAS CITY, MO

# Dollar General

INFILL DOLLAR GENERAL LOCATION WITH  
OVER 257,000 PEOPLE IN A 5-MILE RADIUS



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Missouri Broker  
#2019035835



DOWNTOWN KANSAS CITY  
5 MILES



KANSAS

MISSOURI

WHOLE  
FOODS  
MARKET

H&M

FOGO DE CHÃO



The  
Geesecake  
Factory

corepower  
YOGA

ANTHROPOLOGIE

P.F. CHANG'S

Nelson  
Atkins  
MUSEUM OF ART

KEMPER MUSEUM  
OF CONTEMPORARY ART

SAINTLUKE'S  
HOSPITAL OF  
KANSASCITY

Essential Creationz

MY CPR LADY

BEAUTY  
SALONS



ADVENTURE • APPLIANCES • RECORDERS  
RAC  
HOME & OFFICE  
COMPUTERS

SUBJECT PROPERTY

DOLLAR GENERAL



Surrounding Retail



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# Dollar General

4235 TROOST AVE, KANSAS CITY, MO 64110 

**\$1,483,400**

PRICE

**7.90%**

CAP RATE

NOI	\$117,187
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	4 Years
BUILDING SIZE	9,002 SF
LAND AREA	0.97 AC



## 2014 Build-to-Suit Dollar General in Kansas City

Well-located absolute NNN Dollar General in one of the Midwest’s strongest markets. The Kansas City metro is home to 2.2 million residents and four professional sports teams. The tenant is the **country’s largest small-box discount retailer** with over 20,500 stores nationwide.



## The Offering

- The 2014 build-to-suit Dollar General has just under four years of base lease term with four, 5-year options thereafter
- The lease is backed by a corporate guarantee from Dollar General – #108 on the Fortune 500 list of companies
- Absolute NNN lease structure features zero Landlord expense obligations, providing an investor with a truly “hands-off” investment

## Market Highlights

- Average household incomes of over \$96,000 in a 3-mile radius
- Over the past 12 months there have been over 157K visits to the subject property alone (according to Placer.ai)
- Located directly on Troost Ave., the site is nearby national retailers that include Taco Bell, Costco, Home Depot, Whole Foods and others

## Undisputed Leader in the Explosive Dollar Store Niche

- Dollar General generated \$40.6 billion in 2024 fiscal year sales and a net income of \$1.1 billion
- Dollar General currently operates over 20,500 stores in 47 states, making it the country’s largest small-box discount retailer
- The company features an investment grade S&P credit rating of BBB, which has been raised five times since 2009

### Surrounding Retail





CURRENT		
Price		\$1,483,400
Capitalization Rate		7.90%
Building Size (SF)		9,002
Lot Size (AC)		0.97
Stabilized Income	\$/SF	
Scheduled Rent	\$13.02	\$117,187
Less		
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$117,187

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Dollar General
Lease Guaranteed By	Dollar General Corporation
Lease Type	Absolute NNN
Lease Term Remaining	4 Years
Rent Increases	10% Every Option Period
Rent Commencement	5/15/2014
Options	4, 5-Year
Year Built	2014
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility



Tenant Info		Lease Terms		Rent Summary					
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/ft	Yearly Rent/ft	Cap Rate
Dollar General	9,002	5/15/2014	5/14/2024		\$9,481	\$113,774	\$1.05	\$12.64	
	Increase	5/15/2024	5/14/2029	\$117,187	\$9,766	\$117,187	\$1.08	\$13.02	7.90%
	Option 1	5/15/2029	5/14/2034		\$10,742	\$128,906	\$1.19	\$14.32	
	Option 2	5/15/2034	5/14/2039		\$11,816	\$141,797	\$1.31	\$15.75	
	Option 3	5/15/2039	5/14/2044		\$12,998	\$155,976	\$1.44	\$17.33	
	Option 4	5/15/2044	5/14/2049		\$14,298	\$171,574	\$1.59	\$19.06	
TOTALS:	9,002			\$117,187	\$9,766	\$117,187	\$1.08	\$13.02	



LEGEND



Property  
Boundary

9,002

Rentable SF

0.97

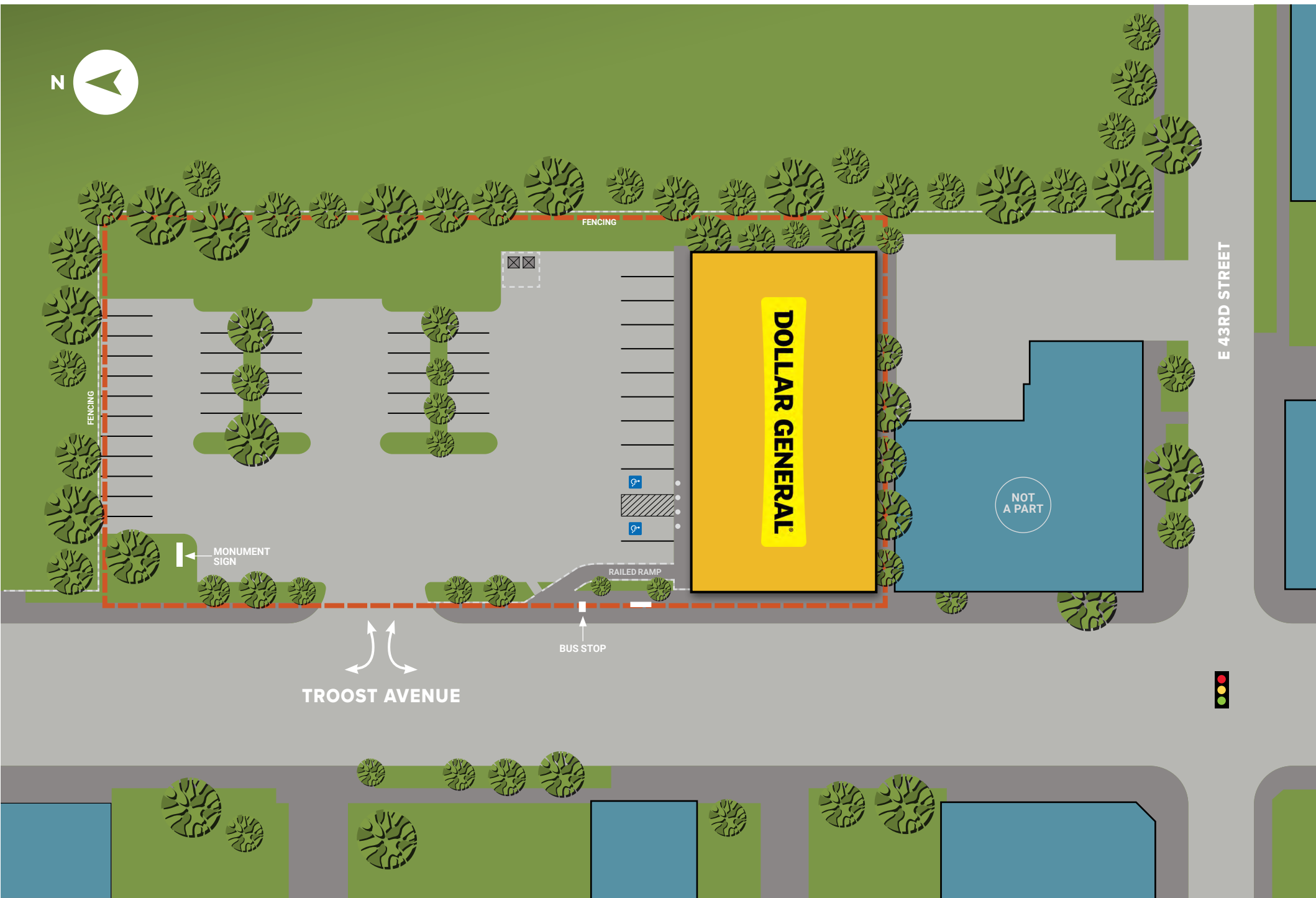
Acres

30

Parking Spaces



Egress





# The country’s largest small-box discount retailer



#108

FORTUNE 500  
INDEX (2023)

\$40.6 Billion

TOTAL SALES  
IN FY 2024

20,596

LOCATIONS IN  
47 STATES

**DOLLAR GENERAL®**

## About Dollar General

- Dollar General (NYSE: DG) is a chain of more than 20,500 discount stores in 47 states, primarily in the South, East, Midwest, and Southwest
- The company’s net sales hit \$40.6 billion in fiscal year 2024, a 5% increase
- Stores stock high-quality private brands as well as America’s most trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills, and PepsiCo
- As the country’s largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

## Investment Grade Credit

- The company’s credit rating is BBB, which has been raised five times since 2009 - Dollar General has a better credit rating than both of its larger competitors

[Tenant Website](#)







OVERLAND PARK  
9.1 MILES

DOWNTOWN  
KANSAS CITY



Located in  
thriving  
Kansas City

157.7K

VISITS TO THE SUBJECT  
PROPERTY IN THE PAST 12  
MONTHS, PER PLACER.AI

5 miles

TO DOWNTOWN  
KANSAS CITY

TROOST AVENUE

6,505 VPD

SUBJECT PROPERTY

DOLLAR GENERAL

43RD STREET





OVERLAND PARK  
9.1 MILES

56

PASEO  
MIDDLE  
SCHOOL

RESEARCH  
MEDICAL  
CENTER

AT&T

NAZARENE  
THEOLOGICAL  
SEMINARY

ROCKHURST  
UNIVERSITY

RESEARCH  
MEDICAL  
CENTER  
BROOKSIDE  
CAMPUS

UMKC  
UNIVERSITY OF MISSOURI  
KANSAS CITY

UMKC  
SCHOOL OF  
LAW

Russell Stover



CVS pharmacy

WHOLE  
FOODS  
MARKET

MRI Global

STOWERS INSTITUTE  
FOR MEDICAL RESEARCH

ESTD  
FIRE  
HOUSE  
1850

KFC

MIDLAND  
HARDWARE

McDonald's

TACO  
BELL

JVS

T Mobile

BSA  
BANCROFT SCHOOL APARTMENTS

ESE

U-HAUL

THANDI

6,505 VPD

BEAUTY  
SALONS  
SWEET  
CUPS

Essential Creations

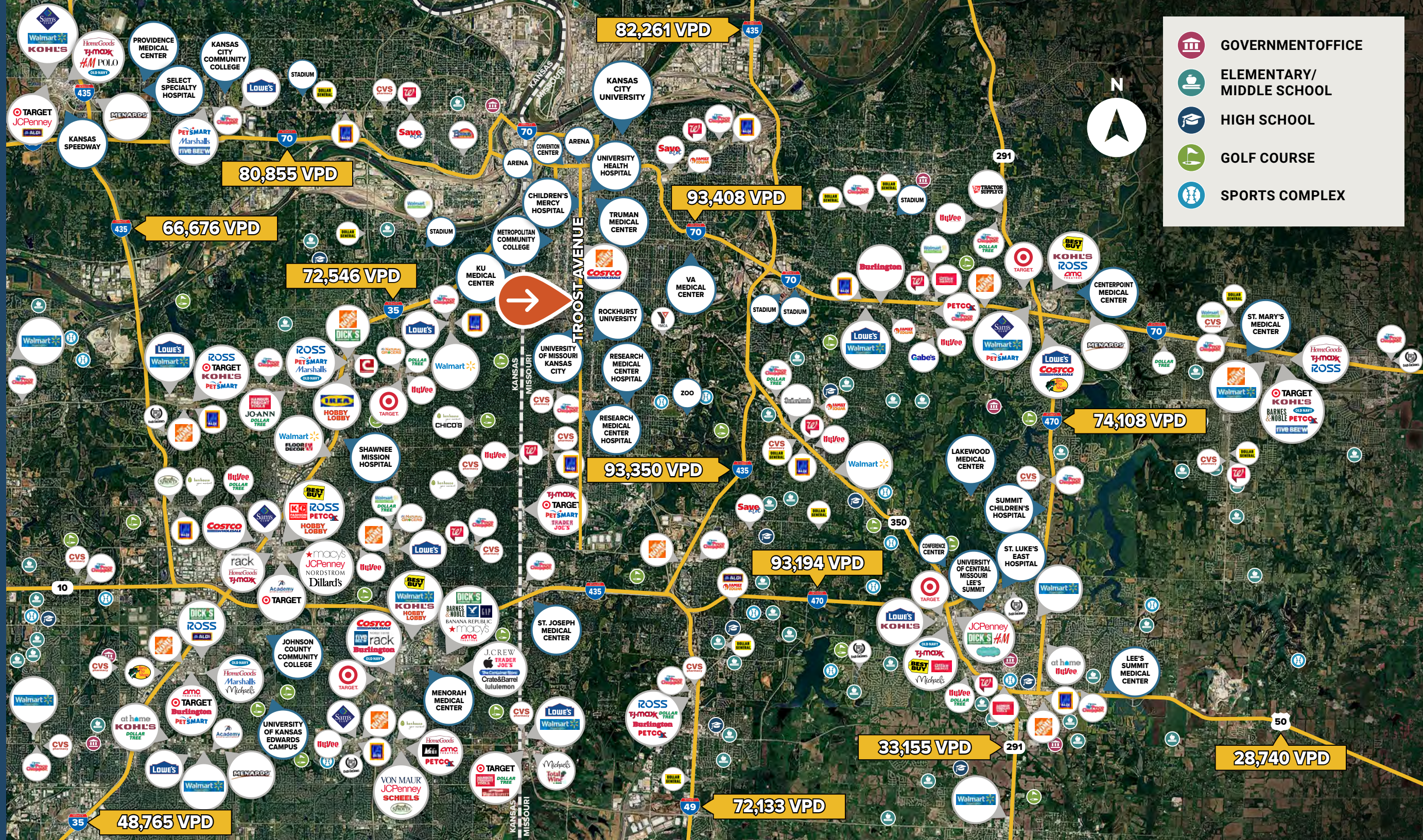
RAC  
Home of Choice  
FURNITURE • APPLIANCES • ELECTRONICS  
COMPUTERS

43RD STREET

SUBJECT PROPERTY  
DOLLAR GENERAL

TROOST AVENUE







Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	14,900	118,195	257,904
2029 Projection	14,804	118,787	261,505

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$85,734	\$96,950	\$95,643
Median	\$43,136	\$47,374	\$62,442

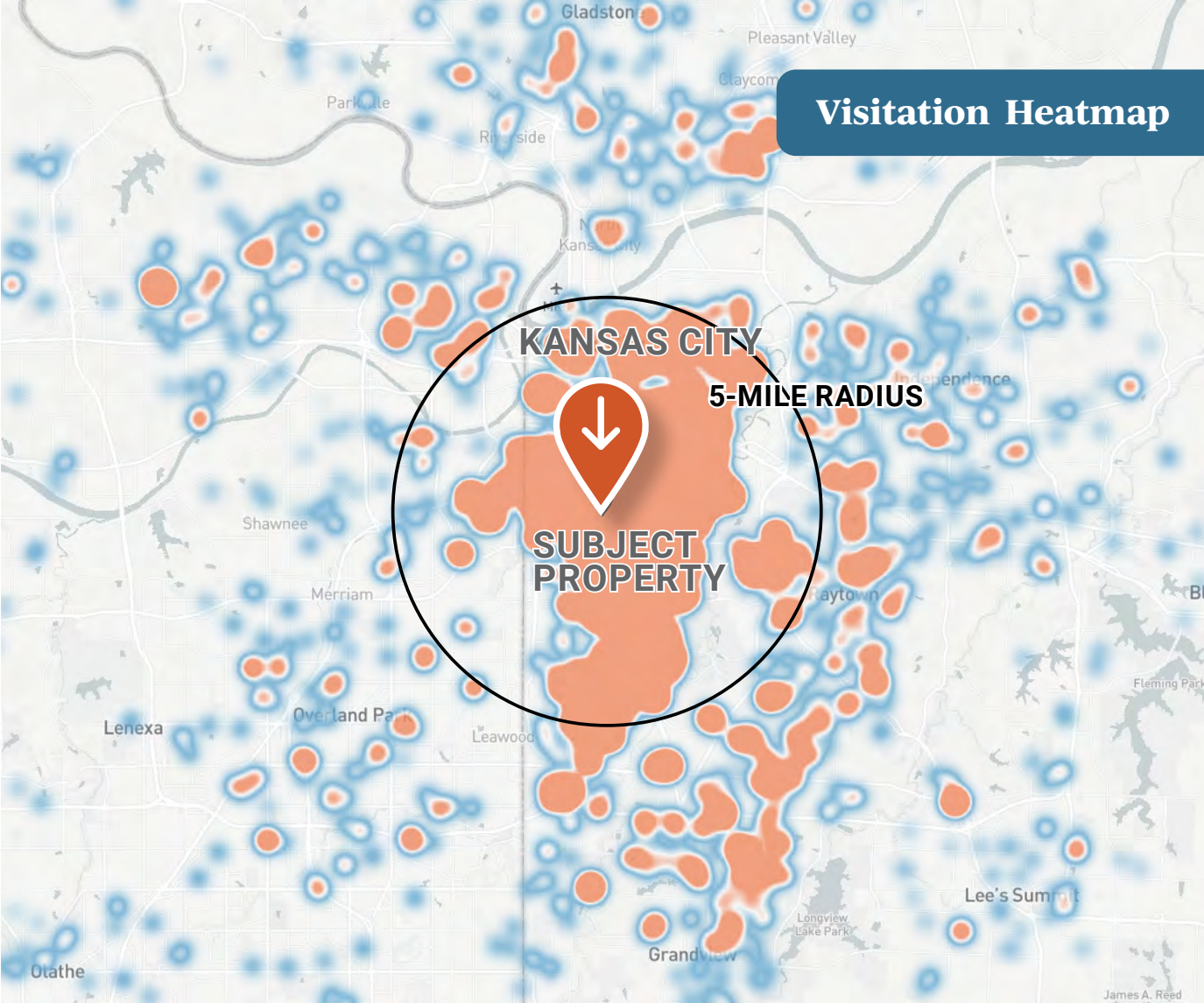
The subject property is **ranked in the 80th percentile (top 20%) of all Dollar Generals in Missouri** based on the number of in the last 12 months

157.7K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

16 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Kansas City, MO

HEARTLAND STRONG, OPPORTUNITY RICH



## About Kansas City

- Kansas City has a population of over 510,000, with the metropolitan area surpassing 2.2 million, making it the largest metro in Missouri and a key hub in the central U.S.
- The city straddles the Kansas-Missouri border, creating a multi-jurisdictional economic environment that benefits from tax policy diversity
- Diverse economy with strengths in manufacturing, logistics, transportation, government, finance, and tech
- Major employers include Oracle Health (formerly Cerner Corporation), Hallmark, T-Mobile, and the U.S. government

## Sports & Entertainment

- A major sports destination, with the NFL's Chiefs, MLB's Royals, MLS's Sporting KC, and the new KC Current women's stadium (opened in 2024)
- Cultural institutions like the Nelson-Atkins Museum of Art, Kauffman Center for the Performing Arts, and American Jazz Museum draw local and tourists alike

## Transportation Powerhouse

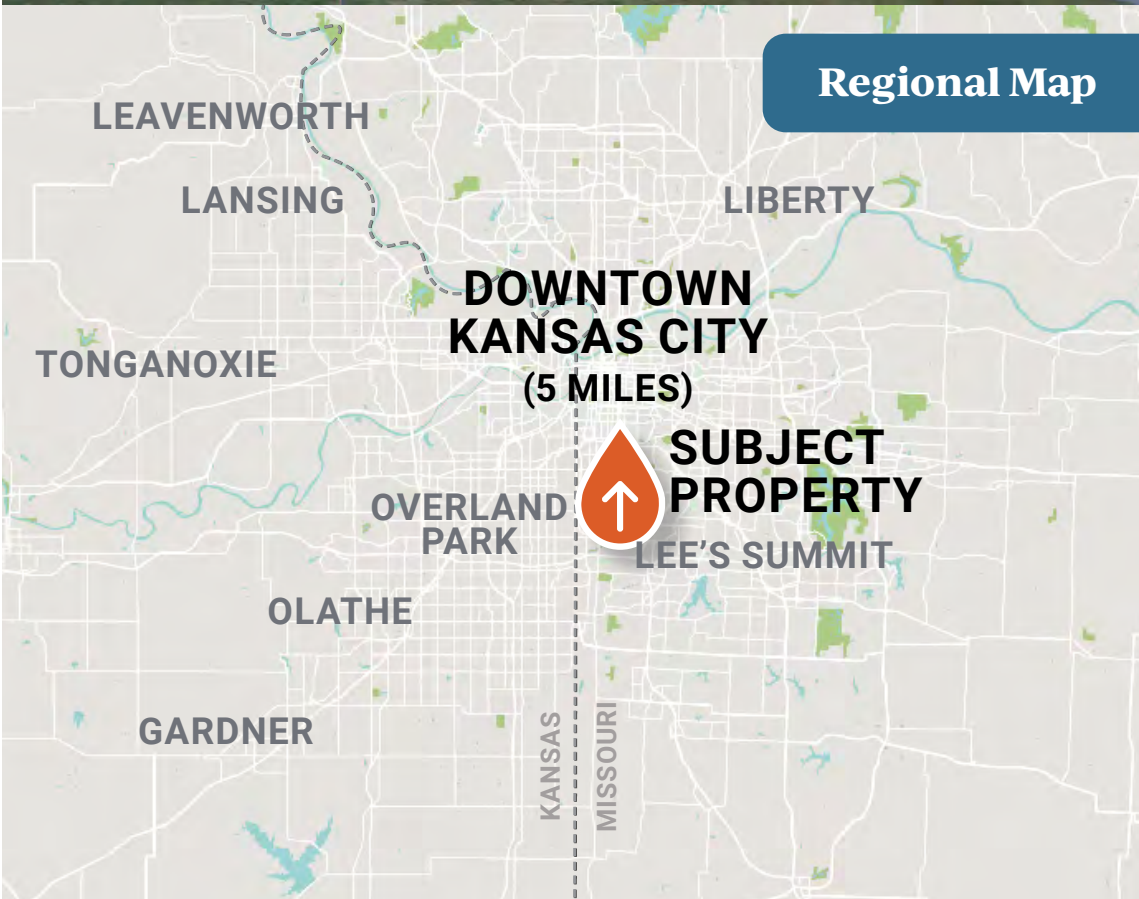
- Kansas City is a national transportation and logistics powerhouse, intersected by major interstates (I-70, I-35, I-435, I-29), providing seamless regional and national connectivity
- Its central location in the U.S. allows businesses to reach 85% of the country's population within two days via ground transport
- Kansas City International Airport (MCI) opened a brand-new terminal in 2023, a \$1.5B investment supporting increased passenger traffic and business travel
- Home to five Class I railroads and a major inland port, the city is one of the largest rail hubs in North America

2.2 Million

KANSAS CITY MSA  
ESTIMATED POPULATION

\$185.7 B

KANSAS CITY MSA GDP



Regional Map





## Kansas City Royals - MLB

The Royals have made multiple postseason appearances and have claimed two World Series titles.

Kauffman Stadium hosts the Royals' home games, famously known as "The K." Opened in 1973, it is one of the oldest stadiums in Major League Baseball, adjacent to Arrowhead Stadium - both make up the Truman Sports Complex.



## Kansas City Chiefs - NFL

Home of the Super Bowl IV, LIV, LVII, & LVIII Champion Chiefs.

In 2023, the Kansas City Chiefs generated a total annual economic impact of \$993.2 million in the Kansas City region, supporting 5,860 total jobs annually. Additionally, the GEHA Field at Arrowhead Stadium brings \$28.8 million in direct, indirect and induced tax revenue for the state of Missouri annually.





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