

# Dollar General

489 S. Fossil Street  
Russell, KS 67665  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## Investment Property

The property consists of a 8,625 SF building on 1.1 acres on the southside of Russell, Kansas along the Old Hwy 40/Hwy 281 primary business district. The property is just north of The Quality Inn, Sonic, Pizza Hut, and McDonalds. Dollar General has occupied this location since it was constructed in 2000.

### Property Features

- + **Sale Price: \$572,307**
- + **Cap Rate: 6.50%**
- + Building Size: 8,625 SF
- + Lot Size: 1.10 Acres
- + Year Built: 2000



# Lease Info

Tenant	Dolgencorp, LLC
Guarantor	Corporate
Lease Type	Modified NN
Taxes & Insurance	Capped per Lease
Roof & Structure	Landlord Responsibility
Lease Expiration	10/31/2025
Options	None



### Other Lease Benefits to Landlord:

- + Tenants fully reimburses real estate taxes and insurance
- + Tenant reimburses parking lot maintenance up to \$3,150/yr

# Lease Schedule

Rental Period	Lease Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current Term	11/1/2020-10/31/2025	\$3,100	\$37,200	\$4.31	6.50%

# Tenant Overview

**DOLLAR GENERAL**

**164,000+**  
EMPLOYEES

**80+**  
YEARS IN BUSINESS

**\$34.2**  
BILLION IN SALES

IN FISCAL YEAR 2021

**18,000+**  
STORES  
IN 47 STATES

**28**  
DISTRIBUTION CENTERS

**S&P BBB**  
RATING

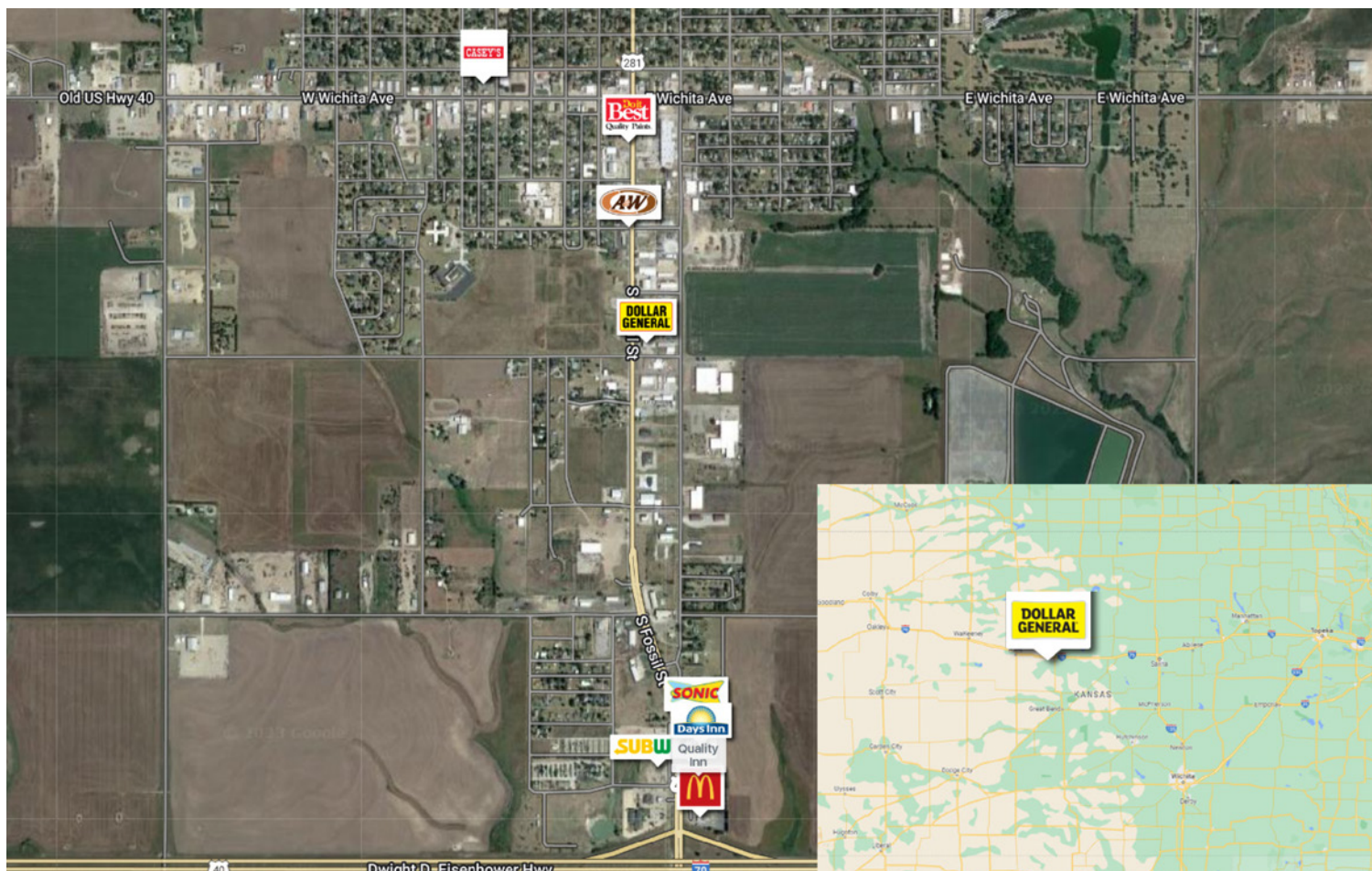
RAPID GROWTH  
**1,100 NEW STORES**  
IN 2022

**#91**  
ON FORTUNE 500 LIST

489 South Russell Street  
Russell, KS 67655

For Sale

# Location



## Contact Us

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