



CONFIDENTIAL OFFERING MEMORANDUM

DOLLAR *Tree*

Two Tenant Retail Property (Dollar Tree and Small-Bay Warehouse)
702 E Main St. Warrenton, MO. 63383

DOLLAR *Tree*

The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Klamen Commercial Advisors does not doubt its accuracy; however, Klamen Commercial Advisors makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. This 'Offering Memorandum' is for informational purposes only and Klamen Commercial Advisors encourages all potential interested buyers to seek advice from your legal, tax and financial advisors before making any real estate purchase.

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702 E Main St. Warrenton,
MO. 63383

11,585 SF Dollar Tree & Small Bay Warehouse |NN Lease| Corporate Guarantee

Klamen Commercial Advisors, as exclusive advisor, is pleased to offer the opportunity to acquire 100% fee-simple interest in 702 E. Main St. ("The Property") - a 100% leased, 11,585 SF, two-tenant strip center located in Warrenton, MO. (St. Louis MSA). The property is currently 78% occupied by a Dollar Tree, Inc. (DLTR) encumbered with a corporate guaranteed NN Lease reimbursing for its share of real estate tax, insurance, and common area maintenance. The remaining 2,585 SF is leased out as storage space, providing additional revenue to the investor.

The subject property is strategically located on Main Street, just off E State Hwy 47 (21,000 + VPD) and only (0.9 mi) from (I-70) which is a major East-West Interstate (50,000+VPD) spanning from Maryland all the way to Utah. The property is in a growing bedroom community located 55 miles west of St. Louis, Missouri. The city of Warrenton is currently growing at a rate of 1.95% annually and expecting to grow by nearly 10% over the next 5 years.

Dollar Tree recently renewed their lease for a brand new 5-year term which won't expire 3/31/2031. Dollar Tree will have two additional 5-year options running until 3/31/2041. Owen's Absco Inc. has an upcoming rent increase on 8/30/2026 and then their final 3-year option.

The property is being offered free and clear of debt at a 8.00% cap rate for \$920,825

\$920,825
PURCHASE PRICE

\$79.48
PRICE PER
SQUARE FOOT

\$73,666
NOI

8.0%
CAP RATE

2
NUMBER OF SUITES

11,585
TOTAL RENTABLE
SQUARE FOOTAGE

100%
PERCENT LEASED

FINANCIAL SUMMARY



PRICING SUMMARY

Price	\$920,825
Cap Rate	8.0%
Net Operating Income:	\$73,666
Total Square Footage:	11,585
Price Per Square Foot:	\$79.48
Total Land Area:	1.86
Year Built:	1976

TAX INFORMATION

Parcel Number:	05-28.01-1-12-004.000.000
County:	Warren
State:	Missouri
CBSA	Warrenton



INCOME AND EXPENSE DETAIL



INCOME	2026 In-place
INCOME	
Base Rental Revenue	\$77,300
NNN Reimbursements	\$17,100
Other Income	-
TOTAL INCOME	\$94,400
EFFECTIVE GROSS INCOME	\$94,400
 OPERATING EXPENSES	
Common Area Maintenance	7,180
Utilities (Water)	480
Lawn Care	825
Snow/Ice Removal	5,875
Real Estate Taxes	10,278
Property Taxes	10,278
Insurance	3,276
Property Insurance	3,276
Total Expenses	20,734
NET OPERATING INCOME	\$73,666

RENT ROLL

DOLLAR
Tree

TENANT	SUITE	GLA	%	LEASE TERM		MINIMUM RENT			ANNUAL RECOVERY RENT			TOTAL REVENUE	% OF REVENUE	LEASE YRS. REMAIN
				START	FINISH	ANNUAL	MONTHLY	PSF	ANNUAL	MONTHLY	PSF			
Dollar Tree	1	9,000	77.69%	11/1/10	3/31/31	\$69,300	\$5,775	\$7.20	17,100	1,425	1.90	86,400	91.9%	5.28 Yrs
Owens ABSCO, INC.	2	2,585	22.31%	9/1/20	8/30/26	\$8,000	\$667	\$3.09	-	-	-	8,000	8.5%	0.70 Yrs
TOTAL	11,585	100%				\$77,300	\$6,442	\$6.21	17,100	1,425	1.48	94,400	100.0%	4.28 Yrs
Vacant	0	0.0%				\$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0	0.0%	
Occupied	11,585	100%				\$77,300	\$6,442	\$6.67	17,100	1,425	1.48	94,400	100.0%	

LEASE SUMMARY



TENANT	SUITE	GLA % SHARE	LEASE TERM		PAYMENT DATES			MINIMUM RENT			% CHANGE	CAM	TAX	INS
			START	END	START	END	ANNUAL	MONTHLY	PSF					
Dollar Tree		9,000	11/1/10		3/31/31	4/1/26	3/31/31	\$69,300.00	\$5,775.00	7.70		Net	Net	Net
					4/1/31	3/31/36	\$74,250.00	\$6,187.50	8.25	7.14%				
					4/1/36	3/31/41	\$78,750.00	\$6,562.50	8.75	6.06%				
* Tenant Responsible for its pro rata share of property taxes, insurance, and CAM * Tenant Executed its 3rd Renewal Option August 2025.														

Owen's ABCO, Inc.		2,585	9/1/20		8/30/26	9/1/20	8/30/23	\$7,200.00	\$667.00	2.79		Gross	Gross	Gross
					9/1/23	8/30/26	\$8,000.00	\$650.00	3.09					
					9/1/26	8/30/29	\$9,000.00	\$750.00	3.48					
* Gross Lease														

TENANT OVERVIEWS



DOLLAR TREE

Dollar Tree, Inc: Dollar Tree is the nation's second largest discount retailer with over 15,000 stores in 48 states. Dollar Tree holds investment-grade rated credit with an S&P BBB. Today, Dollar Tree is a \$20+ billion-dollar company and a premier operator in its industry.

OWNERSHIP:	PUBLIC
TICKER SYMBOL:	NASDAQ: DLTR
TENANT:	CORPORATE
LOCATIONS:	15,288
HEADQUARTERS:	Chesapeake, VA
S&P CREDIT RATING:	BBB
EMPLOYEES:	200,000+
2020 REVENUE:	\$25B+
WEBSITE:	www.dollartree.com



OWENS ABSCO INC.

Storage Unit: (Owens ABSCO, Inc.): Auto and Home Supply Distributor located in Montgomery City, MO.

OWNERSHIP:	PRIVATE
LOCATIONS:	Montgomery City, MO.



WARRENTON, MO

DOLLAR
Tree

Major Employment & Economic Catalyst: The opening of **America's Heartland Packing** in the Warrenton MSA represents one of the largest recent economic investments in Warren County—creating approximately **1,300 direct jobs** at full operation and generating **multi-billion-dollar annual revenue output**, significantly boosting local employment, household income, and long-term demand for retail, housing, and supporting services.

Warrenton's population is growing steadily as more people move out from the St. Louis metro seeking more space and affordable living:

- **2024 estimate:** ~9,420 — **an ~11.6 % growth since 2020**, which is notable for a small city.
- Warren County (where Warrenton sits) also saw positive county growth (**~8.3 % from 2020 – 2024**), reflecting broader regional movement into the area.

❖ **New subdivisions and home construction:**

- Multiple subdivisions with new single-family homes are underway, including large McBride Homes developments with around 150 home sites near Warrenton, indicating strong builder and buyer interest.
- Ongoing building activity with homebuilders like Ivy League Homes and RALS/ELS constructing new housing and other residential projects progressing rapidly.

❖ **City-approved residential plans include:**

- New single-family tracts like **The Meadows at Walnut Hollow, Plat 4B** (59 homes).
- **Parkview Estates Townhomes** — adding multifamily housing options.
- **A large 37-lot development near Hwy 47/Arlington.**

Warrenton's commercial scene is also evolving:

- **MK Ranch Bar & Grill** opened in 2025, adding local dining.
- **Hopewell Winery & restaurant** revitalized a Booneslick Rd location.
- **Next Level Baseball Training Facility** serves athletes and youth sports.
- **Hampton Inn hotel** (80 rooms) — likely to boost travel and business traffic.
- A new **Daniel Boone Elementary School** site planned north of Hwy 47, reflecting investments in education infrastructure

AMERICA'S
HEARTLAND
PACKING



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NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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