



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

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



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503 WEST NEWTON ST, VERSAILLES, MO 65084

# DOLLAR TREE

**FOR SALE:** \$980,571 | 8.75% CAP

LEGACYCREA.COM

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## VERSAILLES, MO

- Single Tenant Freestanding Dollar Tree in Versailles, MO
- Seller Spent \$35,000 On The Roof Last Year
- Over 10,000 Vehicles Passing Per Day On W Newton St
- This Property Is 10 Minutes Away From Jacob's Cave
- Dollar Tree Ranked #137 on Fortune 500 List
- NN Lease With Minimal Landlord Responsibilities - Lease Equipped with Rent Increases in Option Periods
- Positioned on Major East-West Traffic Corridor - Strong Core Demographics to Support Dollar Store Concept
- Surrounding National Retailers Include Walmart, O'Reilly Auto Parts, Taco Bell, Pizza Hut, Citizens Bank, Casey's General Store, McDonalds, and Many More
- Essential Retailer - Internet, Pandemic, and Recession Resistant Tenant

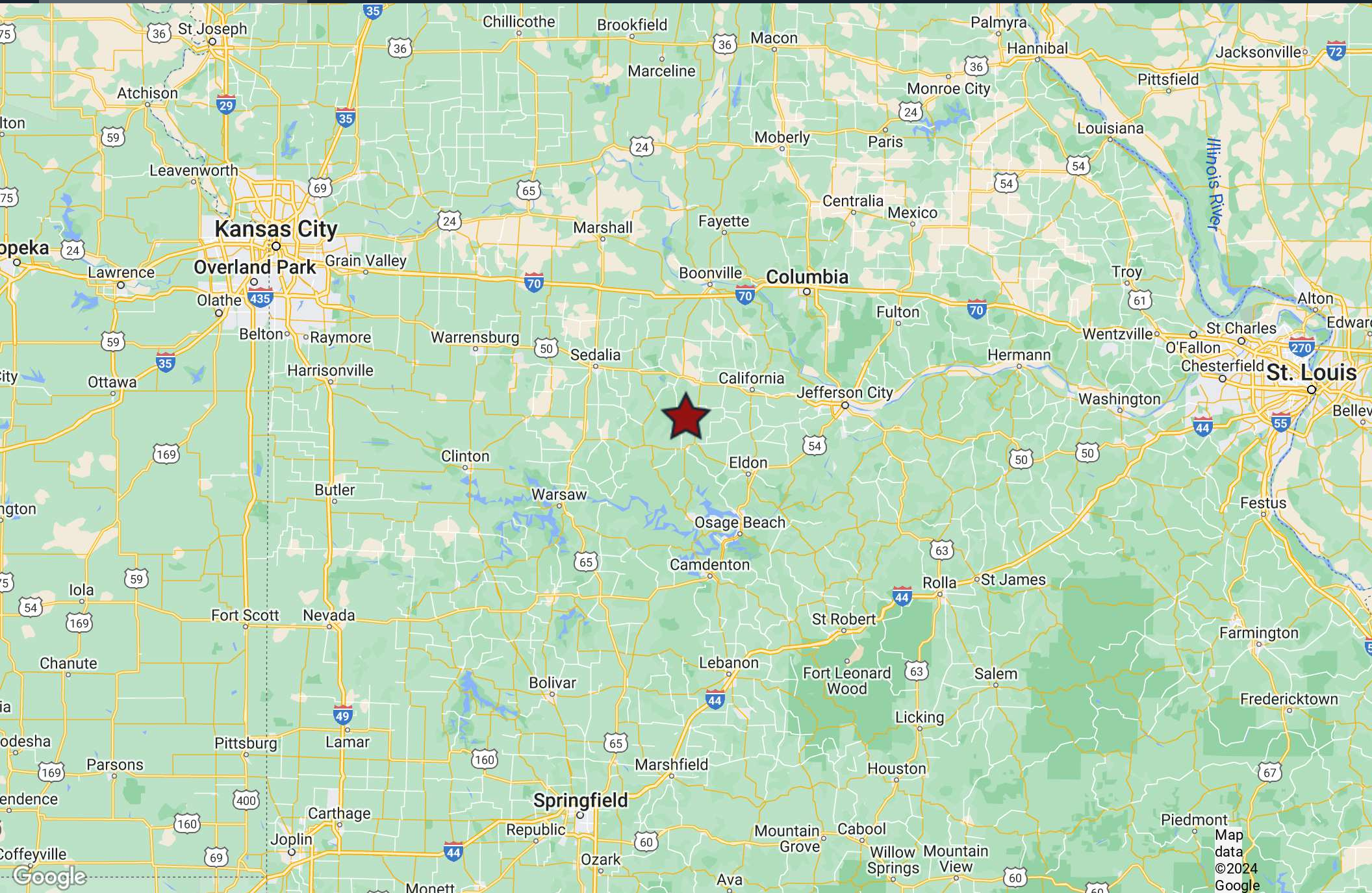
### PROPERTY DETAILS

Building Area:	8,800 SF
Land Area:	1.47 Acres
Year Built:	2017
Guarantor:	Corporate
Price:	\$980,571
Cap Rate:	8.75% Cap
Price (PSF):	\$111.42

### LEASE OVERVIEW

Remaining Lease Term:	3+ Years
Rent Commencement:	10/29/2017
Lease Expiration:	10/28/2027
NOI:	\$85,800
Lease Type:	NN+
Scheduled Rent Increases:	Option 1: \$0.25 PSF - Option 2-4: \$0.50 PSF
Options & Increases:	(4) 5 Year
Insurance:	Tenant Reimburses
Parking Lot:	Landlord
Property Taxes:	Tenant Reimburses
Roof & Structure:	Landlord (Seller Spent \$35,000 On The Roof Last Year)
CAM:	Tenant
HVAC:	Tenant

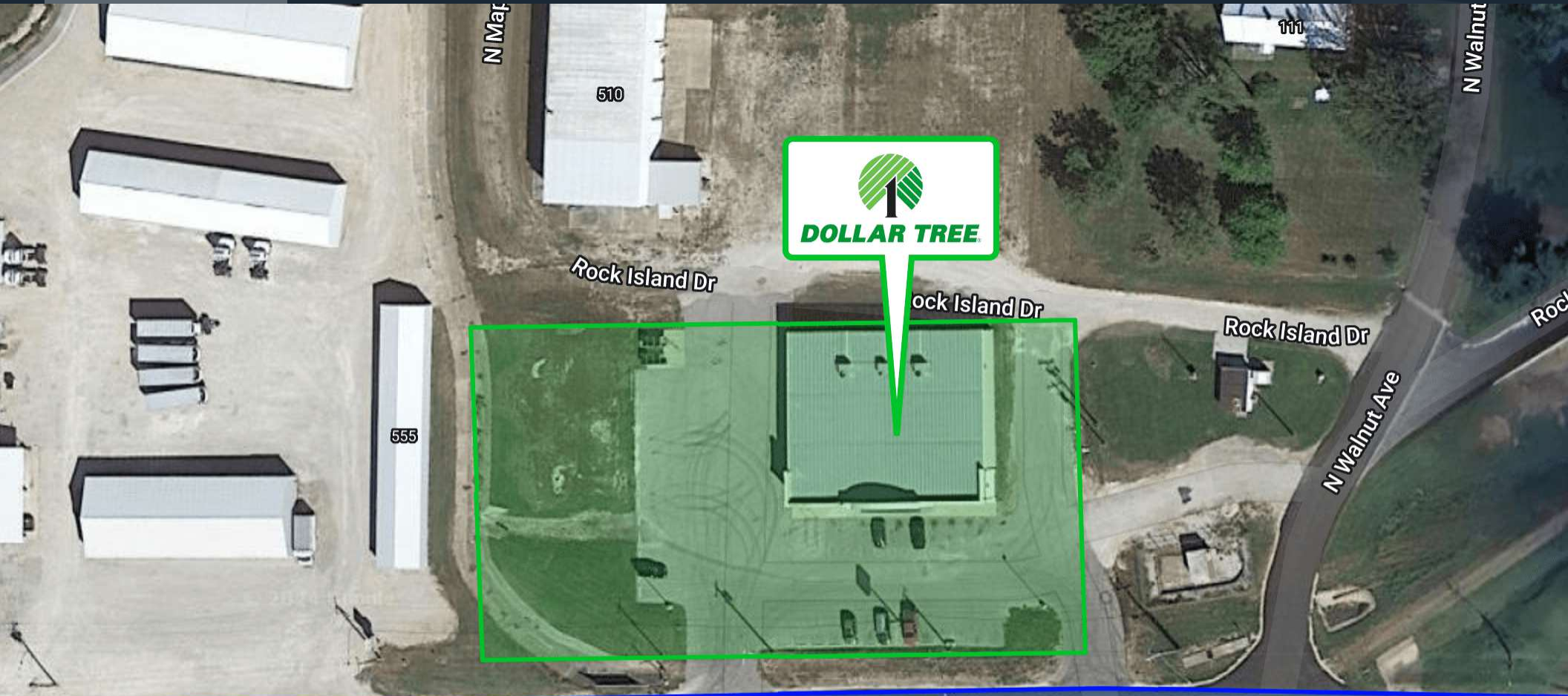






Google

Map data © 2024 Imagery © 2024 Airbus, Maxar Technologies



10,170 Vehicles Per Day

Newton St      W Newton St      W Newton St      W Newton St

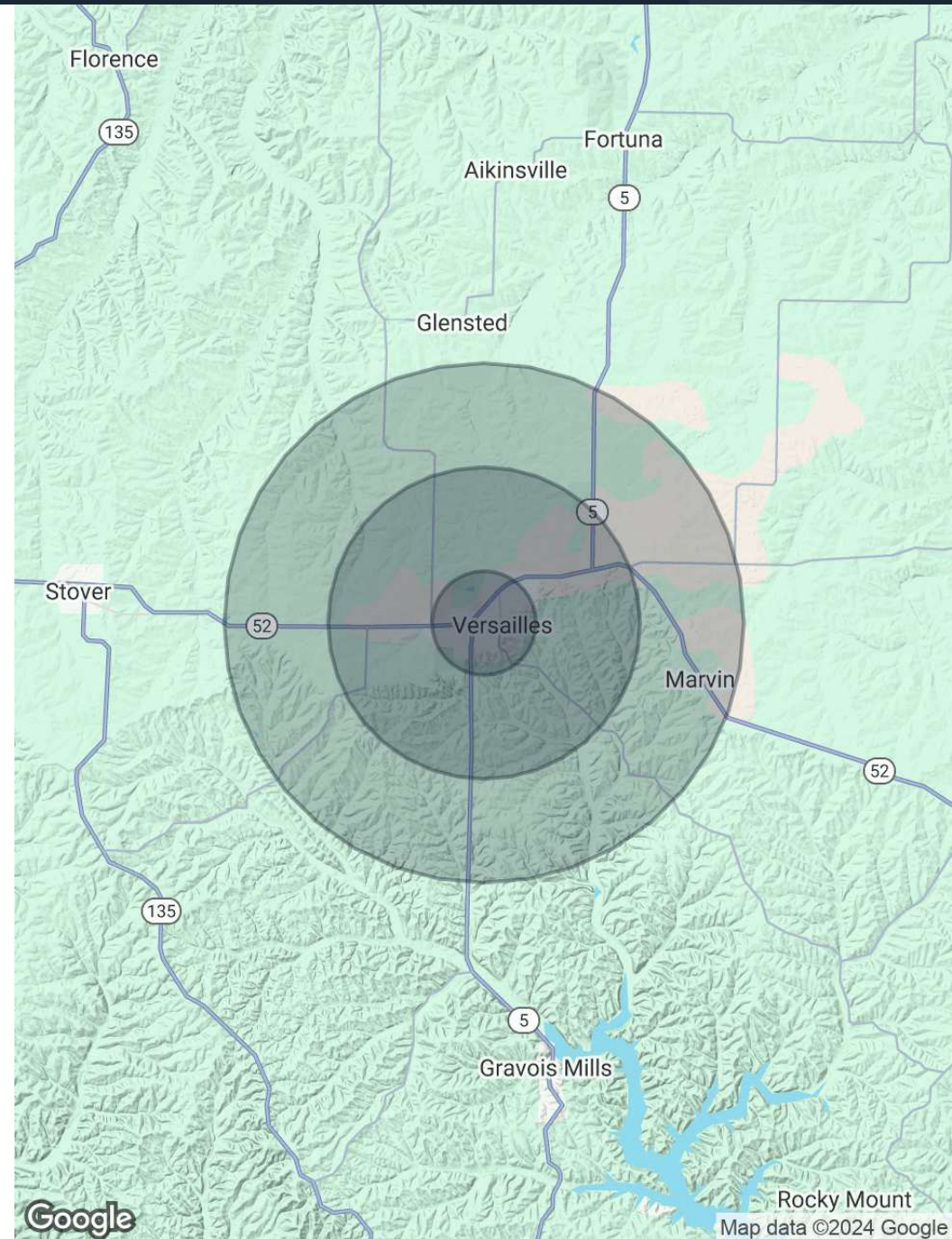


Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,471	3,259	4,639
Population Growth '23 - '28	+3.52%	+3.00%	+2.50%
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,028	1,416	1,791
Household Growth '23 - '28	+3.31%	+2.75%	+2.17%
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$43,322	\$47,356	\$51,626
Average House Value	\$178,158	\$201,838	\$227,739

Demographics data derived from AlphaMap







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