



FAMILY DOLLAR

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401 N MASON ST, CARROLLTON, MO 64633

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Real Estate Investment Services

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PROPERTY INFORMATION

SECTION 1



PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to acquire a net-leased Family Dollar located at 401 North Mason Street in Carrollton, Missouri. The property consists of an $\pm 8,400$ square foot freestanding building with excellent visibility along the town's primary commercial corridor. Carrollton serves as a local hub for surrounding rural communities, offering a steady flow of local and regional traffic.

The lease is structured as a Net Lease with minimal landlord responsibilities limited to roof and structure. The current term runs through March 31, 2028, and includes five (5) additional five-year renewal options with no rental increases during the base or option periods.

The property is strategically positioned near several key retailers and service providers, including Mulch's Country Mart, CVS Pharmacy, Dollar General, and Casey's General Store. Additionally, the property offers convenient access to U.S. Highways 24 and 65.

LOCATION DESCRIPTION

Carrollton is a historic community located in Carroll County in north-central Missouri. Serving as the county seat, it plays a central role in the region's commerce, education, and public services. With a population of just over 3,000 residents, Carrollton functions as a commercial hub for surrounding rural areas. The city offers a blend of small-town charm and essential infrastructure, with key amenities including local schools, medical clinics, grocery stores, and national retailers. It benefits from proximity to U.S. Highways 24 and 65, providing strong regional access to nearby cities such as Marshall, Chillicothe, and the Kansas City metro area. Carrollton's economy is supported by agriculture, light manufacturing, healthcare, and public services, making it a stable and reliable environment for daily-needs retail tenants.

PROPERTY HIGHLIGHTS

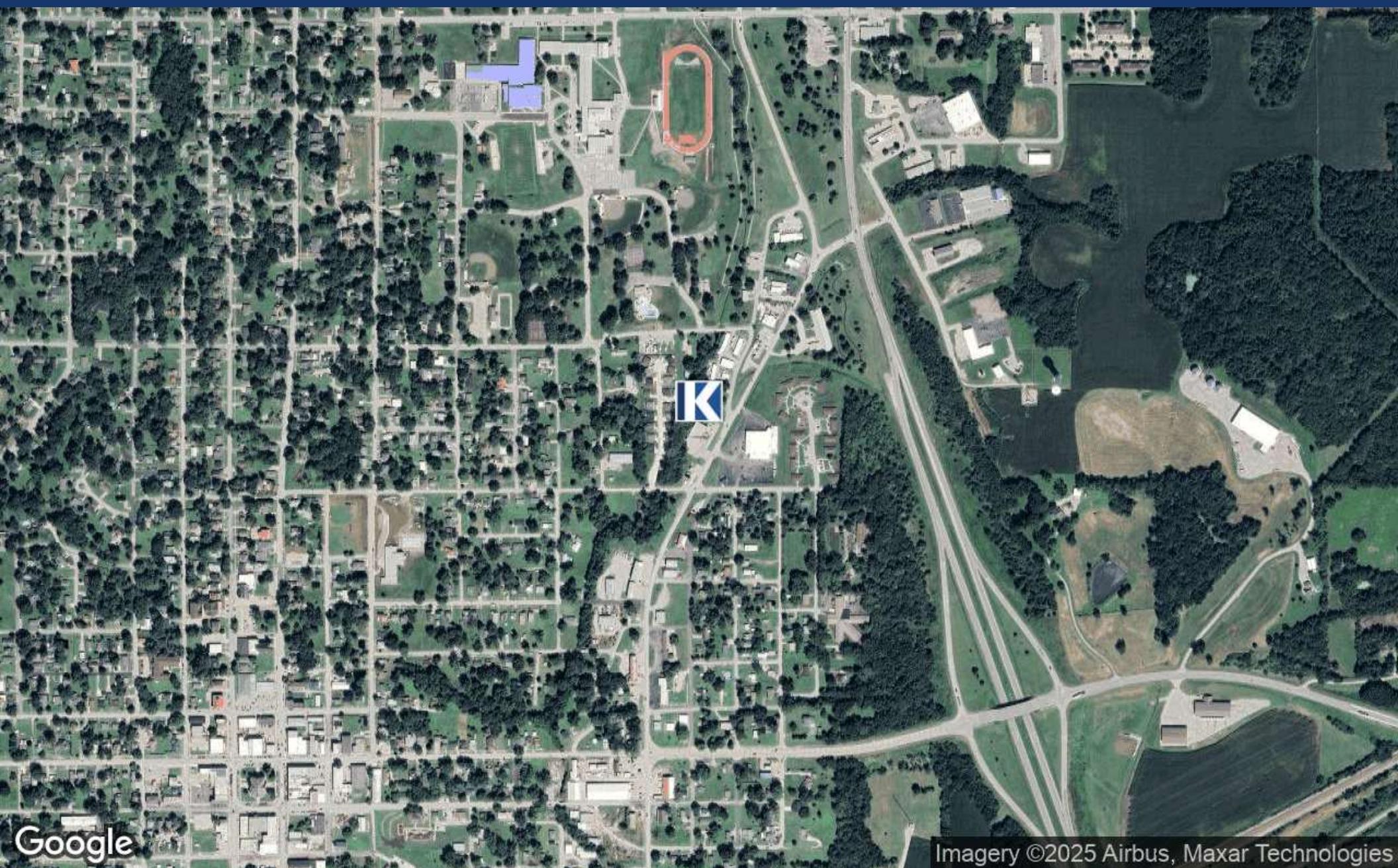
- Net Lease – Landlord Responsible for Roof & Structure Only
- Highly Visible Site Along North Mason Street
- Adjacent to Key Retailers and Services Including Mulch's Country Mart, CVS Pharmacy, Dollar General, and Casey's General Store
- Convenient Access to U.S. Highways 24 and 65

OFFERING SUMMARY

Sale Price:	\$869,052
Price per SF	\$103
Building Size:	8,400 SF
NOI:	\$80,387
Cap Rate:	9.25%
Lease End:	3/31/2028
Options:	Five, 5-Year
Increases:	None

AERIAL MAP

401 N MASON ST
CARROLLTON, MO 64633



Google

Imagery ©2025 Airbus, Maxar Technologies



DEMOGRAPHICS

SECTION 2

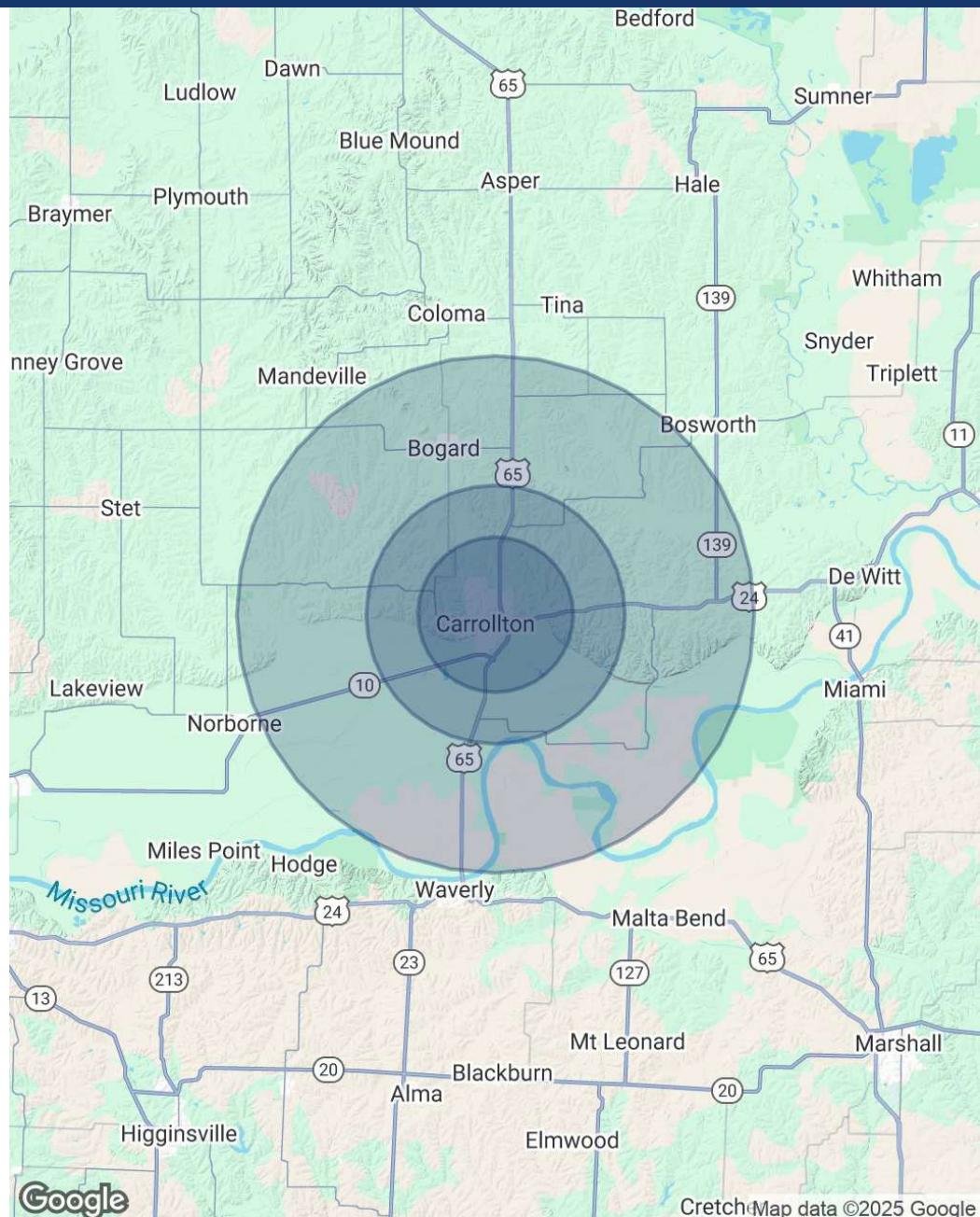
DEMOGRAPHICS MAP & REPORT

401 N MASON ST
CARROLLTON, MO 64633

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,852	4,213	5,671
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,622	1,771	2,358
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$73,561	\$75,037	\$78,556
Average House Value	\$125,648	\$130,378	\$138,845

Demographics data derived from AlphaMap





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