



FAMILY DOLLAR

FAMILY DOLLAR

401 N MASON ST, CARROLLTON, MO 64633

KASE ABUSHARKH

Founding Principal

925.348.1844

kase@thekasegroup.com

CA DRE #01311211

SCOTT REID | PARASELL, INC.

ParaSell, Inc. - Broker

949.942.6585

broker@parasellinc.com

MO #2019024102



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

TABLE OF CONTENTS	
PROPERTY INFORMATION	3
Property Summary	
Aerial Map	
<hr/>	
DEMOGRAPHICS	6
Demographics Map & Report	
Back Page	
<hr/>	



A photograph of a Family Dollar retail store. The building is a single-story structure with a tan-colored metal roof and light-colored siding. A large red sign with the words "FAMILY DOLLAR" in white, bold, sans-serif capital letters is mounted on a tall white pole to the right of the building. The sign is illuminated. On the building's facade, there is a smaller sign that reads "FAMILY" in red, followed by a circular logo containing a stylized family silhouette, and then "DOLLAR" in red. The sky is blue with scattered white clouds. A dark-colored pickup truck is parked in the foreground on the right side. A semi-transparent blue overlay covers the bottom half of the image, containing the text "PROPERTY INFORMATION" and "SECTION 1".

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 ±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

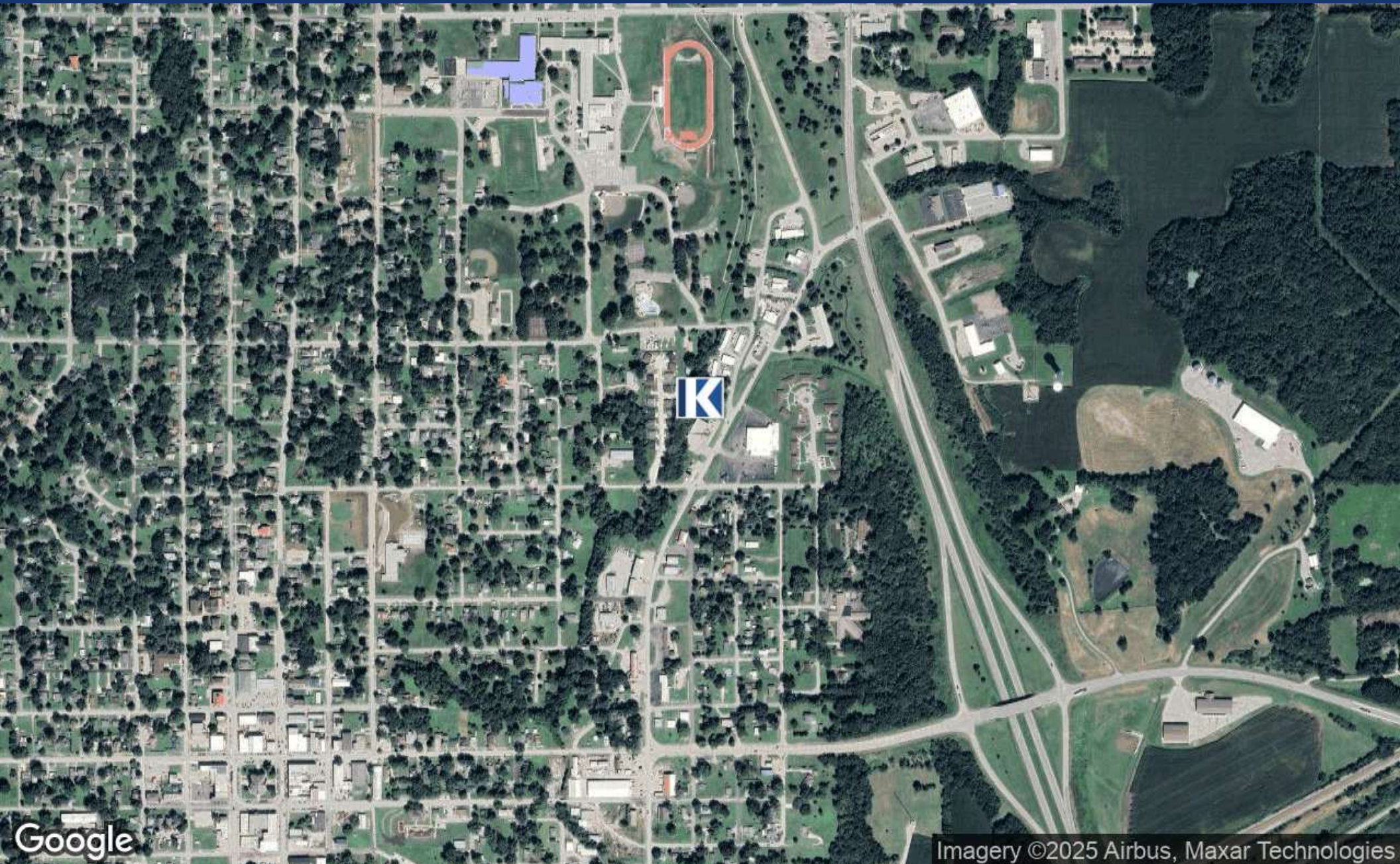
Carrollton is a historic community located in Carroll County in north-central Missouri. Serving as the county seat, it plays a central role in the region's commerce, education, and public services. With a population of just over 3,000 residents, Carrollton functions as a commercial hub for surrounding 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



Google Imagery ©2025 Airbus, Maxar Technologies



DEMOGRAPHICS

SECTION 2

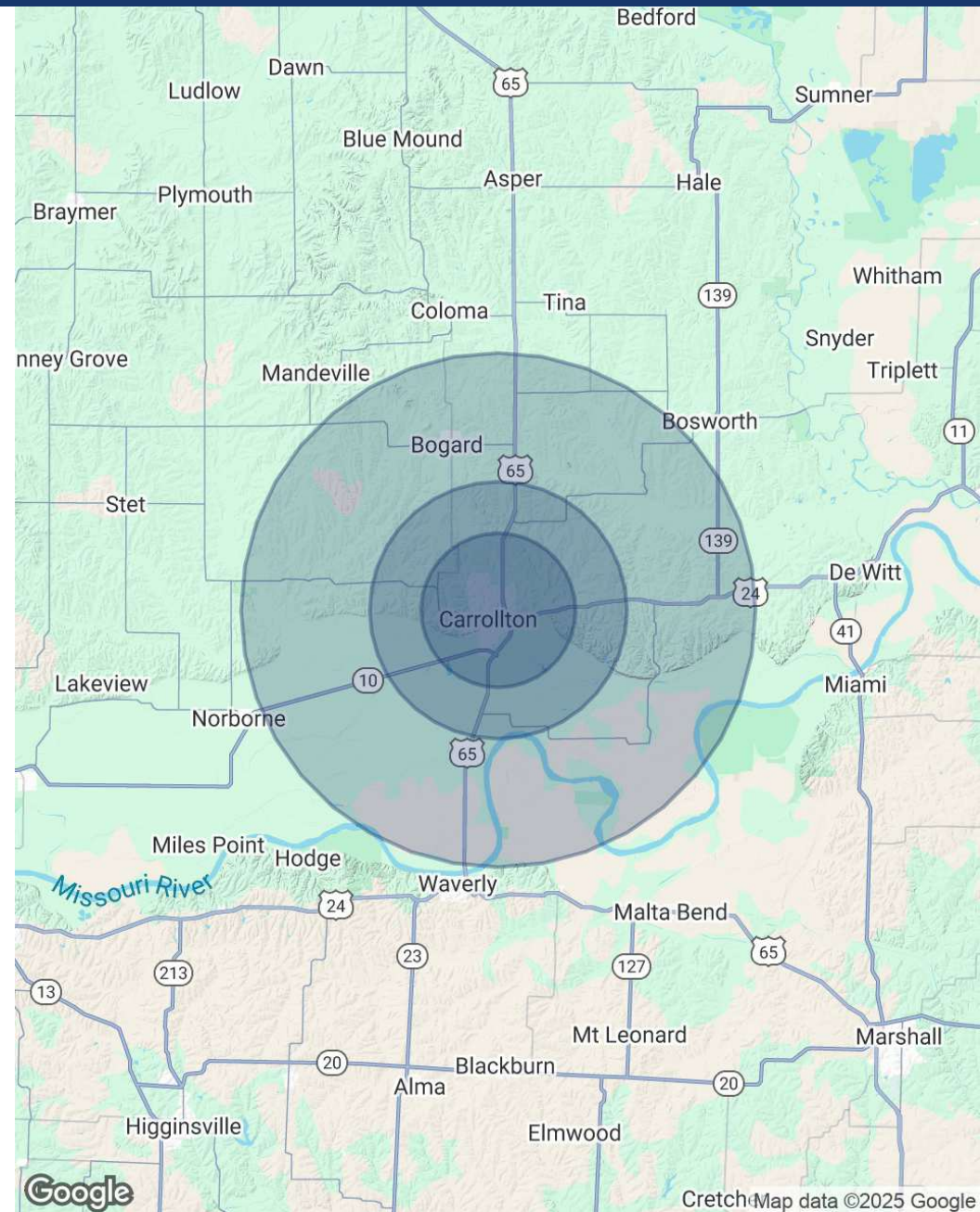
DEMOGRAPHICS MAP & REPORT

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





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

KASE ABUSHARKH

925.348.1844

Founding Principal

kase@thekasegroup.com

CA DRE #01311211

SCOTT REID | PARASELL, INC.

949.942.6585

ParaSell, Inc. - Broker

broker@parasellinc.com

MO #2019024102

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group, ParaSell, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor and ParaSell, Inc. listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, ParaSell, Inc. nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group and ParaSell, Inc. with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor, ParaSell, Inc. and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, ParaSell, Inc. nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.