

FAMILY DOLLAR

721 SOUTH WEBSTER STREET
SPRING HILL | KANSAS 66083



FILE PHOTO

ADVISORY TEAM

JUSTIN ZAHN
Vice President

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Highlights



PRICE

\$1,786,000

CAP RATE

7.25%

NOI

\$129,465

POINTS OF INTEREST

Retailers | Entertainment: Major retailers in neighboring cities include Walmart, Target, Menards, Lowe's, Home Depot, Kohl's, Burlington, Ross Dress for Less, Marshalls & HomeGoods, Dick's Sporting Goods, Old Navy, Hobby Lobby, At Home, Academy Sports + Outdoors, Boot Barn, Ulta Beauty, Sally Beauty, Kirkland's Home, Michaels, OfficeMax, Five Below, Daiso, Half Price Books, Bath & Body Works, Dollar Tree, Whole Foods, Hen House Market, Savers, PetSmart, Petco, Planet Fitness, Crunch Fitness, Genesis Health Clubs, AMC Theatres

Higher Education: 38 miles from **The University of Kansas** - a premier research institution in Lawrence, home to 27,212 students with more than 3,400 academic staff; 30 miles from **University of Missouri-Kansas City** - a public research university in Missouri serving 14,904 students

Healthcare: 30 miles from **Saint Luke's Hospital of Kansas City** - the largest faith-based care hospital in the region—offering many specialized programs and 629 beds

CORPORATE GUARANTEED NN LEASE

7 years remaining on Corporately Guaranteed NN* Lease with \$0.50 PSF rental escalations every 5 years in renewal options

** Landlord is responsible for roof, structure, gutters, downspouts, & parking lot. (Tenant to reimburse up to \$1,000 per annum of parking lot repairs). Tenant is directly responsible for landscaping, snow plowing, removing trash & debris from parking & landscaped areas, restriping the parking area & repairing parking area lights.*

CORPORATE TENANT

Family Dollar Stores operates 7,145 stores in the U.S.

LARGE PARCEL | TRAFFIC COUNTS

Positioned on a large ±1.30-acre lot with great visibility/access on S Webster St with traffic counts of 5,233 CPD - ½ mile east of US-169 (19,522 CPD)

AFFLUENT 2025 DEMOGRAPHICS (5-MI)

Population	14,557
2030 Estimated Population	16,268
Historical Annual Growth (2010-2020 - 3-mi)	3.3%
Households	5,305
Average Household Income	\$133,972

Financial Analysis

SITE ADDRESS	721 South Webster Street Spring Hill, Kansas 66083
TENANT	Family Dollar, LLC
GUARANTY	Family Dollar Stores, LLC
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±10,500 SF
LOT SIZE	±1.30 acres
YEAR BUILT REMODELED	2023
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is a NN lease . Landlord is responsible for Roof, Structure, Gutters, Downspouts and Parking Lot. (Tenant to reimburse up to \$1,000 per annum of Parking Lot Repairs). Tenant is directly responsible for Landscaping, Snow Plowing, Removing Trash & Debris from the Parking & Landscaped Areas; Restriping the Parking Area & Repairing Parking Area Lights.
LEASE TERM	7 years remaining
RENTAL INCREASES	\$0.50 PSF every 5 years
RENT COMMENCEMENT DATE	July 21, 2023
EXPIRATION DATE	July 31, 2033
OPTIONS	Four 5-year renewal options



[FILE PHOTO](#)

Rent Roll

	TERM	ANNUAL RENT	CAP RATE
	Years 1-10 07/21/23 to 07/31/33	\$129,465	7.25%
RENEWAL OPTIONS			
1st Option	08/01/33 to 07/31/38	\$134,715	
2nd Option	08/01/38 to 07/31/43	\$139,965	
3rd Option	08/01/43 to 07/31/48	\$145,215	
4th Option	08/01/48 to 07/31/53	\$150,465	

Tenant Profile



When it comes to delivering quality and value on everyday family essentials in convenient neighborhood locations, **Family Dollar** is a leading national discount retailer. The brand strategically locates its stores within residential communities, often in areas underserved by traditional grocery or retail options, providing customers with a convenient, close-to-home destination for essential goods.

By establishing stores in markets where other retailers may not operate, Family Dollar enhances both the accessibility and affordability of everyday necessities, helping customers save both time and money while shopping on a budget.

Family Dollar stores focus on delivering strong value with merchandise typically priced between \$1 and \$10, offering a combination of well-known national brands from leading manufacturers alongside high-quality private label products at competitive prices.

Product offerings include a broad assortment of food and beverages, paper products, health and beauty items, household cleaning supplies, and pet food, as well as home goods such as housewares, gifts, bedding, and décor. Stores also carry apparel and accessories, including clothing, fashion accessories, and footwear, in addition to seasonal merchandise and select electronics such as holiday décor, party supplies, and personal electronics.

Through its value-focused merchandising strategy and neighborhood-oriented locations, Family Dollar continues to serve as a reliable and convenient retail option for communities across the country.

Family Dollar was founded in 1959 by Leon Levine in Charlotte, North Carolina and is currently headquartered in Chesapeake, Virginia.



Site Plan



Property Specifications

Lot Size ±1.30 Acres

GLA ±10,500 SF

Parking Stalls

Regular 41

Handicap 2



City View

GEHA FIELD AT ARROWHEAD STADIUM

Arrowhead Stadium is an American football stadium in Kansas City, Missouri. It primarily serves as the home venue of the Kansas City Chiefs of the National Football League (NFL).

It is part of the Truman Sports Complex with adjacent Kauffman Stadium, the home of the Kansas City Royals of Major League Baseball (MLB). Arrowhead Stadium has a seating capacity of 76,416, making it the 27th-largest stadium in the United States and the sixth-largest NFL stadium. It is also the largest sports facility by capacity in the state of Missouri. A \$375 million renovation was completed in 2010. The stadium is scheduled to host matches for the 2026 FIFA World Cup and has hosted college football games, as well as other soccer games.

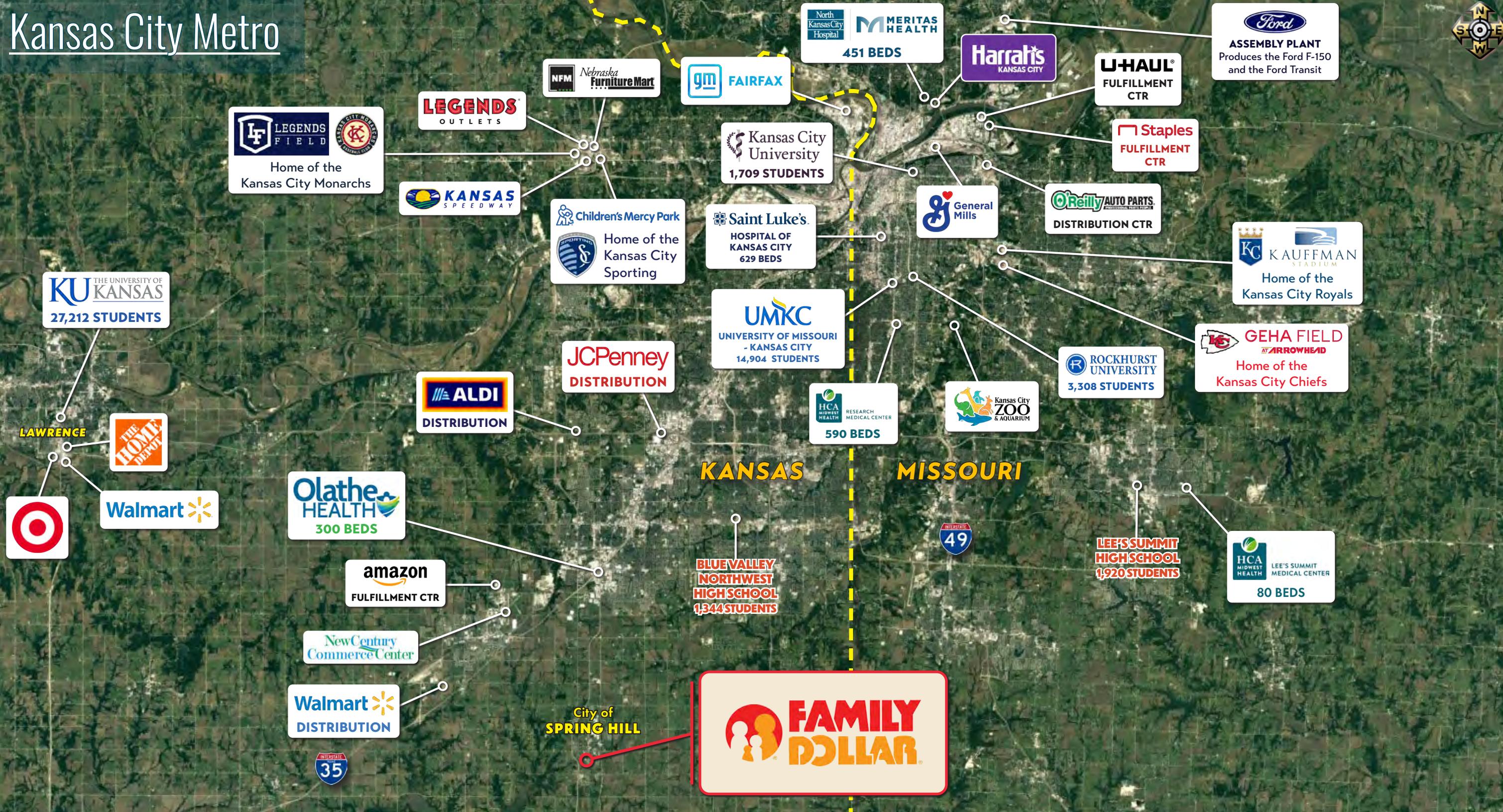
KANSAS SPEEDWAY

Kansas Speedway is a 1.500 mi (2.414 km) tri-oval race track in the Village West area near Kansas City, Kansas, United States. It was built in 2001 and it currently hosts two annual NASCAR race weekends. The IndyCar Series also held races at the venue until 2011. The speedway is owned and operated by International Speedway Corporation, a wholly owned subsidiary of NASCAR. The speedway boasts seating for 72,000 spectators and more than 60 luxury suites.

The speedway constructed the \$380-million Penn National Gaming Hollywood Hotel and Casino at the track. The hotel/casino overlooks turn two and opened to the public on February 12, 2012. The addition of the casino is estimated to bring nearly 440,000 tourists per year and create over 1,000 full-time positions; elevating the state to a first-class, year-round tourist destination.



Kansas City Metro



Spring Hill Synopsis

Spring Hill is a city in Johnson and Miami counties in Kansas, and part of the Kansas City Metropolitan Area. Spring Hill is rich in excellent schools, affordable housing, ample recreational opportunities and historic charm that have drawn record-setting droves of new residents to our community.

Business enterprises and employers in Kansas City include **Cerner Corporation** (the largest, with almost 10,000 local employees and about 20,000 global employees), **AT&T, BNSF Railway, GEICO, Asurion, T-Mobile** (formerly Sprint), **Black & Veatch, AMC Theatres, Citigroup, Garmin, Hallmark Cards, General Motors, Honeywell, a Ford Motor Company factory, Children's Mercy Hospital** and **Truman Medical Center-Hospital Hill**. Major league sports franchises include the **NFL's Kansas City Chiefs, the MLB's Kansas City Royals,** and the **MLS's Sporting Kansas City**. The **Kansas Speedway** is owned by NASCAR.

TOP EMPLOYERS IN SPRING HILL

1. Spring Hill School District 612 Employees
2. Seats Inc. 220 Employees
3. Cardinal Float Glass 212 Employees
4. A&M Products 189 Employees

2025 Demographics

	1-MI	3-MI	5-MI
Population	5,265	9,806	14,557
Projected Population (2030)	5,981	11,045	16,268
Historical Annual Growth (2010-2020)	2.4%	3.3%	3.1%
Labor Population Age 16+	4,065	7,630	11,433
Median Age	35.4	37.0	38.6
Average Household Income	\$113,932	\$124,055	\$133,972



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FOR MORE INFORMATION:

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