



Dollar General Market

108 N 9th St, Osage City, KS 66523

Marcus & Millichap

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OSAGE CITY BASEBALL
& SOFTBALL FIELDS
& FOOTBALL TRACK

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DOWNTOWN
OSAGE CITY

Jake Nowak

Associate Investments
Office: St. Louis
Direct: 314.889.2565
Jake.Nowak@marcusmillichap.com
License: MO #2025007018

Dave Saverin

Senior Director Investments
Office: St. Louis
Direct: 314.889.2555
David.Saverin@marcusmillichap.com
License: MO #2008013520



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OSAGE COUNTY
FIRE DISTRICT 2

N 9TH ST



OSAGE CITY SCHOOLS
(700 TOTAL STUDENTS)



DOLLAR GENERAL

JERRY'S
THRIFTWAY
AUBURN
PHARMACY



BROKER OF RECORD

Haugness, Colby

Kansas

(816) 410-1010

License: 00241410

OSAGE COUNTY
FIRE DISTRICT 2

DOLLAR GENERAL

N 9TH ST

Marcus & Millichap



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SECTION 1

Executive Summary

OFFERING SUMMARY

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OFFERING SUMMARY

 Listing Price \$1,575,000	 Cap Rate 7.54%	 Price/SF \$126.95
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FINANCIAL

Listing Price	\$1,575,000
Down Payment	100% / \$1,575,000
NOI	\$118,697
Cap Rate	7.54%
Price/SF	\$126.95
Rent/SF	\$9.57

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Corporate Guarantee
Lease Expiration	05/31/2029
Gross SF	12,406 SF
Rentable SF	12,406 SF
Lot Size	1.31 Acres (57,063 SF)
Occupancy	-
Year Built	2014



DOLLAR GENERAL MARKET

108 N 9th St, Osage City, KS 66523

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the Dollar General Market located at 108 N 9th Street in Osage City, Kansas, approximately 30 miles south of Topeka.

Constructed in 2014, the property was upgraded to Dollar General Market in 2023 at Tenant expense with no landlord contribution or concessions. The property features a 12,406-square-foot building situated on 1.31 acres of land, prominently positioned in a retail corridor alongside other retail and convenience tenants. Nearby retailers and amenities in Osage City include Casey's General Store, Sonic Drive-In, NAPA Auto Parts, and a variety of local businesses that support daily consumer needs.

Dollar General Market stores differ from traditional Dollar General locations by offering an expanded selection of fresh and frozen food options, including produce, meats, and dairy, as well as a broader range of household essentials. These stores are designed as a hybrid between a conventional Dollar General and a neighborhood grocery store, often featuring a dedicated area for fresh food items, albeit in smaller quantities compared to full-line grocers.

INVESTMENT HIGHLIGHTS

- Upgraded in 2023 from Dollar General Plus to Dollar General Market
- Conversion Performed at Tenant's Expense with No Landlord Contribution, Demonstrating Dollar General's Longterm Commitment to the Property
- Osage City is Located 37 Miles South of Topeka and 85 Miles West of Kansas City
- Investment-Grade Tenant Rated 'BBB'
- Dollar General is the Nation's Largest Retailer by Store Count, Operating More Than 20,000 Locations

SECTION 2

Property Information

REGIONAL MAP

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JERRY'S
THRIFTWAY
AUBURN
PHARMACY
SONIC

OSAGE COUNTY
FIRE DISTRICT 2

N 9TH ST

DOLLAR GENERAL

Bank of
OSAGE CITY

OSAGE CITY SCHOOLS
(700 TOTAL STUDENTS)



ORBIS
MANUFACTURING
FACILITY

SUBWAY
PIZZA HUT
AUTO CARE
CENTER

31

DOWNTOWN
OSAGE CITY

OSAGE CITY BASEBALL
& SOFTBALL FIELDS
& FOOTBALL TRACK

JERRY'S
THRIFTWAY
AUBURN
PHARMACY



OSAGE COUNTY
FIRE DISTRICT 2

DOLLAR GENERAL

N 9TH ST

TOPEKA KANSAS



DOLLAR GENERAL



THE UNIVERSITY OF
KU KANSAS

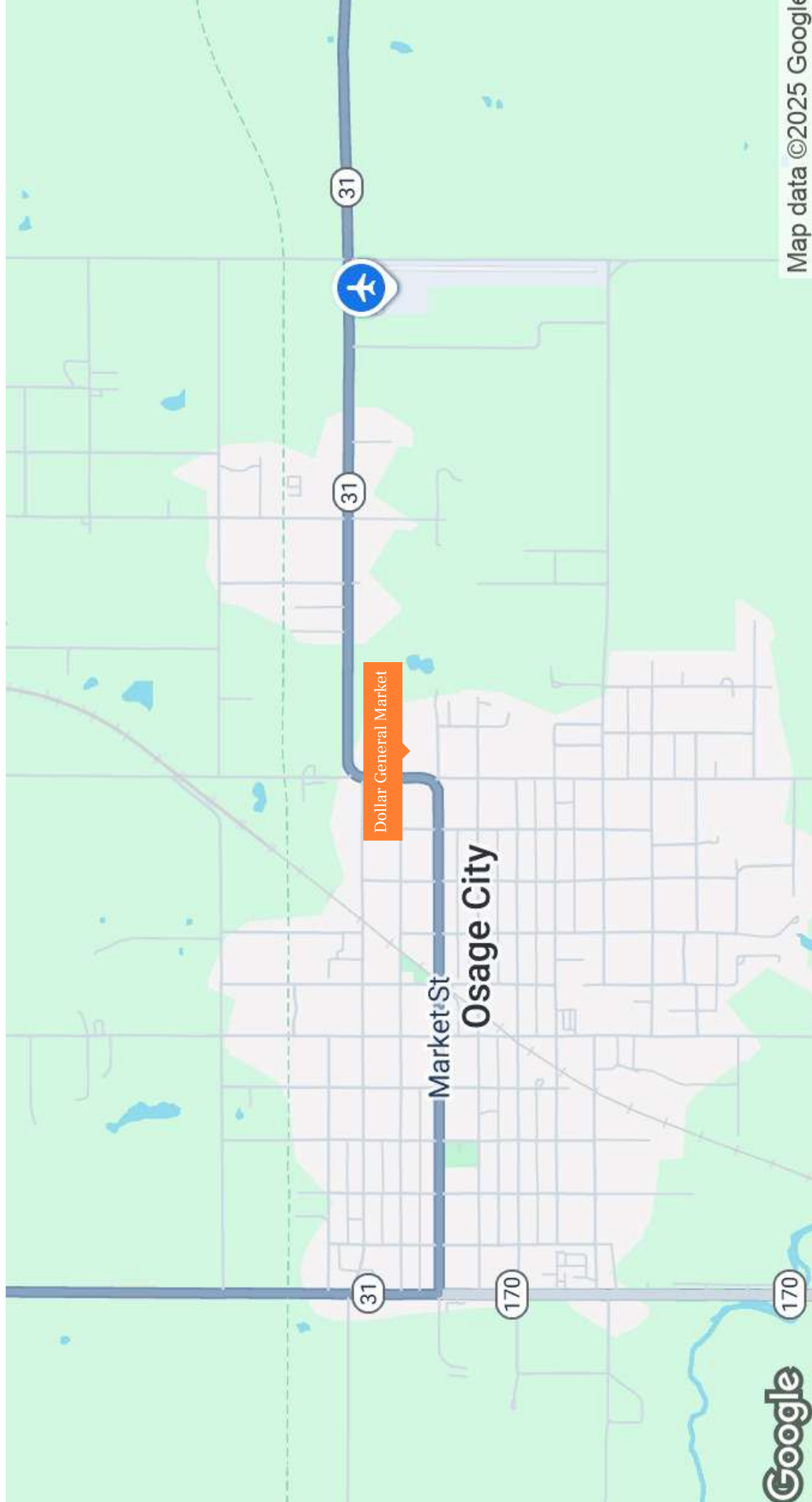
28,500 STUDENTS



EMPORIA STATE
UNIVERSITY

5,730 STUDENTS

REGIONAL MAP // Dollar General Market



SECTION 3

Financial Analysis

FINANCIAL DETAILS

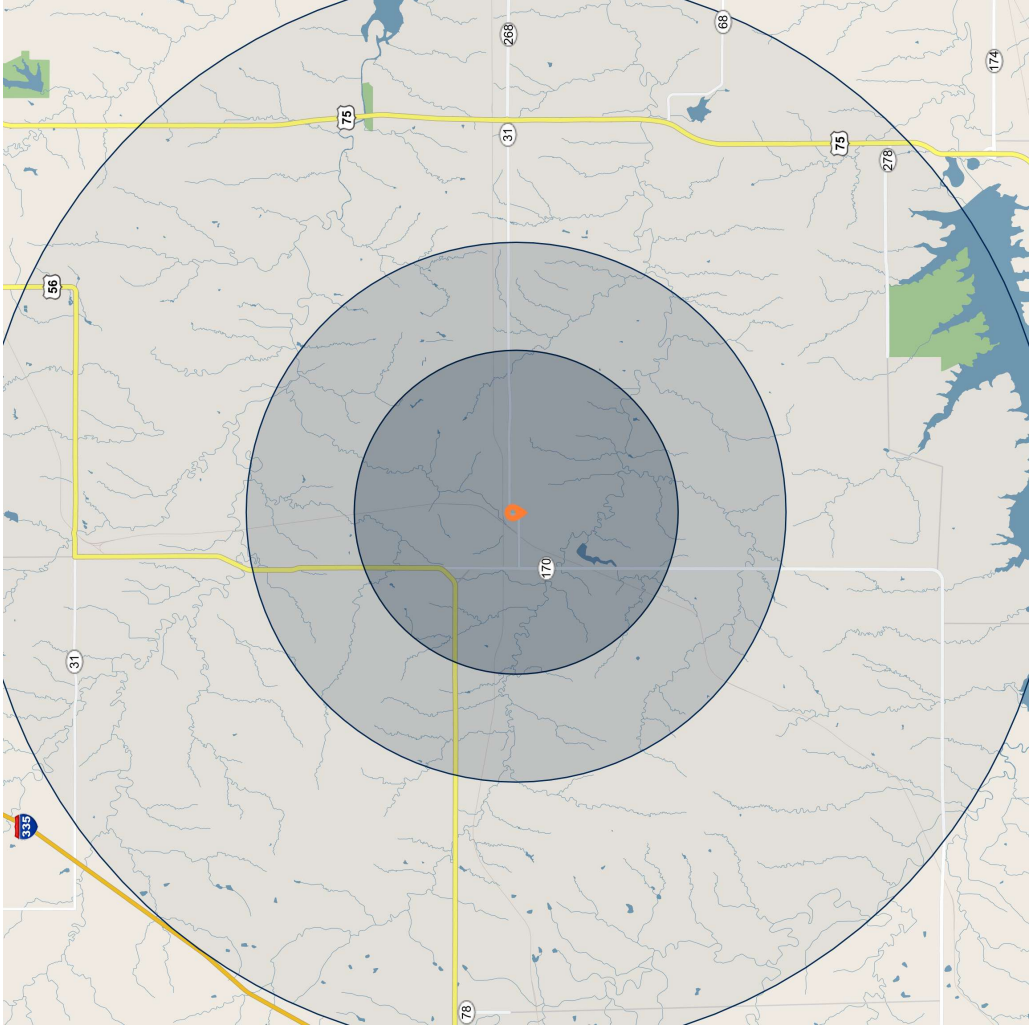
DEMOGRAPHICS

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FINANCIAL DETAILS // Dollar General Market

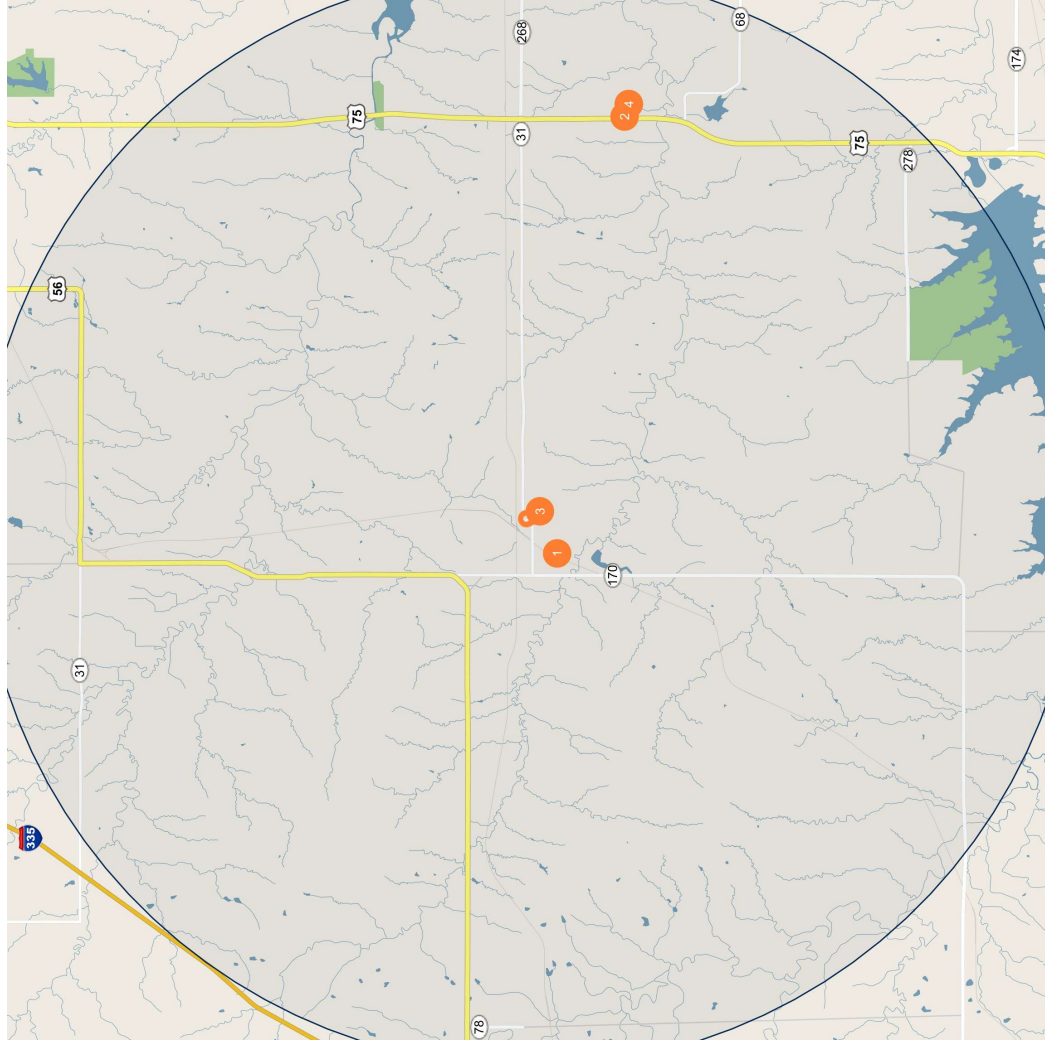
THE OFFERING	
Price	\$1,575,000
Capitalization Rate	7.54%
Price/SF	\$126.95
PROPERTY DESCRIPTION	
Year Built / Renovated	2014
Gross Leasable Area	12,406 SF
Type of Ownership	Fee Simple
Lot Size	1.31 Acres
LEASE SUMMARY	
Tenant	Dollar General Market
Rent Increases	10% Every Five Years
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	06/01/2014
Lease Expiration	05/31/2029
Renewal Options	3 Five Year Options
Term Remaining on Lease (Yrs)	3.6 Years
Landlord Responsibility	None
Tenant Responsibility	All

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$118,697	\$9,891	\$9.57	7.54%
2026	\$118,697	\$9,891	\$9.57	7.54%
2027	\$118,697	\$9,891	\$9.57	7.54%
2028	\$118,697	\$9,891	\$9.57	7.54%
2029	\$118,697	\$9,891	\$9.57	7.54%
2030- Option 1	\$130,567	\$10,881	\$10.52	8.29%
2032- Option 1	\$130,567	\$10,881	\$10.52	8.29%
2033- Option 1	\$130,567	\$10,881	\$10.52	8.29%
2034- Option 1	\$130,567	\$10,881	\$10.52	8.29%
2035- Option 1	\$130,567	\$10,881	\$10.52	8.29%
2036- Option 2	\$143,623	\$11,969	\$11.58	9.12%
2037- Option 2	\$143,623	\$11,969	\$11.58	9.12%
2038- Option 2	\$143,623	\$11,969	\$11.58	9.12%
2039- Option 2	\$143,623	\$11,969	\$11.58	9.12%
2040- Option 2	\$143,623	\$11,969	\$11.58	9.12%



POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	3,138	3,435	7,028
2024 Estimate	3,144	3,436	7,007
2020 Census	3,147	3,433	7,034
2010 Census	3,249	3,546	7,195
HOUSEHOLD INCOME			
Average	\$65,524	\$67,156	\$74,449
Median	\$57,988	\$59,803	\$64,582
Per Capita	\$28,162	\$28,854	\$31,626
HOUSEHOLDS			
2029 Projection	1,344	1,462	2,974
2024 Estimate	1,336	1,451	2,950
2020 Census	1,323	1,435	2,918
2010 Census	1,332	1,449	2,925
HOUSING			
Median Home Value	\$166,934	\$175,074	\$175,248
EMPLOYMENT			
2024 Daytime Population	3,627	3,752	6,415
2024 Unemployment	3.86%	3.73%	2.85%
Average Time Traveled (Minutes)	25	25	30
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	1.83%	1.78%	1.83%
Some College (13-15)	43.12%	43.31%	45.50%
Associate Degree Only	14.31%	14.02%	14.73%
Bachelor's Degree Only	9.23%	9.91%	9.89%
Graduate Degree	20.72%	20.80%	20.24%

DEMOGRAPHICS // Dollar General Market



Major Employers

- 1 Orbis Corporation
- 2 County of Osage-County Clerks Office
- 3 Rh Montgomery Properties Inc-Osage Nursing Center
- 4 Lyndon Unified School Dst 421-Lyndon Elementary School
- 5 Lyndon Unified School Dst 421-Lyndon High School

Employees

- 135
- 100
- 56
- 50
- 50



OSAGE CITY BASEBALL
& SOFTBALL FIELDS
& FOOTBALL TRACK

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DOWNTOWN
OSAGE CITY

Jake Nowak

Associate Investments
Office: St. Louis
Direct: 314.889.2565
Jake.Nowak@marcusmillichap.com
License: MO #2025007018

Dave Saverin

Senior Director Investments
Office: St. Louis
Direct: 314.889.2555
David.Saverin@marcusmillichap.com
License: MO #2008013520



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OSAGE COUNTY
FIRE DISTRICT 2

DOLLAR GENERAL



OSAGE CITY SCHOOLS
(700 TOTAL STUDENTS)

