



DOLLAR GENERAL®

607 NE 23 HWY, KNOB NOSTER, MO 65336
OFFERING MEMORANDUM

98TH PERCENTILE NATIONWIDE

DOLLAR GENERAL STORES – PLACER.AI DATA

CORPORATE GUARANTEE

MORE THAN 20,000 LOCATIONS

EXECUTIVE SUMMARY

DOLLAR GENERAL

607 NE 23 HWY, KNOB NOSTER, MO 65336

OFFERING PRICE: \$1,100,000 CAP RATE: 7.46%

GROSS LEASABLE AREA:	9,146 SF
PRICE / SF:	\$120.27
NET OPERATING INCOME:	\$82,042
TENANT TRADE NAME:	Dollar General
LEASE GUARANTEE:	Corporate
TERM REMAINING:	5+ Years
YEAR BUILT / RENOVATED:	2010
LOT SIZE:	1.40 AC
TYPE OF OWNERSHIP:	Fee Simple

PROPOSED FINANCING:	60% LTV / 5 YR TERM / 25 YR AMORT / 6.10% RATE
CASH ON CASH RETURN:	\$30,528 / 6.94%
TOTAL RETURN:	(PRINCIPAL REDUCTION) \$42,102 / 9.57%



CLICK TO VIEW ON GOOGLE MAPS



CLICK TO VISIT WEBSITE



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RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current – 4/30/2031	\$82,042	\$6,837	\$8.97	7.46%
Option 1	\$90,247	\$7,521	\$9.87	8.20%
Option 2	\$99,271	\$8,273	\$10.85	9.02%
Option 3	\$109,198	\$9,100	\$11.94	9.93%
Option 4	\$120,118	\$10,010	\$13.13	10.92%
Option 5	\$132,130	\$11,011	\$14.45	12.01%

LEASE TERMS

LEASE TYPE:	Double-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	N/A
SALES / FINANCIAL REPORTING:	N/A
RENT COMMENCEMENT:	5/1/2011
LEASE EXPIRATION:	4/30/2031
RENT INCREASES:	At Next Option
OPTIONS:	Five – Five Years

INVESTMENT HIGHLIGHTS

STNL DOLLAR GENERAL

- +/- 9,146 SQUARE FEET
- +/- 1.40 AC PARCEL
- BUILT IN 2010
- BUILD-TO-SUIT

DOLLAR GENERAL COMPANY

- CORPORATE GUARANTEE – OPERATES 20,000+ STORES
- NYSE: DG
- FORTUNE 500 COMPANY
- S&P RATED: BBB

LEASE OVERVIEW

- TOOK OCCUPANCY IN MAY OF 2011
- CURRENT LEASE GOES THROUGH APRIL 2031
- OVER FIVE YEARS REMAIN
- FIVE-FIVE YEAR OPTIONS

DOUBLE-NET LEASE

- TENANT RESPONSIBLE FOR REAL ESTATE TAXES
- TENANT RESPONSIBLE FOR CAM
- TENANT RESPONSIBLE FOR INSURANCE
- LANDLORD RESPONSIBLE FOR ROOF & STRUCTURE

LOCATION

- ADJACENT TO MCDONALD'S & R-G FEDERAL CREDIT UNION
- ACROSS STREET FROM THE NEW KNOB NOSTER HIGH SCHOOL (UNDER CONSTRUCTION)
- GREAT VISIBILITY FROM NE 23 HWY
- TRAFFIC COUNTS - 6,116 VPD
- TOP 2% NATIONWIDE PER PLACER.AI

DEMOGRAPHICS

- OVER 8,500 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$72,250 WITHIN FIVE MILES

DOLLAR GENERAL®

CLICK HERE FOR MORE DOLLAR GENERAL
CORPORATE INFORMATION



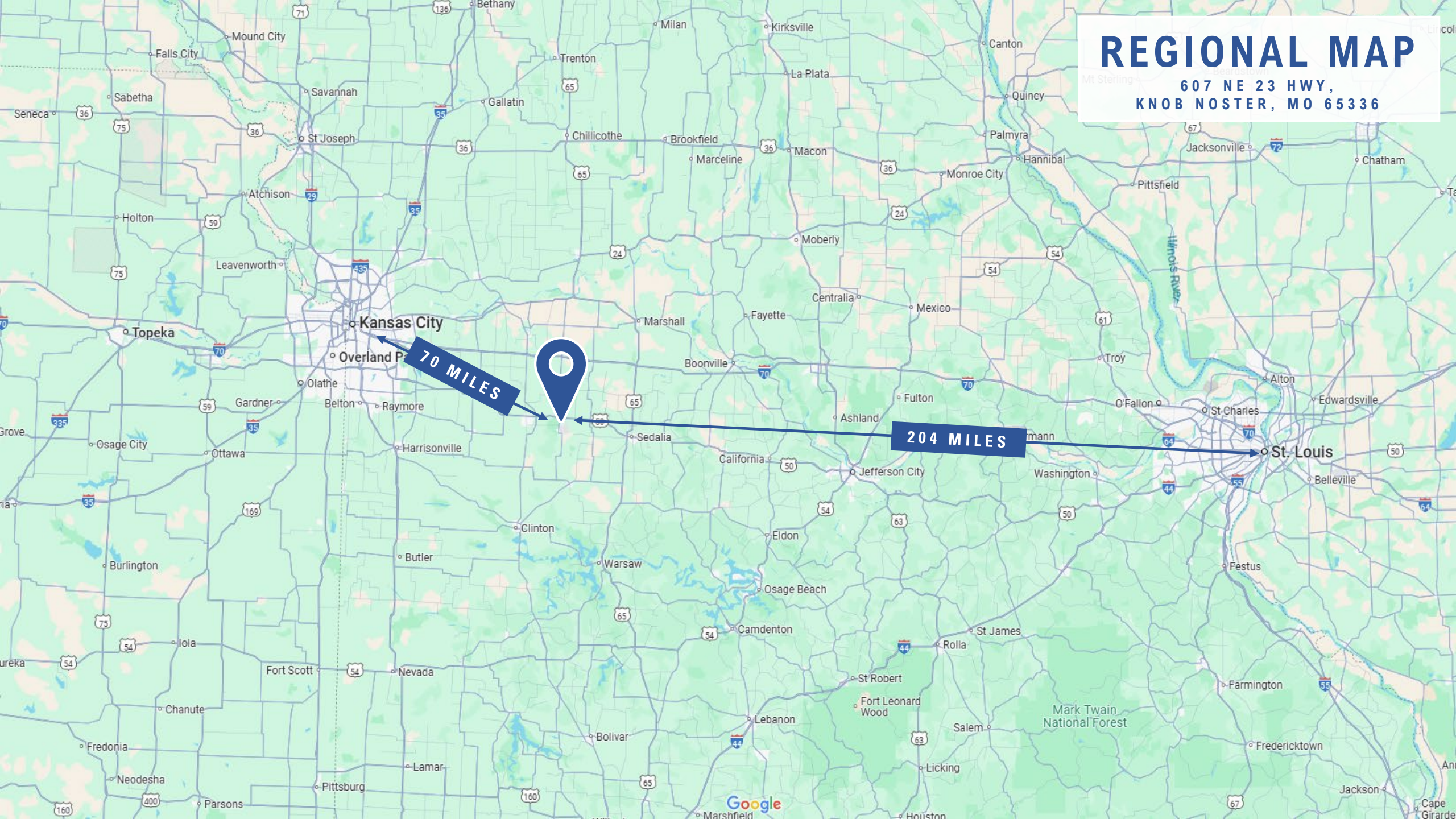
98TH PERCENTILE NATIONWIDE
DOLLAR GENERAL STORES – PLACER.AI DATA

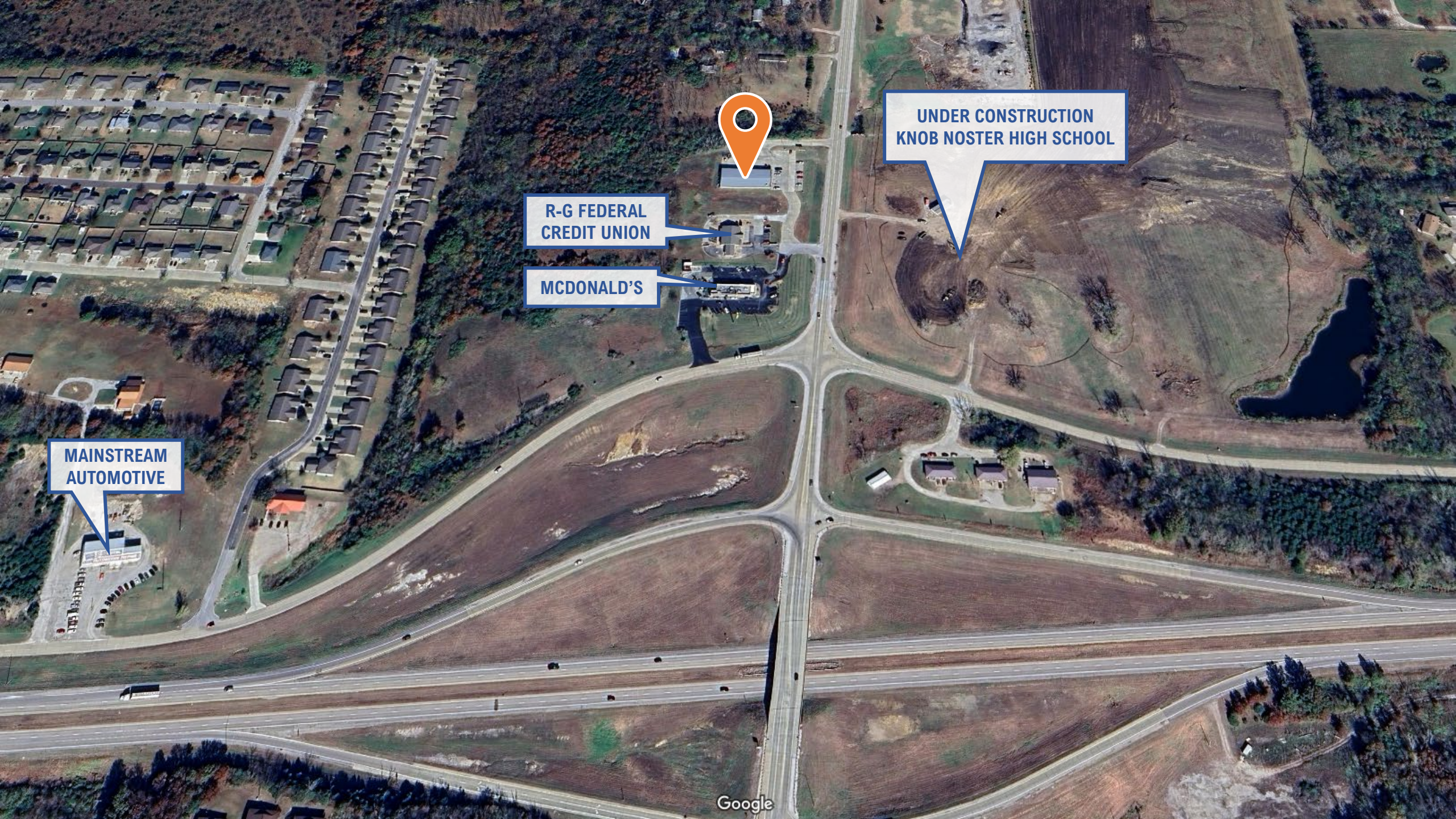
CORPORATE GUARANTEE
MORE THAN 20,000 LOCATIONS



REGIONAL MAP

607 NE 23 HWY,
KNOB NOSTER, MO 65336





MAINSTREAM
AUTOMOTIVE

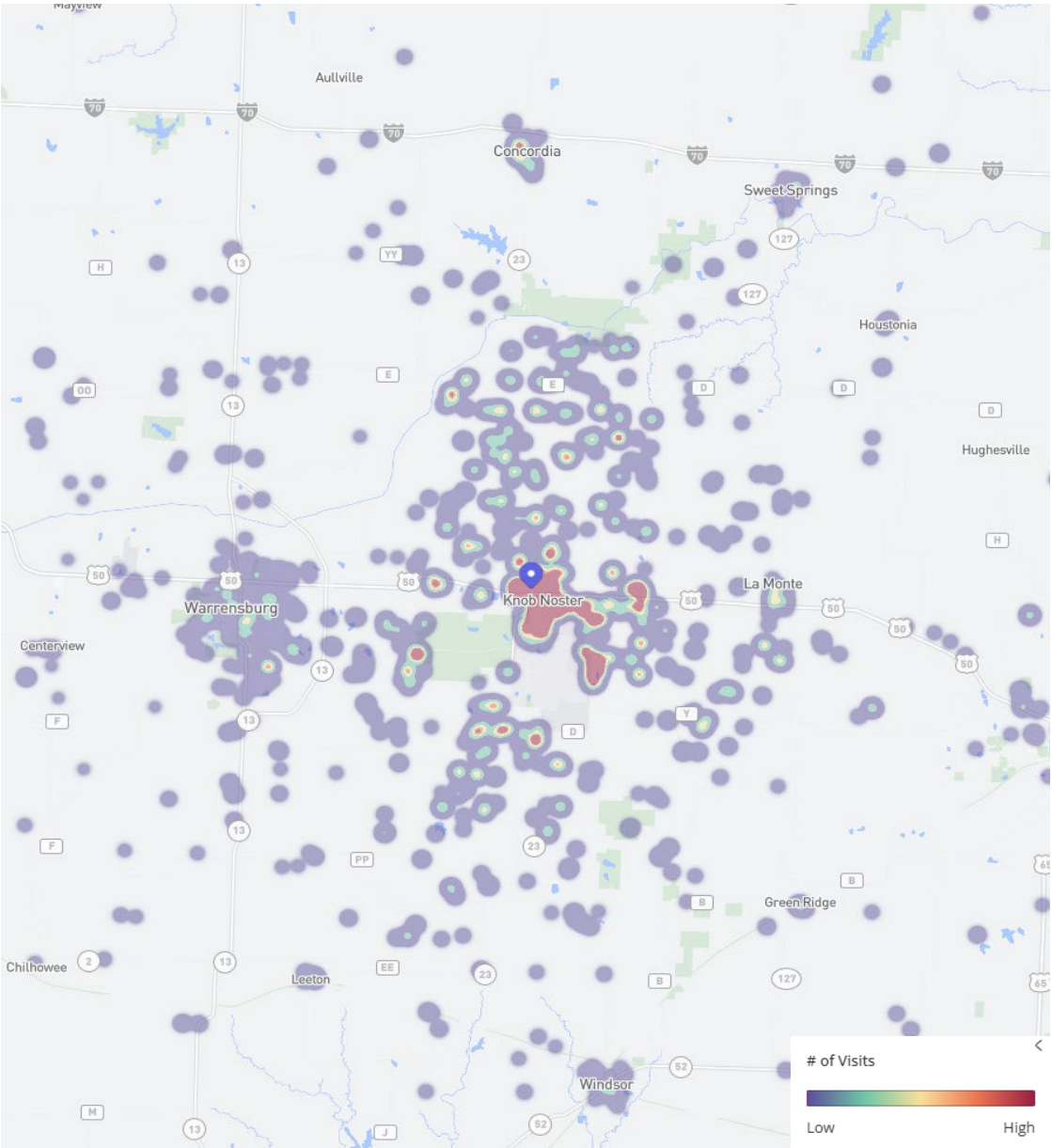
R-G FEDERAL
CREDIT UNION

MCDONALD'S

UNDER CONSTRUCTION
KNOB NOSTER HIGH SCHOOL

TRUE TRADE AREA

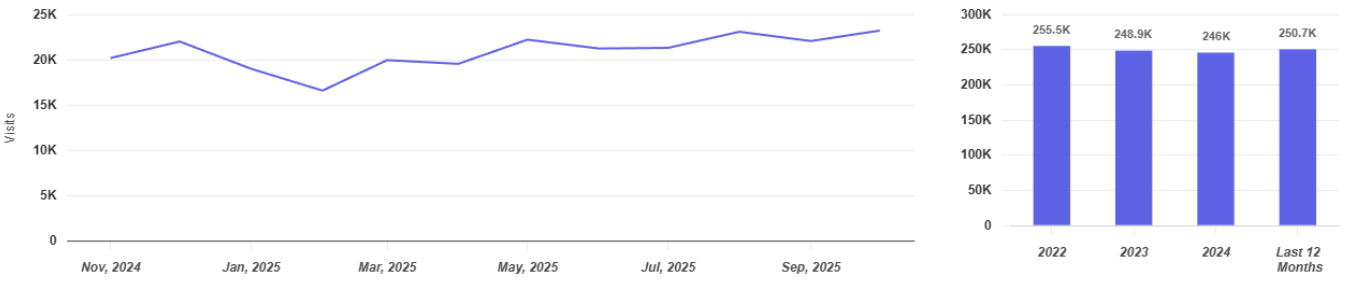
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS



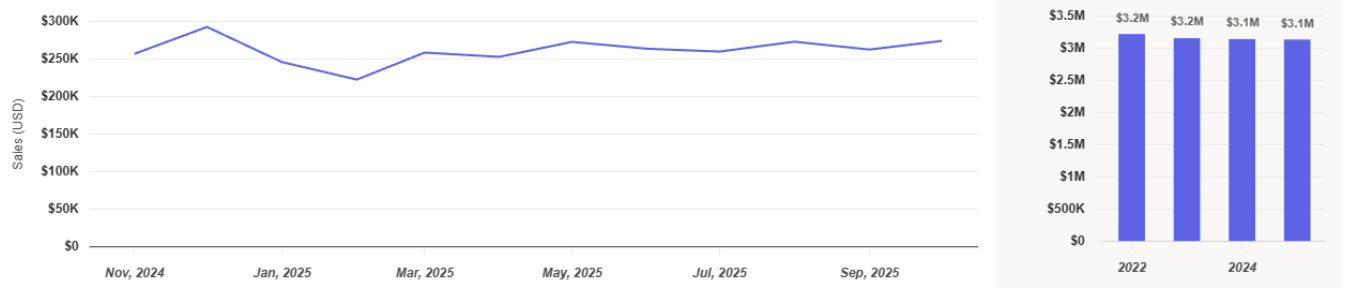
VISITS DATA

Visits	250.7K	Visit Frequency	8.94
Visits / sq ft	26.93	Avg. Dwell Time	12 Min
Visitors	28K		

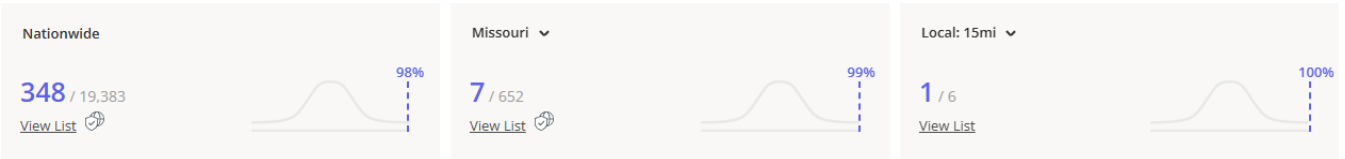
VISITS VARIANCE



ESTIMATED SALES



TENANT RANKINGS





LEASE RESPONSIBILITIES

**REAL ESTATE
TAXES**

Tenant Responsible For Reimbursement Of
Real Estate Taxes

INSURANCE

Tenant Pays Insurance Directly (Part Of DG
Blanket Insurance Policy)

**ROOF /
STRUCTURE /
PARKING LOT**

Landlord Responsible For Roof
Landlord Responsible For Structure
Landlord Responsible For Parking Lot
Replacement

Tenant Responsible For Parking Lot Maint. &
Repair – Not Replacement

Tenant Pays Estimated \$300/Month For
Parking Lot Maint. & Repair

CAM

Tenant Responsible For Reimbursement Of
CAM

UTILITIES

Tenant Responsible For Utilities

HVAC

Tenant Responsible For HVAC Repair &
Replacement

DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	4,821	8,539	34,465
2024 Population	4,707	8,520	34,018
2020 Population	4,499	8,749	33,771
Median Age	30.4	29.2	29.9

INCOME	3 Miles	5 Miles	10 Miles
Average	\$69,108	\$72,250	\$71,466
Median	\$56,644	\$60,555	\$59,712

TRAFFIC COUNTS	
NW US HWY 50	6,116 (2022)

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	1,958	3,230	12,766
2024 Households	1,910	3,211	12,576
2020 Households	1,826	3,273	12,444

Source: © 2022 Experian.



AVERAGE HOUSEHOLD
INCOME FIVE MILE RADIUS

\$72,250



HOUSEHOLDS WITHIN FIVE
MILE RADIUS

3,211



POPULATION WITHIN FIVE
MILE RADIUS

8,520



DAILY TRAFFIC COUNTS

6,116

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ACTIVITY ID: XXXX

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EXCLUSIVELY LISTED:

JEFF ROWLETT

SENIOR MANAGING DIRECTOR INVESTMENTS
SENIOR DIRECTOR - NATIONAL RETAIL GROUP
(262) 364-1924
JEFF.ROWLETT@MARCUSMILLICHAP.COM
LICENSE: WI 74743-94

ARI CHARGO

ASSOCIATE
(952) 852-9729
ARI.CHARGO@MARCUSMILLICHAP.COM
LICENSE: MN: 40878014

DAVID SAVERIN

MO BROKER OF RECORD
(314) 459-8661
DAVE.SAVERIN@MARCUSMILLICHAP.COM
LICENSE: MO: 2008013520

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