



**DOLLAR GENERAL®**

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

**98<sup>TH</sup> PERCENTILE NATIONWIDE**

DOLLAR GENERAL STORES – PLACER.AI DATA

**CORPORATE GUARANTEE**

MORE THAN 20,000 LOCATIONS



**Marcus & Millichap**

## 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



# 98<sup>TH</sup> PERCENTILE NATIONWIDE

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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](#)



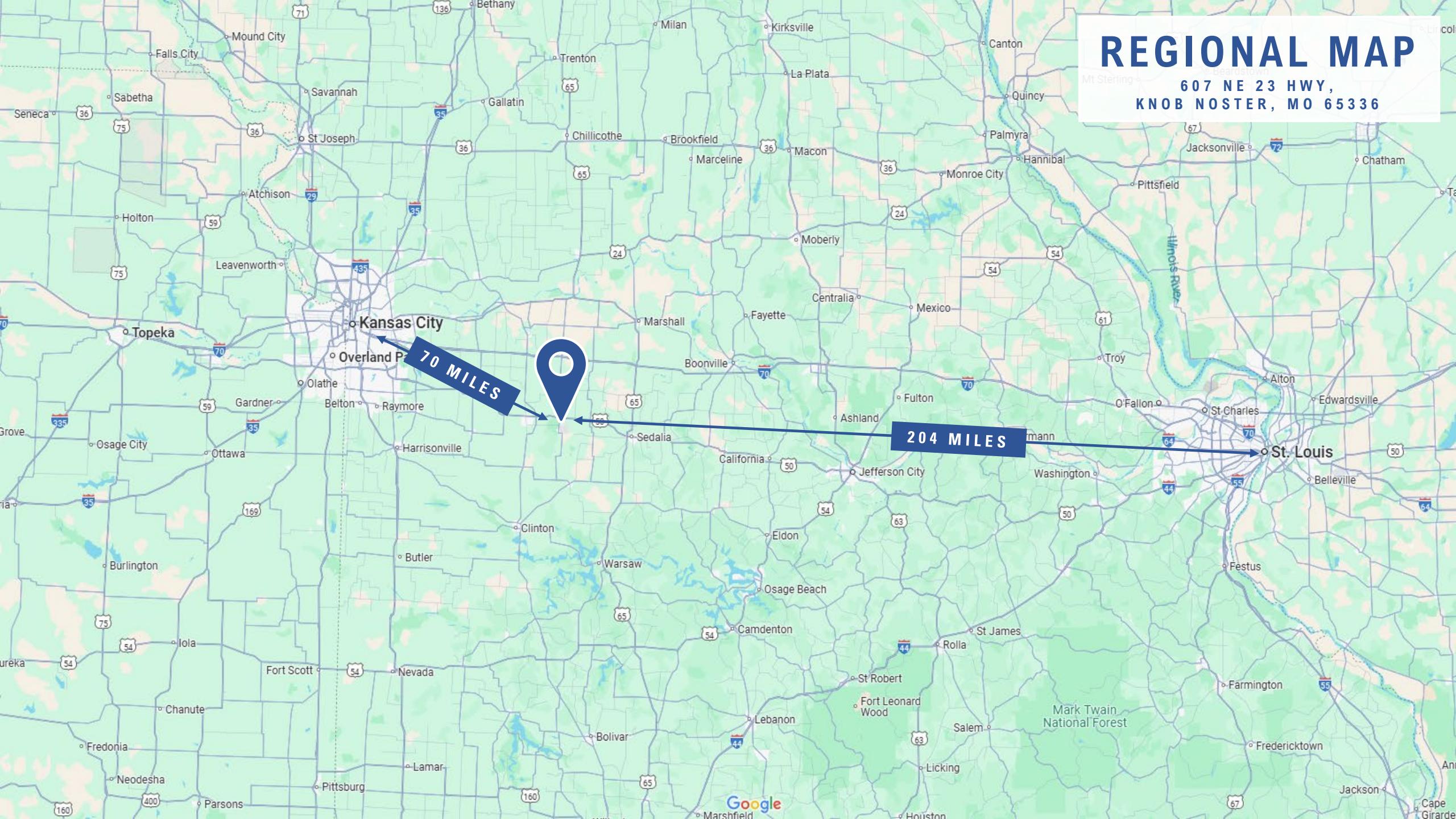
**98<sup>TH</sup> PERCENTILE NATIONWIDE**  
DOLLAR GENERAL STORES – PLACER.AI DATA

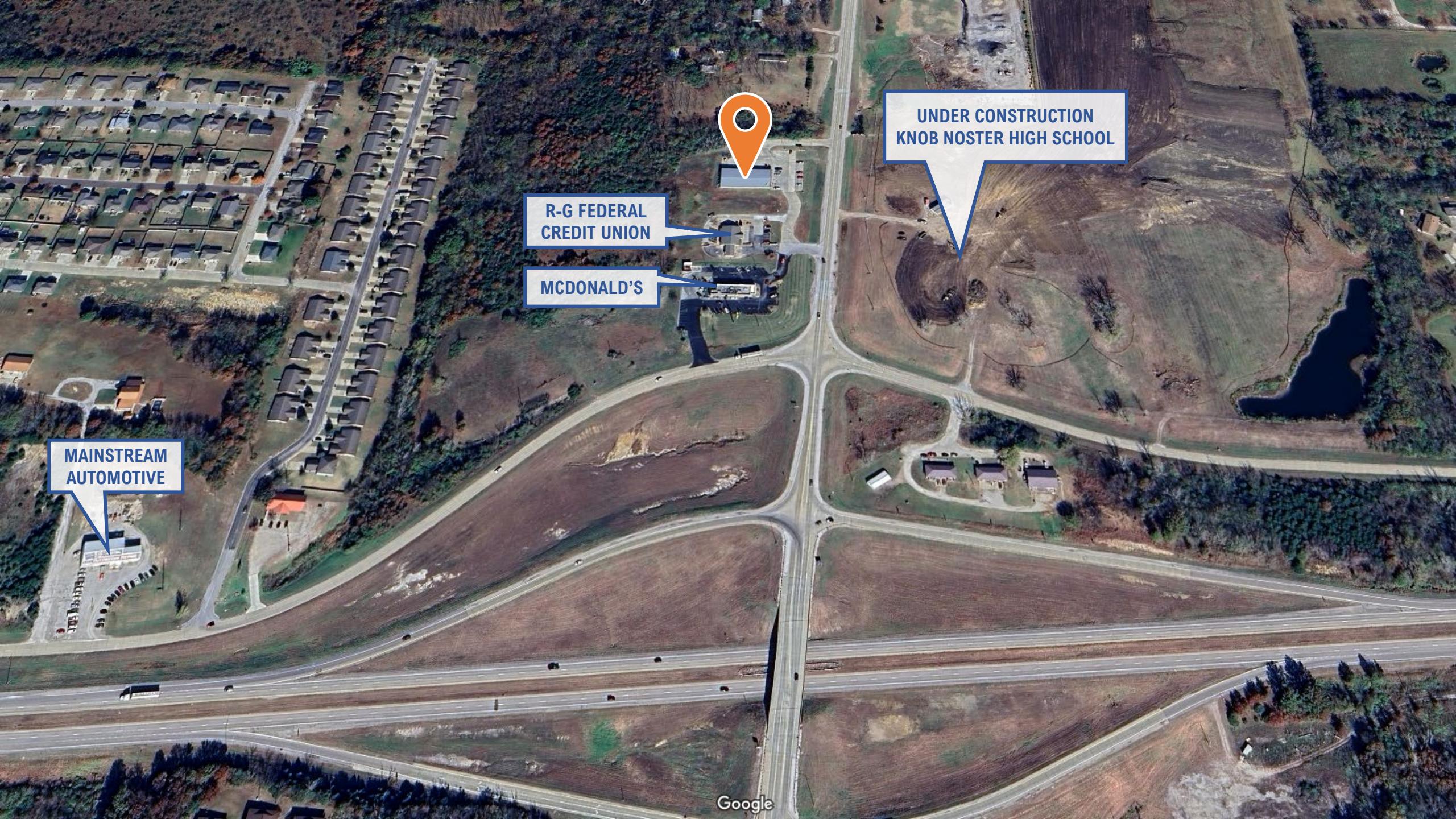
**CORPORATE GUARANTEE**  
MORE THAN 20,000 LOCATIONS



# REGIONAL MAP

607 NE 23 HWY,  
KNOB NOSTER, MO 65336





R-G FEDERAL  
CREDIT UNION

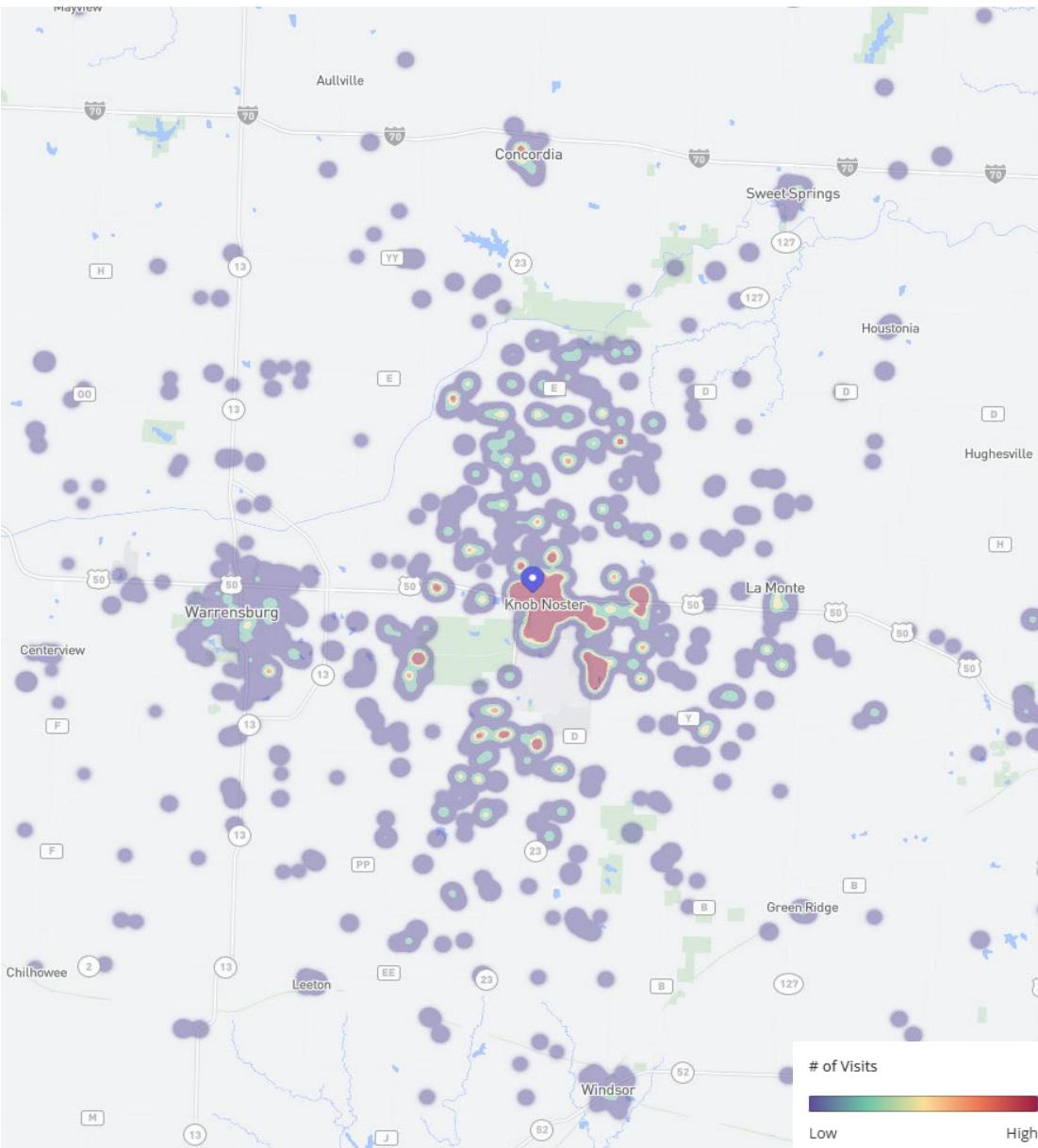
MCDONALD'S

MAINSTREAM  
AUTOMOTIVE

UNDER CONSTRUCTION  
KNOB NOSTER HIGH SCHOOL

## TRUE TRADE AREA

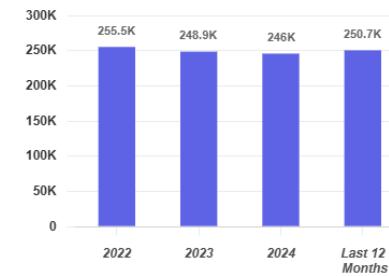
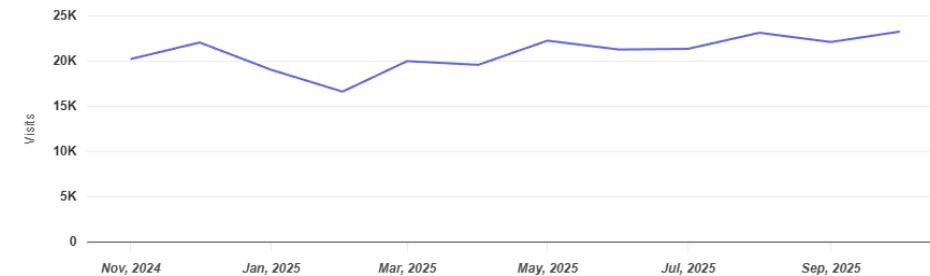
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)  
LAST 12 MONTHS



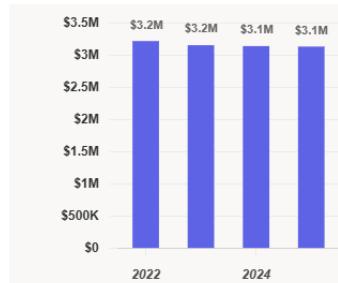
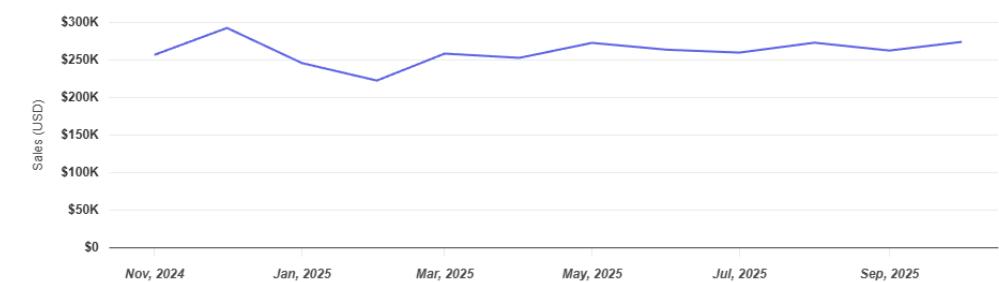
## VISITS DATA

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

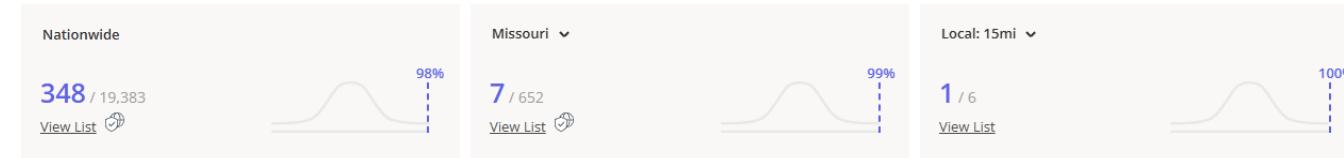
## VISITS VARIANCE



## 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)

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

### ROOF / STRUCTURE / PARKING LOT

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)
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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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## CORPORATE GUARANTEE

MORE THAN 20,000 LOCATIONS

