

# Dollar General

804 N LI and G Avenue  
Anthony, KS 67003  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## Investment Property

The property consists of a 8,000 SF building on 0.90 acres on the northwest side of Anthony, Kansas along Highway 2. The property is located along the same corridor and north of Pizza Ranch and McDonalds. Dollar General has occupied this location since it was constructed in 2000.

### Property Features

- + **Sale Price: \$440,000**
- + **NOI: \$36,600**
- + **Cap Rate: 7.1%**
- + Building Size: 8,000 SF
- + Lot Size: 0.90 Acres
- + Year Built: 2000
- + Lease Expiration: 10/31/2030



# Lease Info

Tenant	Dolgencorp, LLC
Guarantor	Corporate
Lease Type	Modified Net
Taxes & Insurance	Capped per Lease
Roof & Structure	Landlord Responsibility
Lease Expiration	10/31/2030
Options	Two five-year options



# Lease Schedule

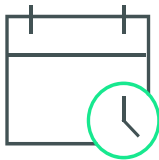
Rental Period	Lease Term	Annual Rent	Cap Rate
Current Term	11/1/2024-10/31/2030	\$31,000	7.1%
Option 1	11/1/2030-10/31/2035	\$33,460	7.6%
Option 2	11/1/2035-10/31/2040	\$37,486	8.5%

# Tenant Overview

## DOLLAR GENERAL



164,000+  
EMPLOYEES



80+  
YEARS IN BUSINESS

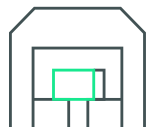
\$34.2  
BILLION IN SALES



IN FISCAL YEAR 2021



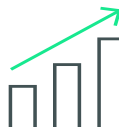
18,000+  
STORES  
IN 47 STATES



28  
DISTRIBUTION CENTERS



S&P BBB  
RATING



RAPID GROWTH  
1,100 NEW STORES  
IN 2022

#91

ON FORTUNE 500 LIST



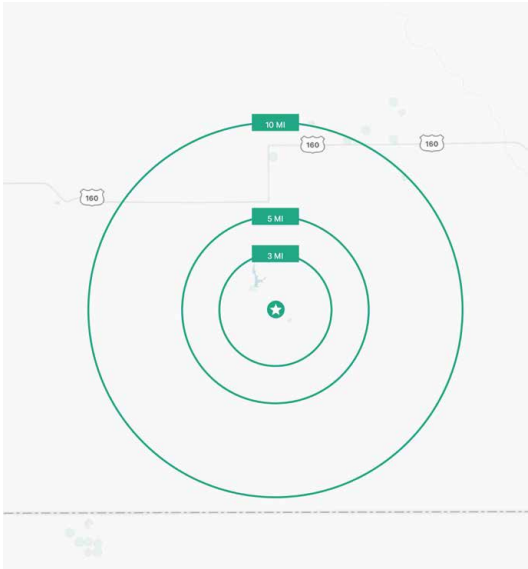
# Investment Overview

Property Summary	
Year Built	2000
Address	804 N LI and G Avenue
Building Size	8,000 SF
Lot Size	0.90 Acres
Parking Lot	Concrete
Building Type	Metal with brick facade
Traffic Count	3,020 VPD

Lease Summary	
Tenant	Dollar General Corporation
Lease Expiration	10/31/2030
Renewal Options	Two 5-year
Annual Rent/NOI	\$31,000
Percentage Rent	None
Rent Increase	10% per renewal period
Lease Type	Modified Net
Taxes, Insurance	Tenant
Roof, Structure	Landlord
Lease Guarantor	Dollar General Corporation

# Area Demographics

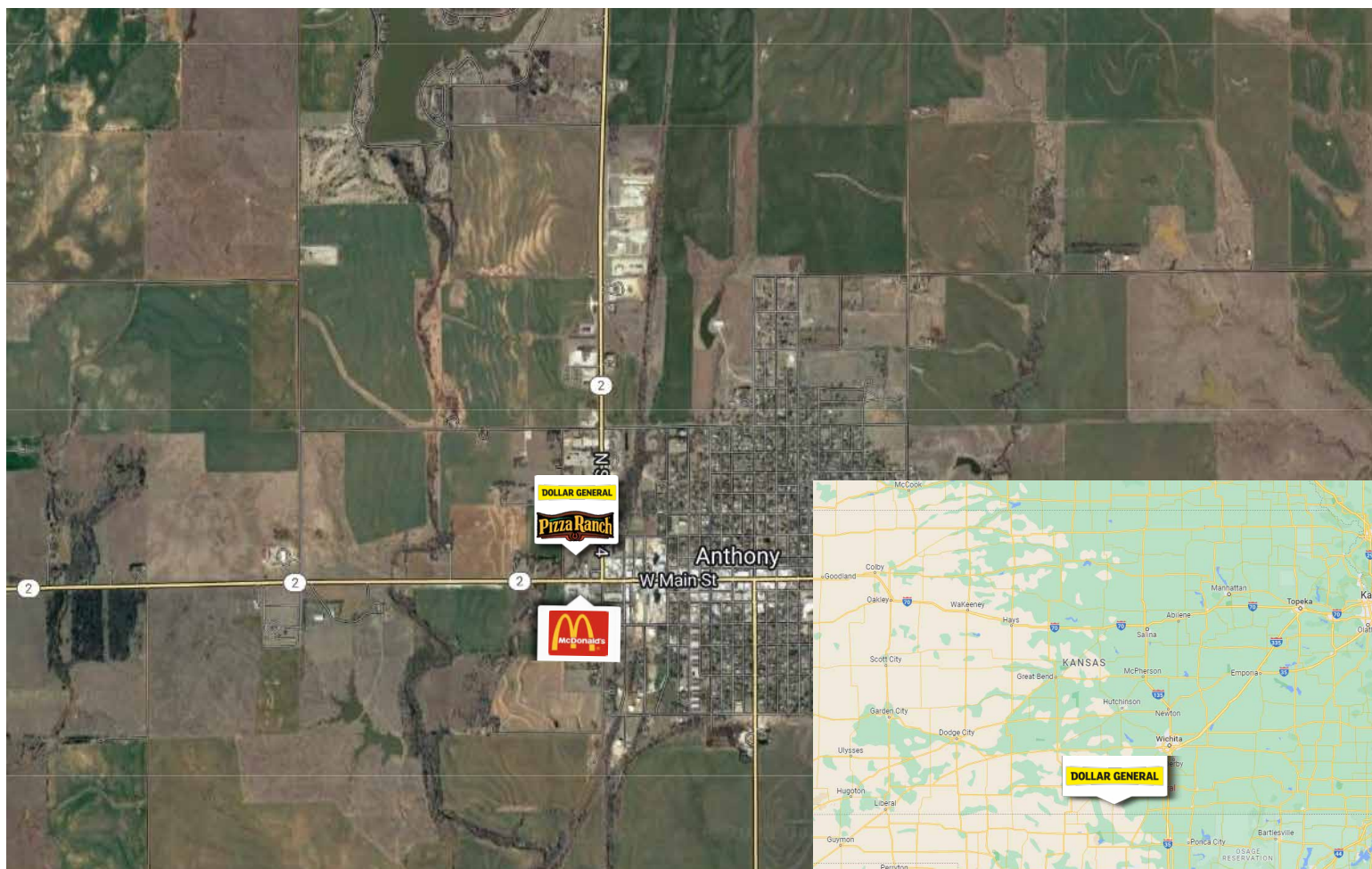
Population	Households	HH Income
2,194 3 Miles	958 3 Miles	\$74,129 3 Miles
2,265 5 Miles	988 5 Miles	\$74,344 5 Miles
3,912 10 Miles	1,756 10 Miles	\$86,751 10 Miles



804 N LI and G Avenue  
Anthony, KS 67003

For Sale

# Location



## Contact Us

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