

OFFERING MEMORANDUM | DOLLAR GENERAL MARKET 8440 LOCAL HILLSBORO RD.

CEDAR HILL, MO 63016

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NEW 15 YEAR NNN LEASE | 5% RENT ESCALATION EVERY 5 YEARS



REPRESENTATIVE PHOTO



314.727.6664

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120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

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Sansone Group is pleased to present FOR SALE 8440 Local Hillsboro Road in Cedar Hill, MO.

Sansone Group is pleased to offer an under construction Dollar General Market in Cedar Hill, Missouri. This property presents a secure investment with a brand-new 15-year absolute net lease, requiring no landlord responsibilities. Ideally positioned next to Northwest High School and surrounded by national retailers including Subway and a newly built McDonald's, the site boasts strong visibility and steady customer traffic. With national brands continuing to expand southward in response to population growth, Cedar Hill is poised for ongoing development and long-term value creation.

Asking Price: \$2,055,000

Cap Rate: 6.25%

Cap Rate (Average over term): 6.56%

NOI: \$128,406

**Anticipated Completion
and Commencement:** 3/16/2026



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FOR SALE | DOLLAR GENERAL MARKET 8440 LOCAL HILLSBORO RD

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PROPERTY OVERVIEW

| | |
|--------------------|---------------------------|
| PROPERTY TYPE: | Stand Alone Retail |
| BUILDING SIZE: | 10,566 Square Feet |
| LAND SIZE: | 1.87 Acres |
| CONSTRUCTION: | IIB |
| CONSTRUCTION YEAR: | 2025 |
| PARKING: | 35 surface parking spaces |



DOLLAR GENERAL MARKET LEASE SUMMARY

| | |
|----------------------------|--|
| TENANT: | Dollar General |
| LEASE TYPE: | Absolute NNN |
| PRIMARY LEASE TERM: | 15 Years |
| RENT PSF: | \$12.15/SF |
| NOI: | \$128,406 |
| LANDLORD RESPONSIBILITY | None |
| TAXES, INSURANCE & CAM | Tenant Responsibility |
| ROOF, STRUCTURE & PARKING: | Tenant Responsibility |
| LEASE COMMENCEMENT DATE: | 3/16/2026 (estimated) |
| LEASE EXPIRATION DATE: | 2/28/2041 (estimated) |
| RENT BUMPS: | 5% Every 5 Years including options |
| LEASE GUARANTOR: | Dollar General Corporation |
| LEASE GUARANTOR STRENGTH: | BBB |
| TENANT WEBSITE: | www.dollargeneral.com |
| RENEWAL OPTIONS: | Five 5-year options to renew |

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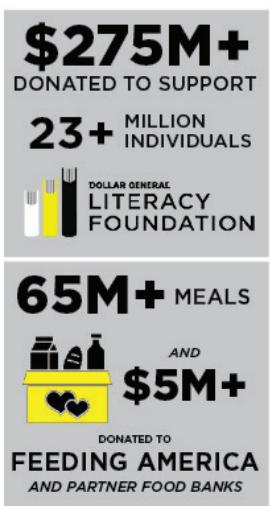
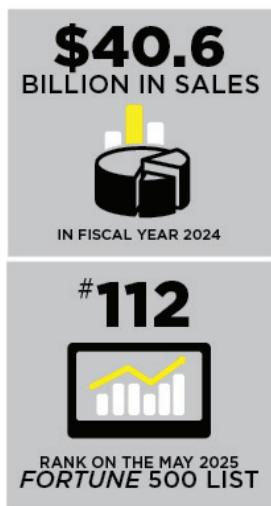
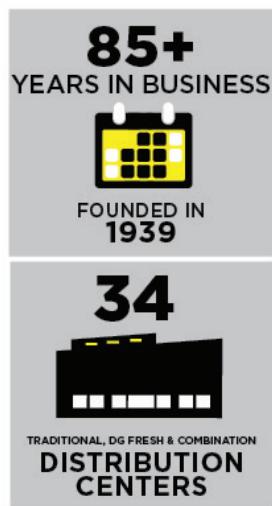
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ABOUT DOLLAR GENERAL

Dollar General, founded in 1939 and headquartered in Goodlettsville, Tennessee, is one of the largest discount retailers in the U.S., operating over 20,700 stores across 48 states as of early 2025. The company has nearly tripled its store count since 2007, focusing on underserved rural and suburban markets, particularly in the Southeast and Midwest.

Financially, Dollar General remains strong. In fiscal year 2024, it reported record net sales of \$40.6 billion, with fourth-quarter sales reaching \$10.3 billion—a 4.5% year-over-year increase. Same-store sales grew 1.2%, driven by a 2.3% increase in average transaction value. For 2025, the company projects net sales growth between 3.4% and 4.4%, and same-store sales growth between 1.2% and 2.5%. Dollar General has also raised its earnings guidance, with projected EPS of \$5.20, supported by a 25% increase in operating cash flow.



AS OF DOLLAR GENERAL'S Q2 2025 EARNINGS REPORT RELEASED ON AUGUST 28, 2025 UNLESS OTHERWISE NOTED

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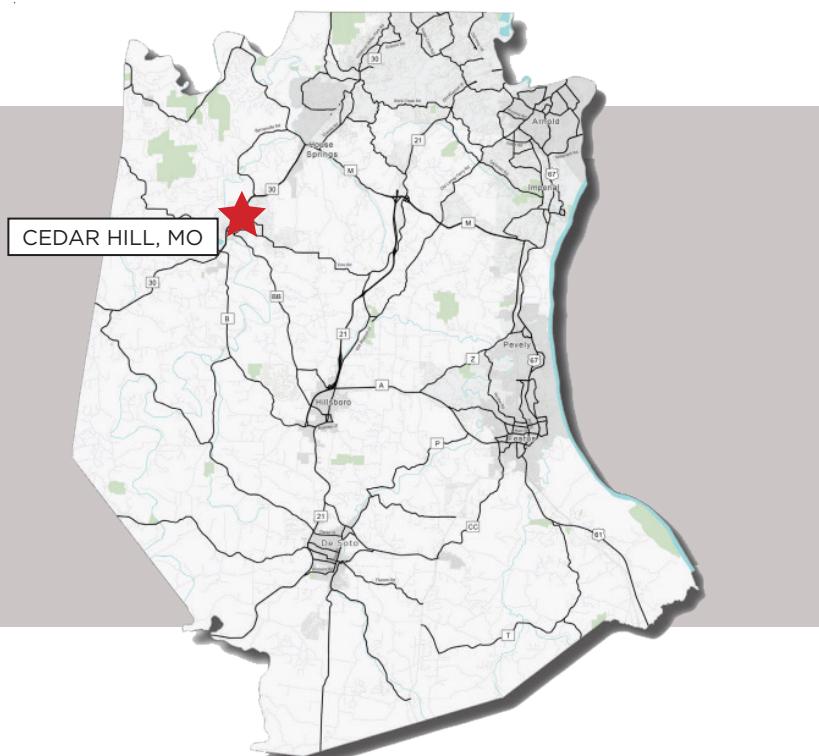
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JEFFERSON COUNTY MARKET OVERVIEW

Jefferson County, Missouri, offers a compelling blend of affordability, natural beauty, and suburban convenience, making it an attractive location for families, investors, and outdoor enthusiasts alike. With its proximity to St. Louis, residents enjoy easy access to urban amenities while benefiting from lower housing costs, strong school districts, and a growing population. The area boasts a high rate of homeownership and a family-friendly atmosphere, supported by parks, rivers, and recreational opportunities. Within the county, Cedar Hill stands out as a quiet, scenic community nestled along the Big River, offering small-town charm with access to excellent schools in the Northwest R-I School District. Its blend of rural tranquility, community spirit, and outdoor attractions like Cedar Hill Park make it a hidden gem for those seeking a peaceful lifestyle with strong ties to nature.

As national brands continue expanding south across Missouri, this offering in Cedar Hill presents a unique opportunity to acquire an asset in a market positioned for ongoing growth—evidenced by the presence of established names like McDonald's (new construction) and Subway. Its close proximity to Northwest High School further enhances the property's visibility and appeal, benefiting from steady traffic and a central, well-connected location within the community.



| | 3 MILES | 5 MILES | 7 MILES |
|---------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| Total Population (2025) | 7,450 | 16,306 | 33,535 |
| Projected Population (2030) | 7,557 | 16,433 | 34,061 |
| INCOME | | | |
| Number of Households (2025) | 3,015 | 6,560 | 12,981 |
| Average Household Income (2025) | \$109,300 | \$111,155 | \$112,900 |

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INVESTMENT | OFFERING MEMORANDUM

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DOLLAR GENERAL MARKET RETAIL STORE

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