

OFFERING MEMORANDUM

PRICE REDUCED



## DOLLAR GENERAL

25568 HWY 5 | Gravois Mills, MO 65037

Price: \$1,210,738 \$1,199,000

Cap Rate: 6.6%



# INVESTMENT ADVISORS



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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

Address	<b>25568 HWY 5</b> Gravois Mills, MO 65037
Price	\$1,199,000
Cap Rate	6.6%
NOI	\$78,698
Building Size	9,100 SF
Lot Size	4.42 AC
Year Built	2017
Roof	Flat
Building Type	Concrete Block

## PROPERTY HIGHLIGHTS

- Low rent store at \$8.64!
- Newer construction completed in 2017
- Investment grade rated Tenant
- Absolute triple net lease
- Frontage on Missouri Route 5
- Directly across the road from Lake of the Ozarks
- Fully remodeled Fall of 2023

NorthPeak Commercial Advisors is pleased to bring this single tenant Dollar General located in the Lake of the Ozarks to market. Located in Gravois Mills just across Highway 5 from the Lake of the Ozarks in Missouri, this 9,100 square foot Dollar General is well positioned with frontage right on the primary thoroughfare in the trade area.

This location was strategically selected by Dollar General due to its proximity to Lake of the Ozarks, which is one of the premier lake resort destinations in the country. With 1,150 miles of shoreline and covering roughly 54,000 acres, the lake attracts an estimated 2.5 million visitors annually. Located in central Missouri, the lake is nearly equidistant from the state's largest population centers of St. Louis and Kansas City, making it a popular destination for both in-state and out-of-state visitors. Dollar General has demonstrated their commitment to this location by recently completing a major renovation of the site.

Completed in 2017, the property is leased to Dollar General on an absolute triple net basis with no landlord responsibilities. The lease term expires on July 31, 2032 and has three, five-year renewal options with 10% rental escalations built into each option period. Dollar General is a publicly traded company (NYSE: DG) with \$30.2 billion market capitalization and a Standard & Poor's investment-grade credit rating of BBB. This offering affords a potential buyer a true turnkey investment and is ideal for investors seeking limited responsibilities, stable returns and solid capital growth.

LEASE INFO	
INITIAL LEASE START DATE	July 19, 2017
INITIAL LEASE END DATE	July 31, 2032

	RENEWAL TERM	NOI
OPTION 1	August 1, 2032 – July 31, 2037	\$86,568.24
OPTION 2	August 1, 2037 – July 31, 2042	\$95,225.04
OPTION 3	August 1, 2042 – July 31, 2047	\$104,747.52



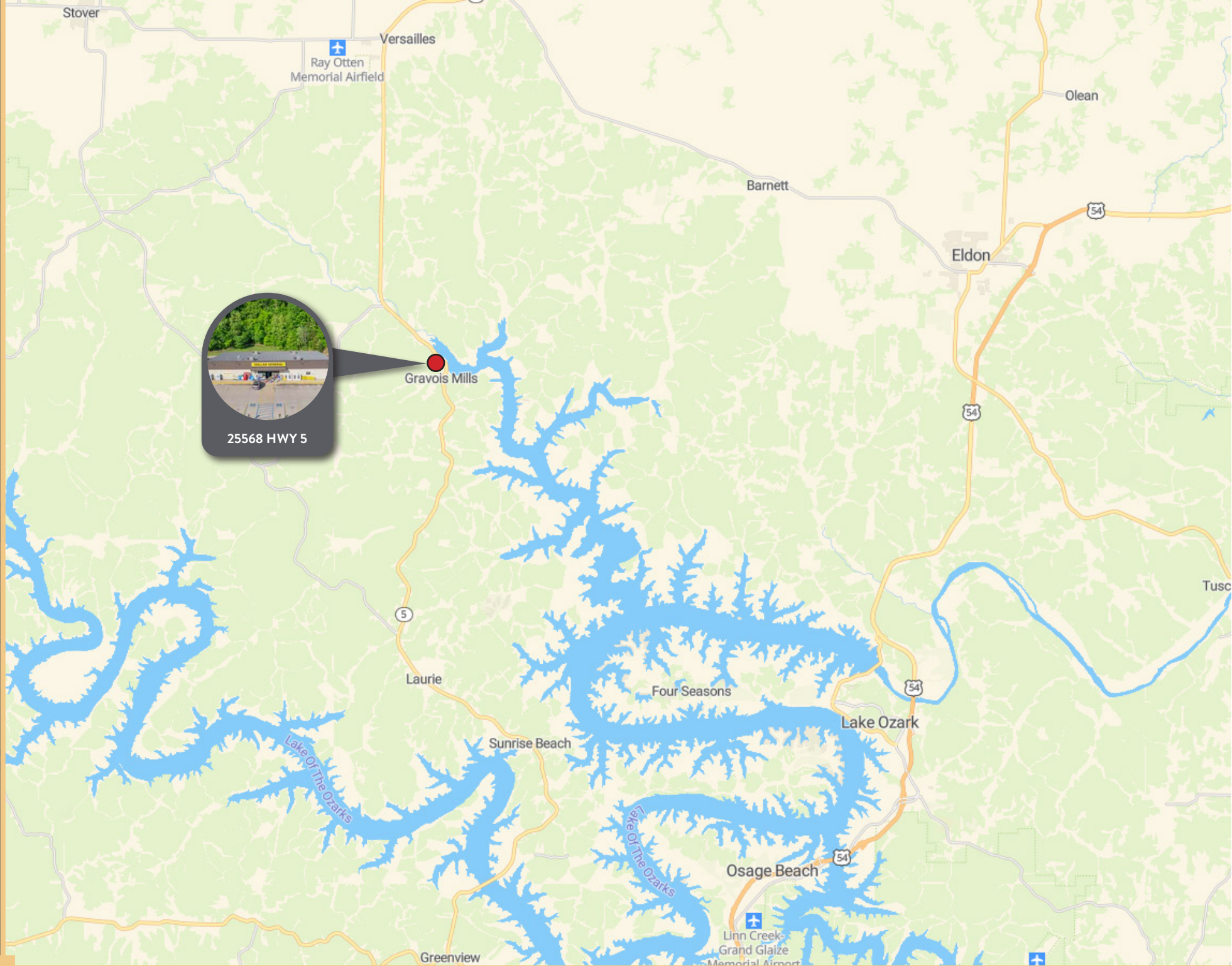


# LOCATION OVERVIEW



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# COMPARABLE SALES



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<b>SUBJECT PROPERTY</b> 25568 HWY 5, Gravois Mills, MO	
Sale Date	JUST LISTED
List Price	\$1,199,000
Year Built	2017
Building Size	9,100 SF
Cap Rate	6.6%



756 W Railroad St Shipman, IL 62685 <b>#1</b>	
Sale Date	12/5/23
Sale Price	\$1,741,635
Year Built	1951
Building Size	10,640 SF
Cap Rate	6.20%



5687 South Highway FF Battlefield, MO 65619 <b>#2</b>	
Sale Date	11/8/23
Sale Price	N/A
Year Built	2022
Building Size	10,640 SF
Cap Rate	6.00%



1101 E Morton Ave Jacksonville, IL 62650 <b>#3</b>	
Sale Date	10/23/23
Sale Price	\$1,550,000
Year Built	2023
Building Size	10,640 SF
Cap Rate	6.25%



4472 Highway 50 E Williamsport, TN 38487 <b>#4</b>	
Sale Date	3/19/24
Sale Price	\$1,177,722
Year Built	2019
Building Size	9,100 SF
Cap Rate	6.49%



1621 N Main St Gladewater, TX 75647 <b>#5</b>	
Sale Date	2/14/24
Sale Price	\$1,297,000
Year Built	2016
Building Size	9,026 SF
Cap Rate	6.00%



# DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 25568 HWY 5, Gravois Mills, MO 65037 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.





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