



Representative Image

Dollar General
819 John St, Effingham, KS 66023

THE
Boulder
GROUP

Property Overview



Dollar General

819 John St, Effingham, KS 66023

Property Overview

Tenant:	Dollar General
Price:	\$1,656,000
Cap Rate:	6.35%
NOI:	\$105,156
Building Size:	10,640 SF
Year Built:	2023
Lease Type:	NNN
Lease Expiration:	4/30/2038
Rental Escalations:	5% every five years
Renewal Options:	Five 5-year

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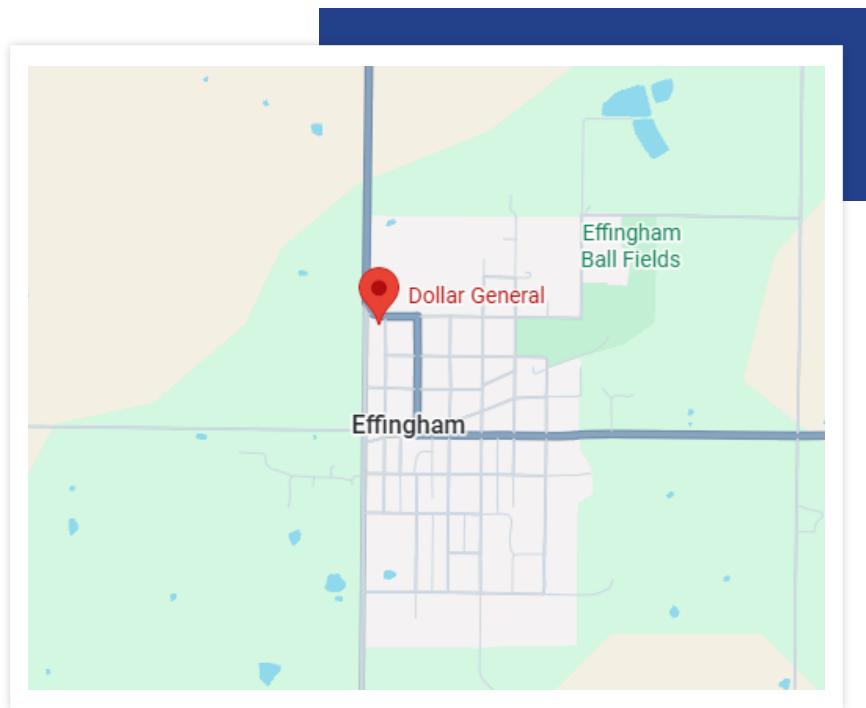


Property Overview



Property Highlights

- Investment grade tenant - S&P: BBB
- Absolute NNN lease—No landlord responsibilities
- Long-term lease—12+ years remain
- 2023 construction
- 5% rental escalations every five years
- Located along US Highway 159
- Average household income within 10 miles exceeds \$80,000
- Limited competition in the area
- Effingham is located 70 miles northwest of Kansas City and 40 miles north of Topeka



Demographics

	3-Mile	5-Mile	10-Mile
Population:	696	1,038	3,807
Total Household Units:	292	441	1,526
Average Household Income:	\$65,610	\$69,643	\$80,110

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The information contained in this Offering Memorandum has been from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained herein and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers are to verify all of the information set forth herein.

Tenant Overview



Dollar General Corporation

Dollar General Corporation is an American discount retailer headquartered in Goodlettsville, Tennessee, operating over 20,000 stores across 48 states and Mexico as of 2025, primarily in rural and suburban communities. Founded in 1939 by J.L. Turner and Cal Turner as J.L. Turner and Son, the company rebranded to Dollar General in 1955 and went public in 1968 before being taken private in 2007 by Kohlberg Kravis Roberts & Co.; it returned to public trading on the New York Stock Exchange (NYSE: DG) in 2009. The chain focuses on low-cost everyday essentials, including groceries, household items, apparel, and seasonal goods, with most products priced under \$10, and generates annual revenues exceeding \$40 billion while employing approximately 200,000 people.

Website	www.dollargeneral.com
Founded	1939
Number of Locations	20,000
Company Type	Public (NYSE: DG)
Headquarters	Goodlettsville, TN



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Confidentiality & Disclaimer



CONFIDENTIALITY & DISCLAIMER

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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