



Representative Image

**Dollar General**  
819 John St, Effingham, KS 66023





# Property Overview

## Dollar General

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### Property Overview

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

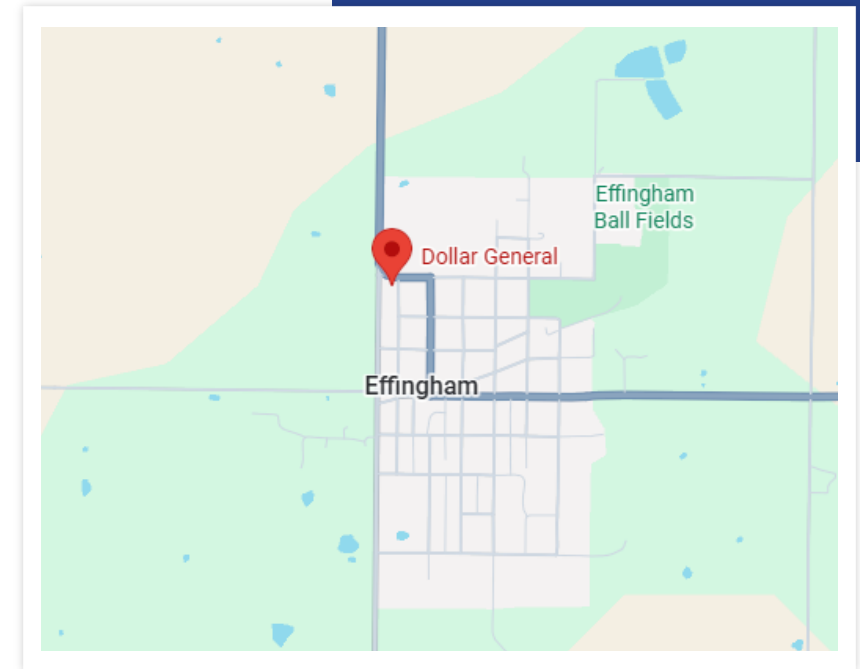
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# Property Overview

## 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  |
|----------------------------------|----------|----------|----------|
| <b>Population:</b>               | 696      | 1,038    | 3,807    |
| <b>Total Household Units:</b>    | 292      | 441      | 1,526    |
| <b>Average Household Income:</b> | \$65,610 | \$69,643 | \$80,110 |

[www.bouldergroup.com](http://www.bouldergroup.com)

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 Here in and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential measures 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             | <a href="http://www.dollargeneral.com">www.dollargeneral.com</a> |
| 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.

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