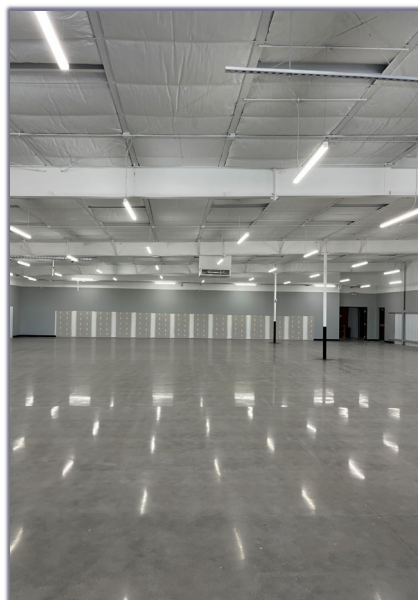


For Sale

Freestanding Building

Now Open

Highway 47
Warrenton, MO 63383



Robert D. Cissell, CCIM

Phone: (636) 970-0330

bobcissell@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C.

Investment Summary



\$1,944,650

PRICE

6.5%

CAP

15

YRS. REMAINING

Property Details:

Building Area: 10,640 SF

Site: 1.5 AC

Status: During Due Diligence

Appraised in 2025: \$1,960,000

Guarantor: Dollar General Corporation

Price (PSF): \$182.77

Average CAP Rate over 15 years: 6.83%

Lease Overview:

Remaining Lease Term: 15 Years

Lease Type: Absolute NNN

Options: Three, (5) Year Options

5% Rent Increases Every 5 Years

NOI: \$ 126,402.24



Emmaus

Walmart



Warrenton, IL

Warrenton is located in Warren County, MO. As of the 2020 census, the city of Warrenton's population is 8,429 and approximately 9.15 square miles. Warrenton is located 16 miles west of St. Charles County, Missouri. Warren County has a population of 35,352 and includes 438 square miles. Warren County has many employers, some of the largest employers are Walmart, Coca-Cola, Warrenton Oil, Warren County School District, Warren County Government, Emmaus Homes, Innsbrook - Resort and Conference Center, and Cascade. The major highways located within Warren County are I-70, US Route 40, Route 47, and Route 94.

Dollar General

Dollar General Corporation is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of August 2, 2024, the Company's 20,345 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

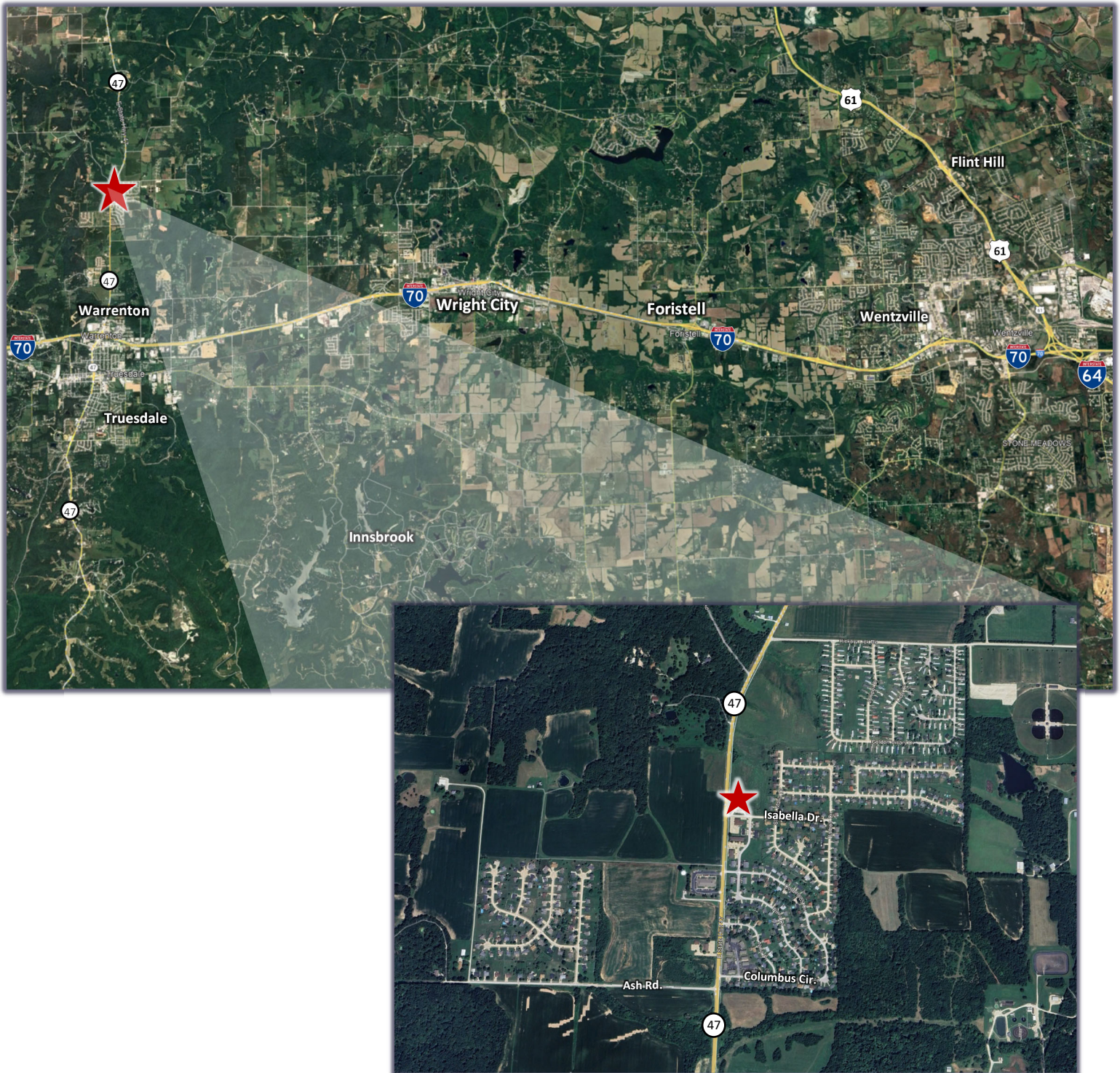
The lease is guaranteed by Dollar General Corporation, a leading retailer. Dollar General Corporation (NYSE: DG) is a National Investment-Grade BBB Rated Tenant by S&P.

Daily Traffic Counts

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Hickory Lick Rd	Golden Vicary Dr E	1,045	2022	0.43 mi
13459	Golden Vicary Dr E	524	2015	0.43 mi
12740	Walnut Lake Ct NE	1,555	2015	1.84 mi
State Hwy Aa	Walnut Lake Ct NE	732	2022	1.84 mi
State Highway 47	Morning Star Rd N	9,139	2020	1.84 mi
State Hwy 47	Morning Star Rd N	6,245	2022	1.84 mi
16607	Morning Star Rd N	8,289	2015	1.84 mi
State Hwy 47	Anwijio WayCt S	9,577	2022	2.06 mi
12762	Anwijio Way Ct S	9,714	2015	2.06 mi
State Hwy 47	Anwijio Way Ct S	10,329	2020	2.06 mi

Income	2 mile	5 mile
Avg. Household Income	\$71,060	\$77,105
Median Household Income	\$58,586	\$61,999
< \$25,000	269	1,179
\$25,000 - \$50,000	391	1,654
\$50,000 - \$75,000	257	1,134
\$75,000 - \$100,000	233	1,307
\$100,000 - \$125,000	61	341
\$125,000 - \$150,000	102	304

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