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# INVESTMENT OPPORTUNITY

**310 N 14<sup>th</sup> Street, Sarcoxie, MO**



**CONTACT US TODAY**  
479.271.6118 | [mosestucker.com](https://mosestucker.com)



## OFFERING SUMMARY

Offering	For Sale
Address	310 N 14 <sup>th</sup> Street, Sarcxie, MO
Property Type	Retail Building
Price	\$435,000
Building Size	±8,125 SF
Lot Size	± 1.09 Acres
Cap Rate	6.88%
Year Built	2004

## PROPERTY HIGHLIGHTS

- Building is 100% occupied by Dollar General
- Dollar General exercised its 3<sup>rd</sup> option to renew, which extends the term through March 2029 – Lease type is NN
- The Dollar General lease commenced in 2004, demonstrating the retailer's commitment to this site
- Convenient proximity to I-44 (15,600 VPD)





## LEASE ABSTRACT

Address	310 N 14 <sup>th</sup> Street, Sarcxie, MO
Tenant Trade Name	Dollar General
Tenant	Dolgencorp, LLC
Building Size	±8,125 SF
Lot Size	± 1.09 Acres
Rent Commencement	April 1, 2004
Initial Term	10 Years
Lease Expiration	March 2029
Expenses Structure	NN
Landlord Responsibility	Roof & Structure
Annual Rent	\$33,000
Renewal Options	None

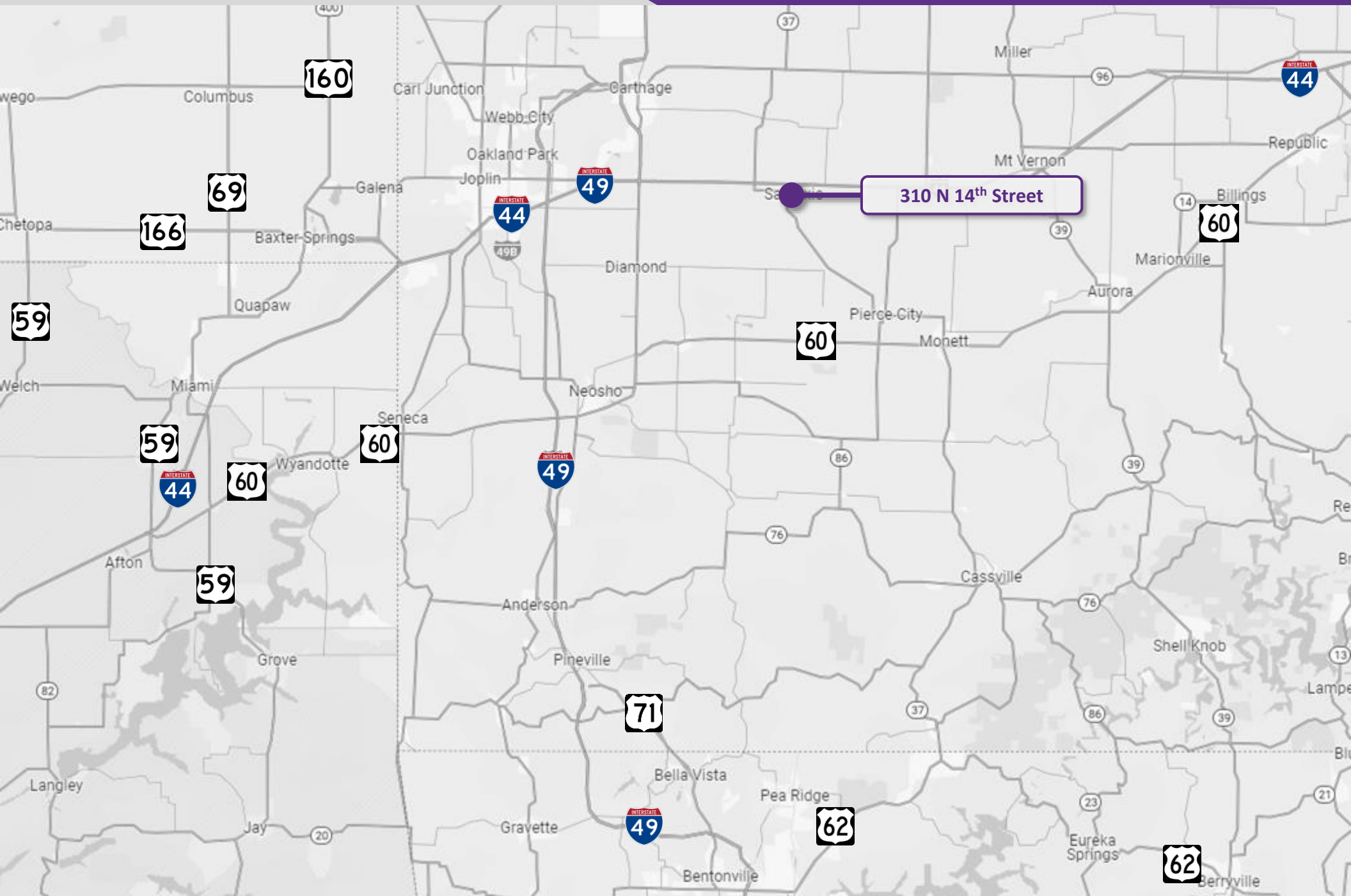
## RENT SCHEDULE

	Lease Years	Monthly	Annually
Initial Term	1-5	\$2,500	\$30,000
Initial Term	6-10	\$2,750	\$33,000
Extension Term 1	11-15	\$2,750	\$33,000
Extension Term 2	16-20	\$2,750	\$33,000
Extension Term 3	21-25	\$2,750	\$33,000

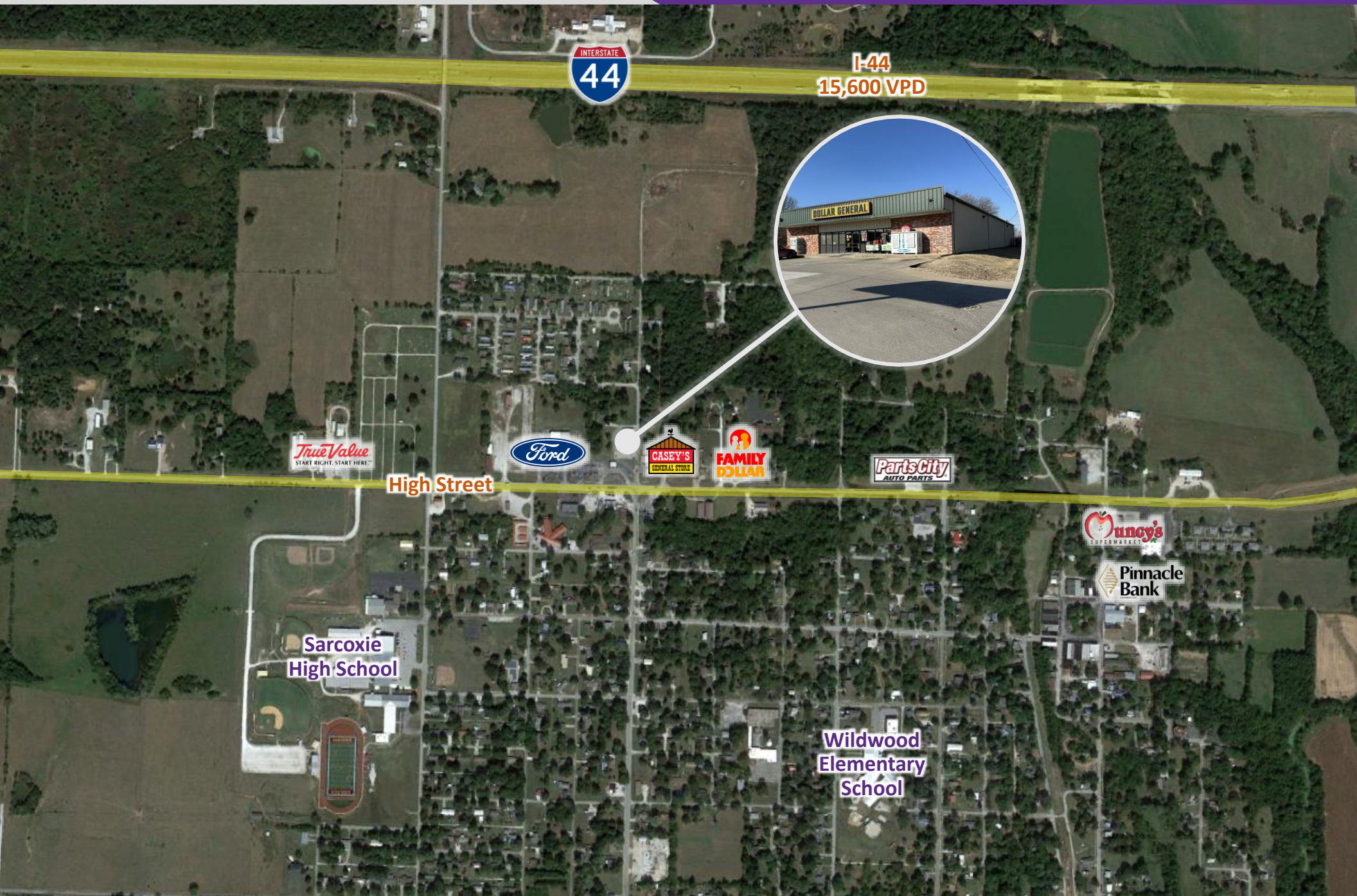
## TENANT INFORMATION

The first Dollar General store opened in Springfield, KY in June 1955 and the concept was simple – no item in the store would cost more than one dollar. Today, the company is a leading discount retailer with more than 19,000 stores in 47 states. Dollar General remains true to the humble ethic of hard work and friendly customer service embodied by the founding Turner family.

# DOLLAR GENERAL®















# THANK YOU

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