



Brody Realty Corp.

270 SPAGNOLI ROAD • MELVILLE, NY 11747
TEL.: (631) 756-1111 • FAX: (631) 756-1112

NNN DOLLAR GENERAL 2800 SW 7 HWY., BLUE SPRINGS, MO



LEASE & LOCATION HIGHLIGHTS

- Brand new 2023 build-to-suit construction for Dollar General
- Dollar General PLUS concept (larger 10,640 SF building)
- DG PLUS concepts confirm that the tenant is projecting above average sales volume for this location
- 15 years remaining on an initial 15-Year lease
- Absolute NNN lease w/ zero management responsibilities
- Traffic counts exceed +62,000 on State Hwy 7 & Walnut Street
- 5-Mile Population 172,453

- Four , 5-Year renewal options, all of which include an attractive 10% rental increase
- Corporately guaranteed lease from Dollar General Corporation

TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±19,500 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic.

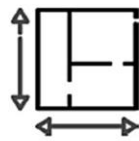


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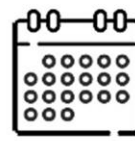
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±10,640 SF
GLA



±1.50 AC
LOT SIZE



2023
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Abs NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 YEARS
Rent Commencement Date (EST)	09/26/2023
Lease Expiration Date	09/30/2038
Term Remaining on Lease	15 YEARS
Increases	10% In Options
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES
Current	\$10,625.00	\$127,500.00	
Option 1	\$11,687.00	\$140,244.00	10.00%
Option 2	\$12,856.00	\$154,272.00	10.00%
Option 3	\$14,142.00	\$169,704.00	10.00%
Option 4	\$15,556.00	\$186,672.00	10.00%

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$55,674	\$62,500	\$81,317



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