

OFFERING MEMORANDUM



DOLLAR GENERAL
AURORA, MISSOURI



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty-Missouri Inc.
A Licensed Missouri Broker #2017032771



EXCLUSIVELY LISTED BY:

JIM SCHUCHERT, CCIM

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414

JOE SCHUCHERT, CCIM

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172

BRIAN BROCKMAN

Bang Realty-Missouri Inc.

bor@bangrealty.com

D 513.898.1551

MO License #2017032771

DOLLAR GENERAL



INVESTMENT SUMMARY



LIST PRICE
\$996,658



CAP RATE
7.75%



BUILDING SIZE
7,500 SQ. FT.



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING
7 YEARS



RENEWAL OPTIONS
5 - 5 YEAR



PARKING
30 SPACES



PARCEL NUMBER
19-1.0-01-004-008-010.000



PROPERTY ADDRESS
**807 N ELLIOTT AVE
AURORA, MO 65605**



ANNUAL RENT
\$77,241.00



LAND AREA
1.38 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
12/31/2032



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2017



TRAFFIC COUNTS
3,582 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 7 Years of Guaranteed Lease Term
- 2017 Build to Suit Construction
- 7,500 SF Building on 1.38 Acre Parcel
- Five (5) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

PROXIMITY FROM AURORA, MISSOURI:

- Springfield, MO | 31 Miles
- Branson, MO | 45 Miles
- Joplin, MO | 49 Miles
- Bentonville, AR | 61 Miles
- Tulsa, OK | 157 Miles
- Kansas City, MO | 183 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population: 2,081 Residents
- 1-Mile Average Household Income: \$78,522
- 5-Mile Population: 13,781 Residents
- 5-Mile Average Household Income: \$72,036
- 10-Mile Population: 26,677 Residents
- 10-Mile Average Household Income: \$75,740
- 15-Mile Population: 55,409 Residents
- 15-Mile Average Household Income: \$82,560

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #111 on the Fortune 500 List (2024)
- 20,746 Stores in 48 States











DOLLAR GENERAL

SITE

True Value



SONIC

DOLLAR GENERAL



AutoZone

O'Reilly
AUTO PARTS

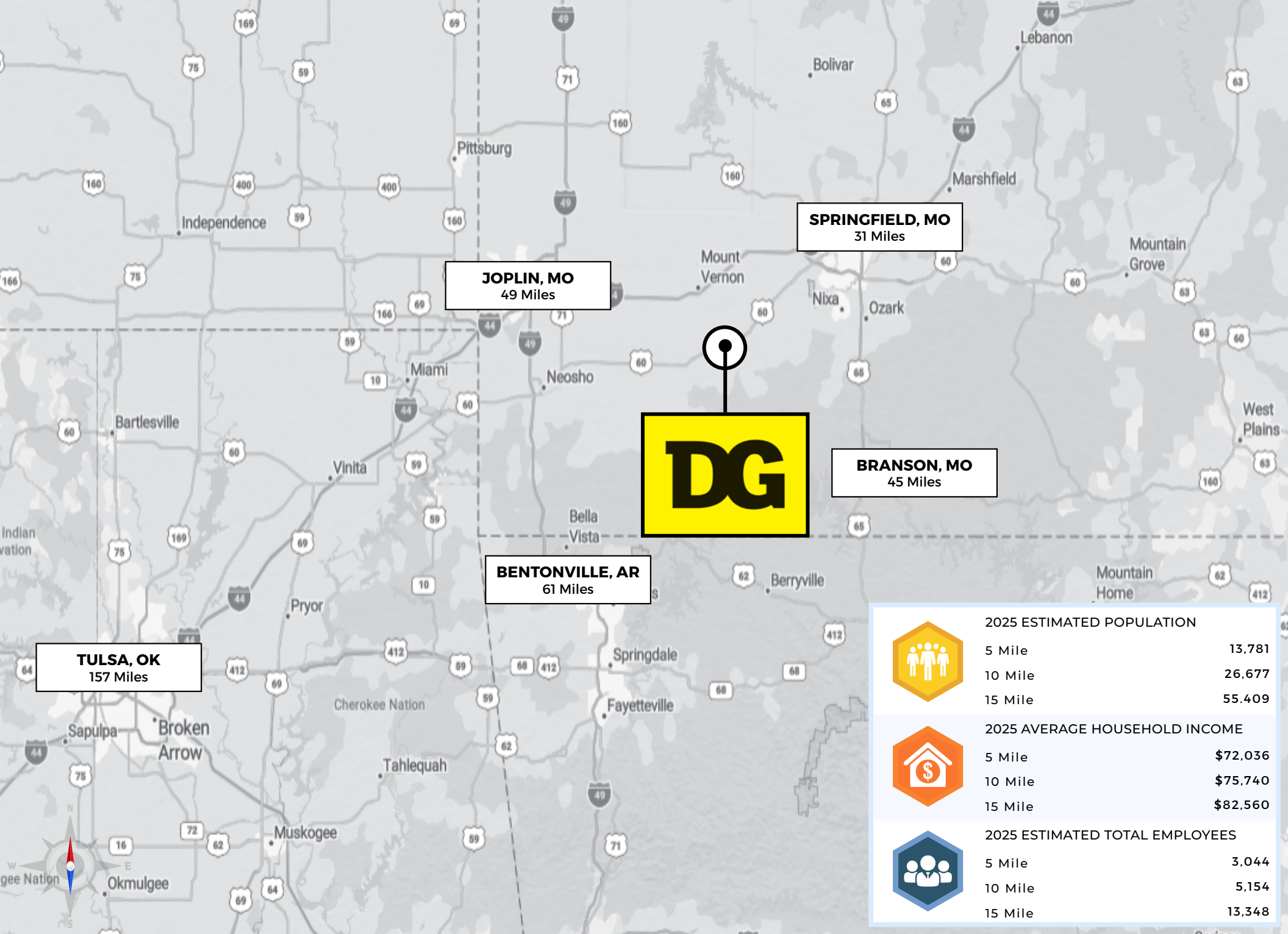
TACO BELL
Pizza Hut

Hardee's

Kum & Go

Walmart
Supercenter

DOLLAR TREE



AREA OVERVIEW



AURORA, MISSOURI

The Honey Creek area, near Aurora, was originally settled by pioneers from Tennessee, including James D. Hillhouse, E. B. Hillhouse, Reverend A. A. Young, James Barrow and James Gibson. They were later instrumental in founding Aurora. Their descendants include actor Brad Pitt and novelist and national security analyst Raelynn Hillhouse. Aurora was platted in 1870 by Stephen C. Elliott. It was reportedly named after Aurora, the Roman goddess of dawn. Galena ore was discovered in 1885 while digging a well on the farm of Thomas D. Liles in November, marking the beginning of Aurora as a mining town. Mining of surface outcrops began in 1886. Large scale commercial mining began shortly afterwards as the mines grew deeper and zinc and galena were discovered. The zinc from the Aurora mines was of exceptional purity and high grade. By 1893, 12,651 tons of zinc ore were mined and shipped from Aurora. The mines attracted prospectors and miners. Aurora's population peaked at 10,000 circa 1900. The Frisco Railroad (now Burlington Northern-Santa Fe) and the Missouri Pacific (now Missouri and Northern Arkansas Railroad) previously had depots in Aurora. The train master for the Missouri Pacific Railroad's White River division was headquartered in Aurora until the mid-1950s. From 1911 to 1920, the virulently anti-Catholic newspaper The Menace was published in Aurora by W. F. Phelps and Earl McClure. In 1914, it achieved a national circulation of over one million, according to the March 1932 issue of American Mercury.

AREA DEMOGRAPHICS



POPULATION	1 MILE	5 MILE	10 MILE	15 MILE
2025 Population	2,081	13,781	26,677	55,409
2030 Projected Population	2,050	14,026	27,360	56,903
2020 Census Population	1,914	13,516	26,450	55,174
Annual Growth Rate: 2025 to 2030	-0.30%	0.36%	0.51%	0.54%



HOUSEHOLDS	1 MILE	5 MILE	10 MILE	15 MILE
2025 Households	824	5,500	10,457	21,327
2030 Projected Households	820	5,600	10,699	21,906
2020 Census Households	752	5,386	10,241	20,971
Annual Growth Rate: 2025 to 2030	0.00%	0.36%	0.46%	0.54%
Average Household Size	2.53	2.49	2.50	2.57



INCOME	1 MILE	5 MILE	10 MILE	15 MILE
2025 Average Household Income	\$78,522	\$72,036	\$75,740	\$82,560
2025 Median Household Income	\$71,814	\$60,659	\$62,377	\$67,723
2025 Per Capita Income	\$31,081	\$28,798	\$29,813	\$31,863



HOUSING	1 MILE	5 MILE	10 MILE	15 MILE
2025 Housing Units	824	5,500	10,457	21,327
2025 Owner-Occupied Units	489	3,591	7,116	14,994
2025 Renter Occupied Housing Units	335	1,909	3,341	6,333



PLACE OF WORK	1 MILE	5 MILE	10 MILE	15 MILE
2025 Businesses	113	377	623	1,325
2025 Employees	722	3,044	5,154	13,348

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$22.98 Billion



FORTUNE 500
#111



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,746



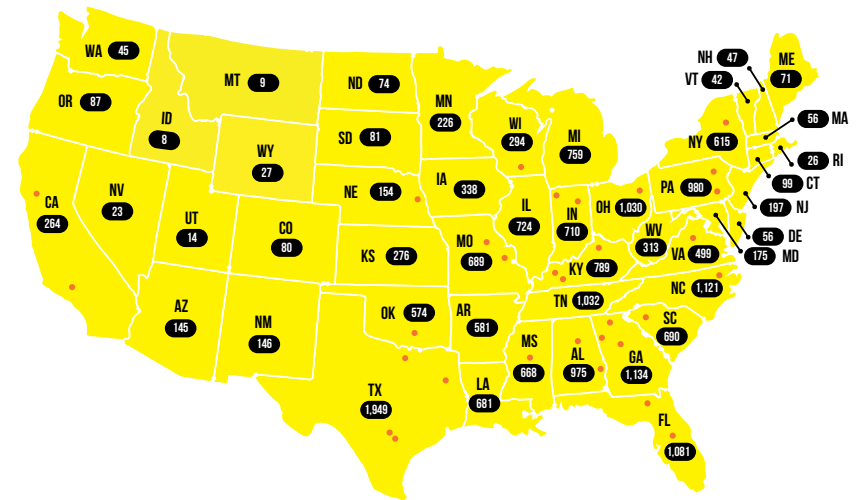
NO. EMPLOYEES
194,200

ABOUT

Dollar General Corporation (NYSE: DG) 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 1, 2025, the company's 20,746 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.

20,746 STORES | **IN 48 STATES** |
AS OF 08/01/2025

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

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. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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LISTED BY:**

JIM SCHUCHERT, CCIM
Co-Founder & Managing Partner

jim@schuchert.com
D 310.321.4020
M 310.971.3892
CA License #01969414

JOE SCHUCHERT, CCIM
Co-Founder & Managing Partner

joe@schuchert.com
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M 310.971.3116
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