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R.B. | MURRAY COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE



## INVESTMENT OPPORTUNITY | DOLLAR GENERAL | ABSOLUTE NNN LEASE

INCOME PRODUCING RETAIL BUILDING FOR SALE | 4163 MISSOURI 101, BAKERSFIELD, MO 65609

- High quality income producing retail building
- Long term lease offering secure and steady income
- Absolute NNN Lease
- Fixed rental growth
- Existing lease expires August 2033
- Please do not disturb tenant
- Shown by appointment only
- Price Reduced Over \$100,000

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Executive Summary



**PROPERTY SUMMARY**

**Sale Price:** \$1,120,000

**Taxes:** \$11,314.66 (2025)

**Lot Size:** 1.86 Acres

**Building Size:** 7,489 SF

**Year Built:** 2018

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

**PROPERTY OVERVIEW**

Price reduced over \$100,000. Introducing a prime investment opportunity in Bakersfield, Missouri. This Dollar General property was built in 2018 and features a long term lease offering a secure and steady income for years to come. Leased through August 2033. Backed by Dollar General Corporation with over 19,000 locations nationwide, this is a high-quality investment opportunity with NNN structure and fixed rental growth. Dollar General is a staple in rural communities, offering dependable traffic and stable sales. The property is built to Dollar General's latest prototype and maintained to corporate standards. The property boasts a strategic highway location along State Hwy 101 in Bakersfield, MO, a vital corridor for local and regional traffic. Contact listing agent for more information.

**INVESTMENT HIGHLIGHTS**

- High-Quality Tenant: Backed by Dollar General Corporation with over 19,000 locations nationwide.
- Absolute NNN Lease: Zero landlord responsibilities. Tenant responsible for taxes, insurance, maintenance, and repairs.
- Fixed Rental Growth: Scheduled increases through each renewal option, boosting long-term yield.
- Rural Market Strength: Dollar General is a staple in rural communities, offering dependable traffic and stable sales.
- Newer Construction: Built to Dollar General's latest prototype and maintained to corporate standards.
- Limited Competition: Protected by an exclusive use clause, preventing similar retailers nearby.
- Essential Retailer: Recession-resistant tenancy in a market Dollar General continues to dominate.

**PROPERTY HIGHLIGHTS**

- Tenant: Dollar General (NYSE: DG)
- Lease Type: Absolute Triple-Net (NNN)
- Lease Term: 15 Years (Commenced August 5, 2018)
- Lease Expiration: August 4, 2033
- Renewal Options: Five (5) 5-year options with 10% rental increases each term
- Monthly Rent: \$6,643.25
- Annual Rent: \$79,719.00

RETAIL PROPERTY  
FOR SALE

**4163 MISSOURI 101, BAKERSFIELD, MO 65609**  
**INCOME PRODUCING RETAIL BUILDING FOR SALE**

**100 Years**  
SINCE 1909

## Property Description



## ABOUT DOLLAR GENERAL

"DG is proud to be America's neighborhood general store. We strive to make shopping hassle-free and affordable with more than 18,000 convenient, easy-to-shop stores in 46 states. Our stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with high-quality private brands. From serving our customers with value and convenience and our employees with career opportunities to serving the communities we call home through literacy and education, Dollar General has been committed to its mission of Serving Others since the company's founding in 1939." Source: "About Dollar General." Dollar General, [www.dollargeneral.com/store-directory/mo/bakersfield/20517](http://www.dollargeneral.com/store-directory/mo/bakersfield/20517). Accessed 15 July 2025.

## LOCATION DESCRIPTION

Located in Southern Missouri.

RETAIL PROPERTY  
FOR SALE

4163 MISSOURI 101, BAKERSFIELD, MO 65609  
INCOME PRODUCING RETAIL BUILDING FOR SALE

**100 Years**  
SINCE 1909

Aerial



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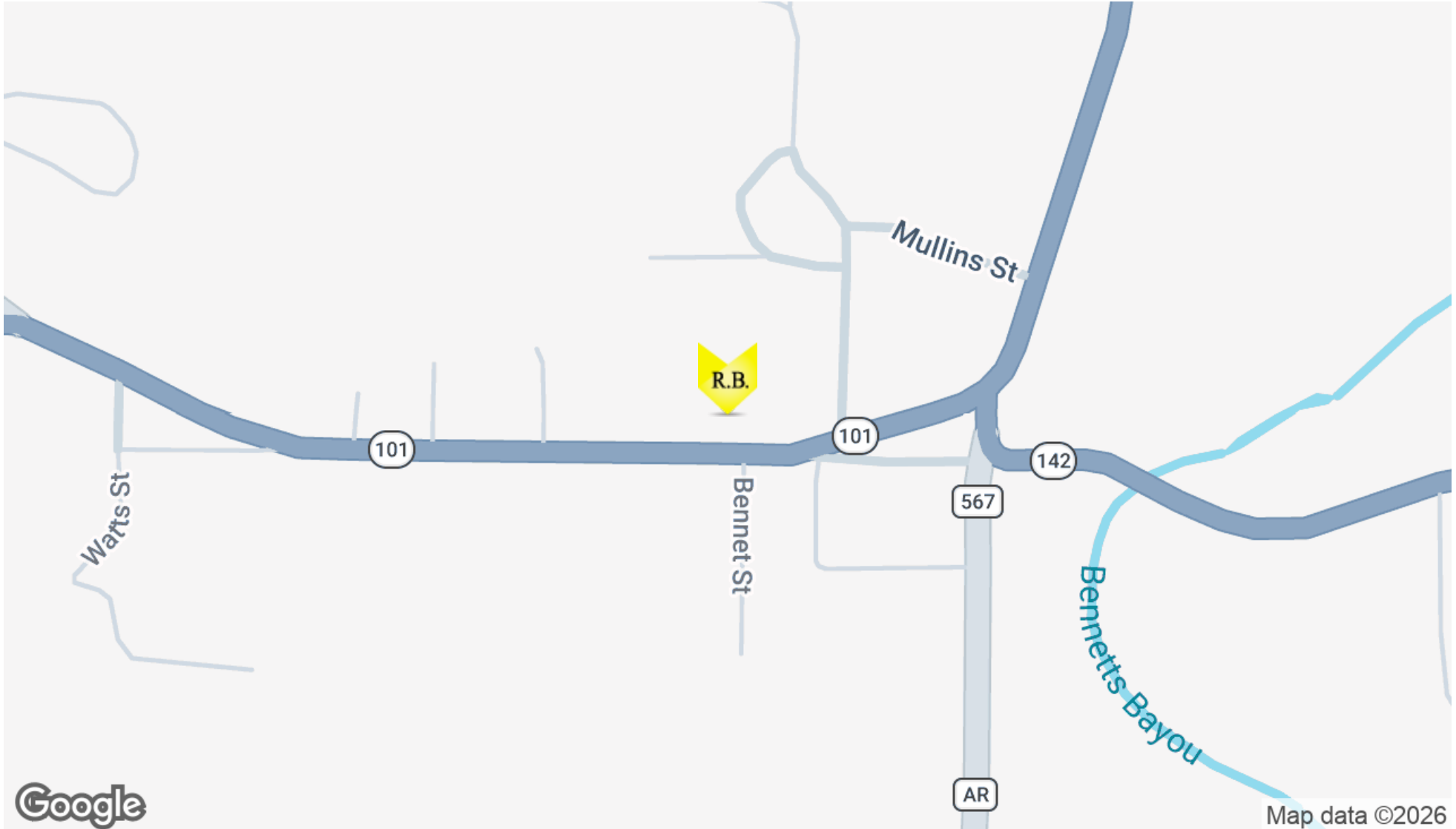
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RETAIL PROPERTY  
FOR SALE

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**INCOME PRODUCING RETAIL BUILDING FOR SALE**



Location Map



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**R.B. | MURRAY COMPANY**  
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Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

**Chief Executive Officer**



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**Professional Background**

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B. Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

**Memberships & Affiliations**

SIOR, CCIM, LEED AP, CPM

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