



Dollar General Market

NEW LEASE STRUCTURE WITH 5% RENTAL INCREASES IN THE BASE TERM & OPTIONS

HERMANN, MO



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In Association with ParaSell, Inc. | A Licensed Missouri Broker #2019035835



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Dollar General Market

2094 VILLAGE LANE, HERMANN, MO 65041 [↗](#)

\$2,252,000

PRICE

7.00%

CAP RATE

NOI	\$157,645
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	12,480 SF
LAND AREA	1.83 AC



Brand-new 2024 build-to-suit construction Dollar General Market

New lease structure 15-year absolute NNN Dollar General Market featuring 5% rental increases every 5 years throughout the base term and options. The tenant is the **country's largest small-box discount retailer** with over **~20,000 stores nationwide** and boasts an investment grade credit rating (**S&P: BBB**).



The Offering

- Brand-new 15-year lease featuring 5% rental increases every 5 years throughout the base term and options
- 2024 build-to-suit construction DG Market prototype
- The lease is backed by a corporate guaranty from Dollar General, #108 on the Fortune 500 list of companies
- Absolute NNN lease structure features zero Landlord expense or maintenance obligations, providing an investor with a truly “hands-off” investment

Undisputed Leader In The Explosive Dollar Store Niche

- Dollar General generated \$39.036 billion in 2023 fiscal year sales and a net income of \$2.416 billion
- Dollar General currently operates ~20,000 stores in 47 states, making it the country's largest small-box discount retailer
- The company features an investment grade S&P credit rating of BBB, which has been raised five times since 2009

INCOME & EXPENSE		
Price		\$2,252,000
Capitalization Rate		7.00%
Building Size (SF)		12,480
Lot Size (AC)		1.83
Stabilized Income	\$/SF	
Scheduled Rent	\$12.63	\$157,645
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$157,645

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Dollar General
Lease Guarantor	Dollar General Corporation
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	5% Every 5 Years
Rent Commencement	12/15/2024*
Options	4, 5-Year
Year Built	2024

**Estimated Store Opening*

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/ft	Year Rent/ft
DG Market	12,480	12/15/2024	12/31/2029	\$157,645	\$13,137	\$157,645	\$1.05	\$12.63
	Increase	1/1/2030	12/31/2034		\$13,794	\$165,527	\$1.11	\$13.26
	Increase	1/1/2035	12/31/2039		\$14,484	\$173,804	\$1.16	\$13.93
	Option 1	1/1/2040	12/31/2044		\$15,208	\$182,494	\$1.22	\$14.62
	Option 2	1/1/2045	12/31/2049		\$15,968	\$191,618	\$1.28	\$15.35
	Option 3	1/1/2050	12/31/2054		\$16,767	\$201,199	\$1.34	\$16.12
	Option 4	1/1/2055	12/31/2059		\$17,605	\$211,259	\$1.4	\$16.9
TOTALS:	12,480			\$157,645	\$13,137	\$157,645	\$1.05	\$12.63

LEGEND



Property Boundary

12,480

Rentable SF

1.83

Acres

40

Parking Spaces



Egress



The country's largest small-box discount retailer



#108

FORTUNE 500 INDEX (2023)

\$38.7 Billion

TOTAL SALES

19,986

LOCATIONS IN 47 STATES



About Dollar General

- Dollar General (NYSE: DG) is a chain of more than 19,900 discount stores in 47 states, primarily in the South, East, Midwest, and Southwest
- The company's net sales hit \$38.7 billion in fiscal year 2023
- Stores stock high-quality private brands as well as America's most trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo
- As the country's largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

Investment Grade Credit

- The company's credit rating is BBB, which has been raised five times since 2009 - Dollar General has a better credit rating than both of its larger competitors

[Tenant Website](#)





DOWNTOWN HERMANN
1.8 MILES



SUBJECT PROPERTY
DOLLAR GENERAL
market

Peoples Savings Bank
Joella's Beauty Bar
Eden Spa

HERMANN VETERINARY CLINIC

HERMANN HIGH SCHOOL

Village Market
CASHSAVER
A COST PLUS FOOD OUTLET
by G&W Foods

Located
between
Columbia
and St. Louis

67 miles
TO COLUMBIA

83 miles
TO ST. LOUIS

MISSOURI RIVER

5,712 VPD 19

3,901 VPD 100

8,366 VPD MARKET STREET

2,360 VPD 100

2,192 VPD 19

1,891 VPD 100

HERMANN AREA DISTRICT HOSPITAL

CITY OF HERMANN

MIDDLE SCHOOL

HIGH SCHOOL

ACADEMY

LIBRARY

TRACTOR SUPPLY CO

AQUATIC CENTER

ELEMENTARY SCHOOL

MUSEUM

ART GALLERY

GASCONADE COUNTY SEAT

MUSEUM

MUSEUM

SCHOOL

RESERVE CELLARS

EVENT VENUE

MUSEUM

DOLLAR TREE

FAMILY DOLLAR

Best

Ford

COMMUNITY THEATER

SCHOOL

MUSEUM

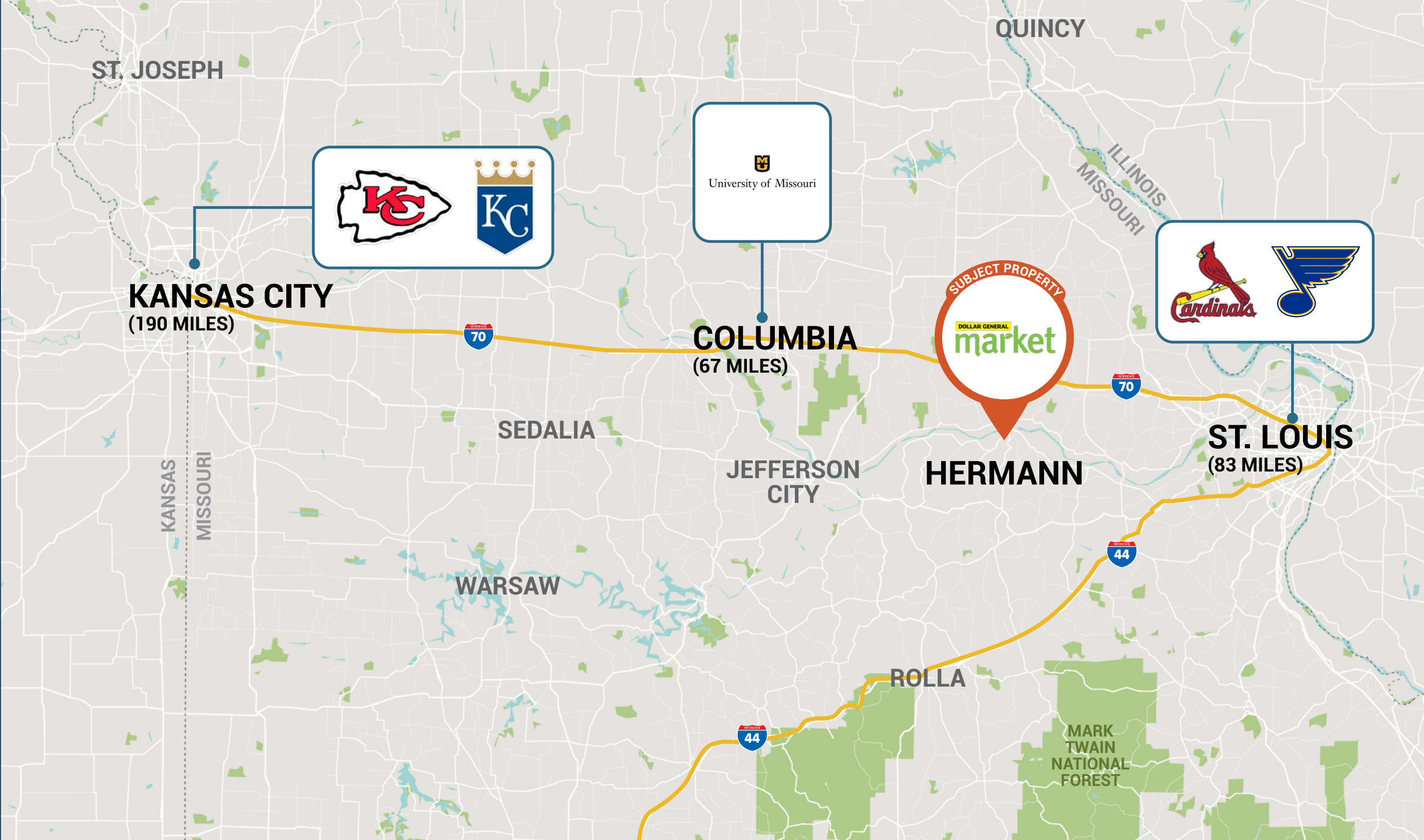
ART GALLERY

5,712 VPD

19



DOWNTOWN HERMANN 2 MILES



Ring Radius Population Data*

	3-MILE	5-MILES	10-MILES
2020 Population	2,696	3,564	6,618
2024 Population	2,883	3,645	6,861

Ring Radius Income Data*

	3-MILE	5-MILES	10-MILES
Average Household Income	\$81,637	\$79,472	\$79,029
Median Household Income	\$61,815	\$61,304	\$60,115

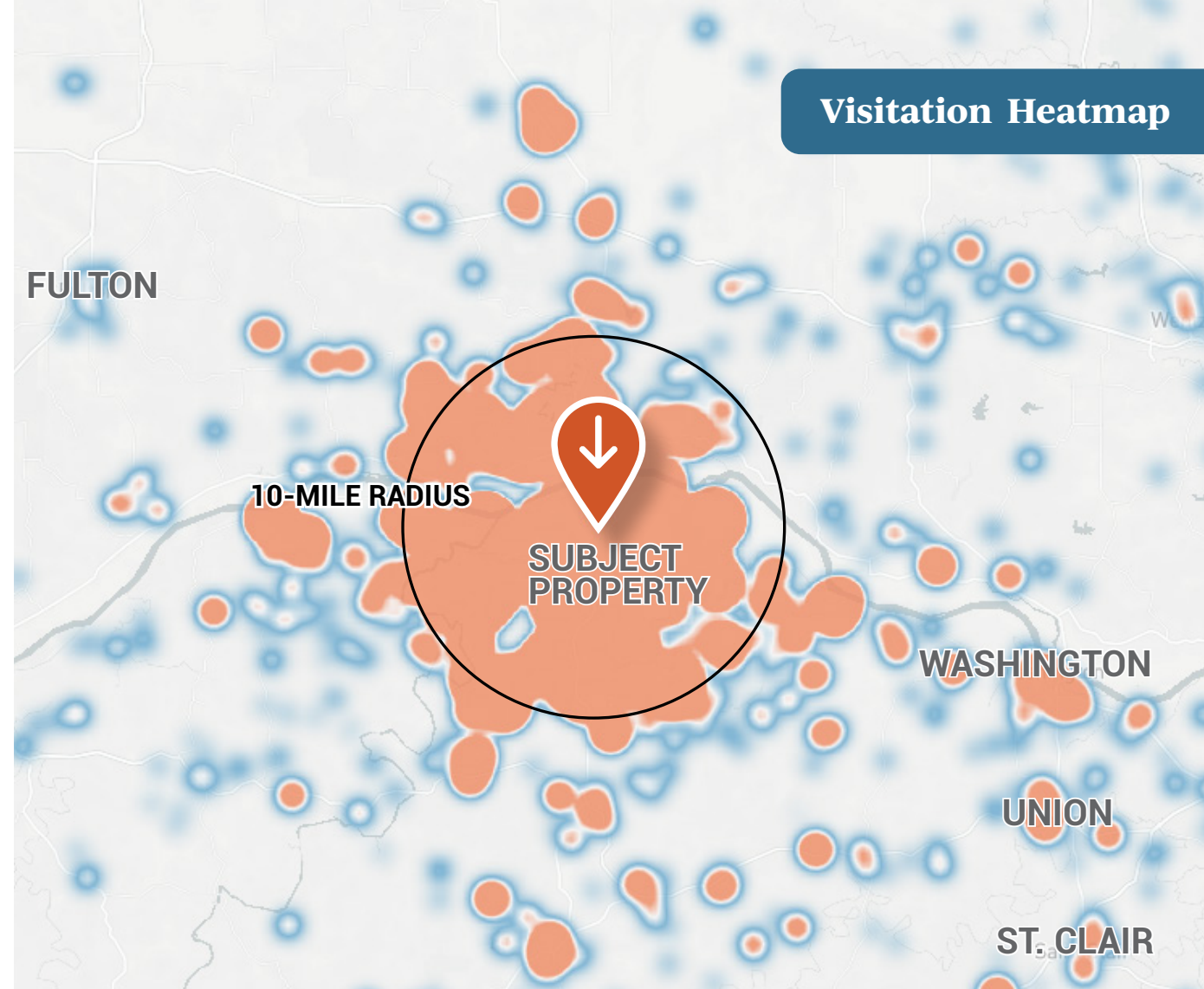
*Population & household income data sourced from CoStar

263.8K Visits

OVER PAST 12 MONTHS AT THE ADJACENT VILLAGE MARKET

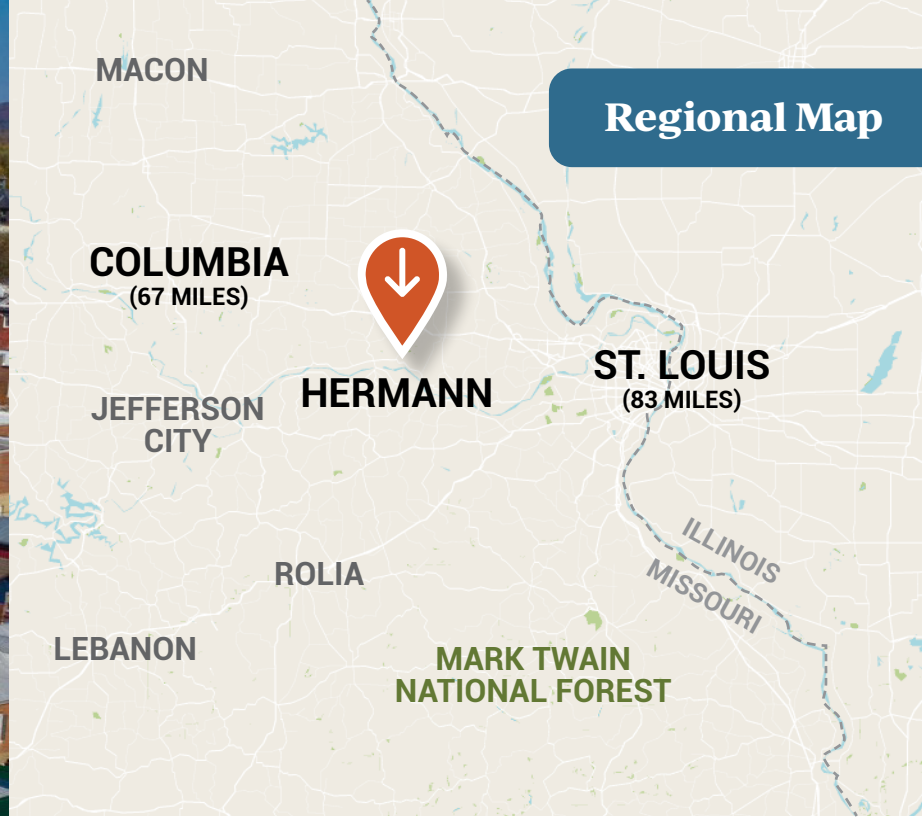
11.2 Visits

AVERAGE FROM RETURNING CUSTOMERS AT THE ADJACENT VILLAGE MARKET



The shading on the map above shows the **home location of people who visited the adjacent Village Market over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Hermann, MO

WINE COUNTRY HERITAGE AND CULTURE



14,705

GASCONADE COUNTY
ESTIMATED POPULATION

A Legacy of German Culture and Tradition

- Hermann is a small city in Gasconade County, Missouri, about halfway between St. Louis and Jefferson City makes it a convenient getaway for city dwellers seeking a rural, historic atmosphere
- Nestled in the scenic Missouri Rhineland, Hermann is known for its rolling hills, vineyards, and river views, offering a tranquil and picturesque setting
- Founded in 1837 by the German Settlement Society of Philadelphia, Hermann was established to preserve German language and culture in America
- The city is renowned for its German heritage, evident in its architecture, festivals, traditions, and its historic role in winemaking, influenced by German immigrants
- A key part of Missouri's wine country, Hermann is home to notable wineries like Stone Hill and Hermannhof, which play a significant role in the local economy and tourism
- Hermann is easily accessible via U.S. Highway 19 and is a stop on the Amtrak Missouri River Runner line, connecting it to major cities like St. Louis and Kansas City

Representative Photo



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