



**DOLLAR GENERAL RECENTLY
EXERCISED THEIR OPTION EARLY**

Dollar General Co.

1615 S BALTIMORE ST KIRKSVILLE, MO 63501

CORE Real Estate Group, LLC
200 Centre on the Lake, Lake St. Louis, MO 63367

www.corerealestatelc.com



Executive Overview

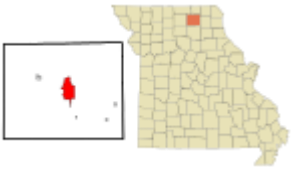
Offering Price	\$1,200,000
CAP Rate	7.5%
NOI	\$90,000.00
TERM	THRU SEPTEBER 30, 2030
Price/SF	\$36
Year Built	2015
Zoning Type	Commercial
County	Wayne
Lease Type	NNN

Lease Abstract

TENANT	Dolgencorp, LLC
GUARANTOR	Dollar General Corporation
ADDRESS	1615 S Baltimore St Kirksville MO
LEASE EXECUTION	October 22, 2010
LEASE EXPIRATION	September 30, 2030
RENEWAL OPTIONS	Four (4) five (5) year options
REAL ESTATE TAXES	Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises.
INSURANCE	Tenant shall, at its sole cost, carry and maintain Liability Insurance and Property Insurance. Landlord shall be the named insured, and Tenant and Landlord's designated mortgagee, if any, shall be named as an additional insureds under the Liability Insurance. Tenant shall be named as the loss payee, and Landlord and Landlord's designated mortgagee shall be named as additional loss payees, under the Property Insurance policy.
REPAIR & MAINTENANCE	Tenant shall, at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.
UTILITIES	Tenant shall pay for all utilities used by it in the Demised Premises.
MAINTENANCE BY LANDLORD	Common Areas- Reimbursed by Tenant
RIGHT OF FIRST REFUSAL	None

Rent Roll

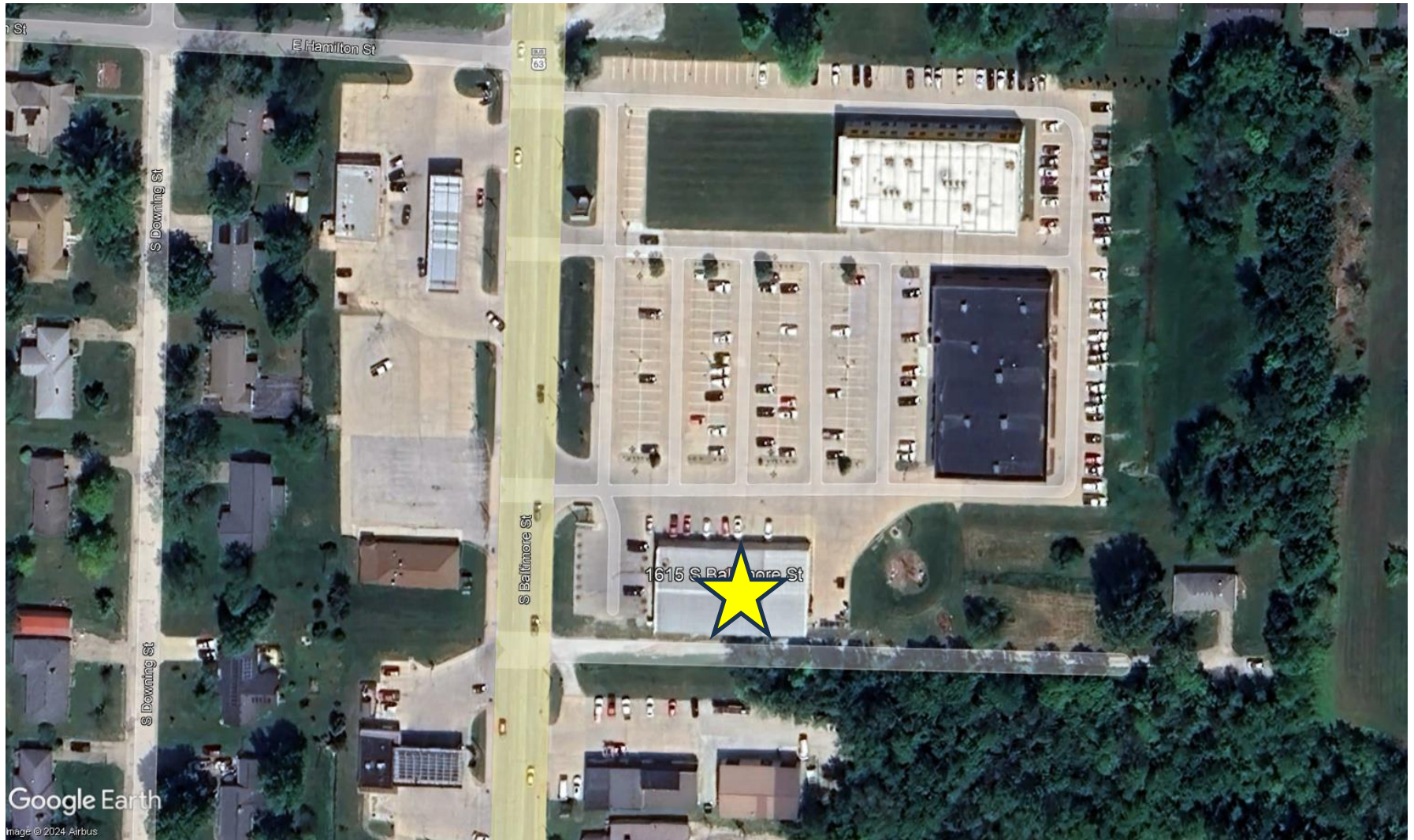
Period	Monthly Rent	Return
Current Rent Thru 9/30/2030	\$7,510.42	7.5%
Lease Years (Option 1)	\$8,261.50	8.26%
Lease Years (Option 2)	\$9,087.58	9.0%
Lease Years (Option 3)	\$9,996.33	10%
Lease Years (Option 4)	\$10,996.00	11%



Kirksville is the county seat and most populous city in Adair County, Missouri.^[1] Located in Benton Township, its population was 17,530 at the 2020 census.^[3] Kirksville is home to three colleges: Truman State University, Moberly Area Community College, and A.T. Still University.



Aerial



Tenant Summary

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General offers products that are frequently used and replenished—such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items—at low everyday prices in convenient neighborhood locations. A leading discount retailer, Dollar General operates 19,000+ stores in the Continental United States and Mexico. Dollar General currently employs more than 170,000!

On June 16, 2016, Reuters released a report that found:

- » Wealthy millennials are increasingly shopping at dollar stores
- » The number of heads of households shopping at dollar stores who are under 35 years old and earning more than \$100,000 a year increased 7.1% between 2012 and 2015, compared to 3.6% at all retail stores
- » 29% of millennial dollar store consumers earn over \$100,000 annually
- » Wealthy millennials accounted for about 25% of sales

For more information, please visit www.dollargeneral.com.



CONFIDENTIALITY STATEMENT

The information contained in the following marketing packet is proprietary and confidential. The marketing packet is an unverified summary to provide information to a prospective purchaser. The information contained herein is not a substitute for an in depth due diligence process. Core Real Estate Group, LLC makes no warranty or representation regarding income or expenses for the subject property, the future projections, square footage, physical condition, improvements and or presence of hazardous materials or future plans of tenant occupying the property. All information contained in the marketing packet has been obtained by sources believed to be reliable and trustworthy. ALL POTENTIAL BUYERS MUST TAKE THE NECESSARY STEPS DURING THE DUE DILIGENCE PERIOD TO INVESTIGATE THE PROPERTY.

Exclusively
Presented By:



TONY GAGLIANO, CCIM

200 Centre on the Lake
Lake St. Louis, MO 63367
636-359-2537

tony@corerealestatellc.com