

**DOLLAR GENERAL**

**8,125 SF**

**442 W. North Service Rd.  
Wright City, Mo 63390**

**636-359-1047**



**DOLLAR GENERAL**

**FOR SALE**



**Commercial Real Estate Brokerage**

300 S. Second St.  
St. Charles, Mo 63301  
[www.thomrealty.com](http://www.thomrealty.com)

Tom Palitzsch  
Owner/Broker  
(O) 314-298-1234 © 636-359-1047  
[tp@thomrealty.com](mailto:tp@thomrealty.com)

# DOLLAR GENERAL



## AVAILABLE:

8,125 SF

## SALE PRICE:

625,000.00

## LEASE TERM:

1/31/2024

## YEARLY RENT:

\$51,600 + NN

## SUMMARY:

Located along Interstate 70, about 45 miles west of St. Louis.  
High Volume Store surrounded by roof tops.



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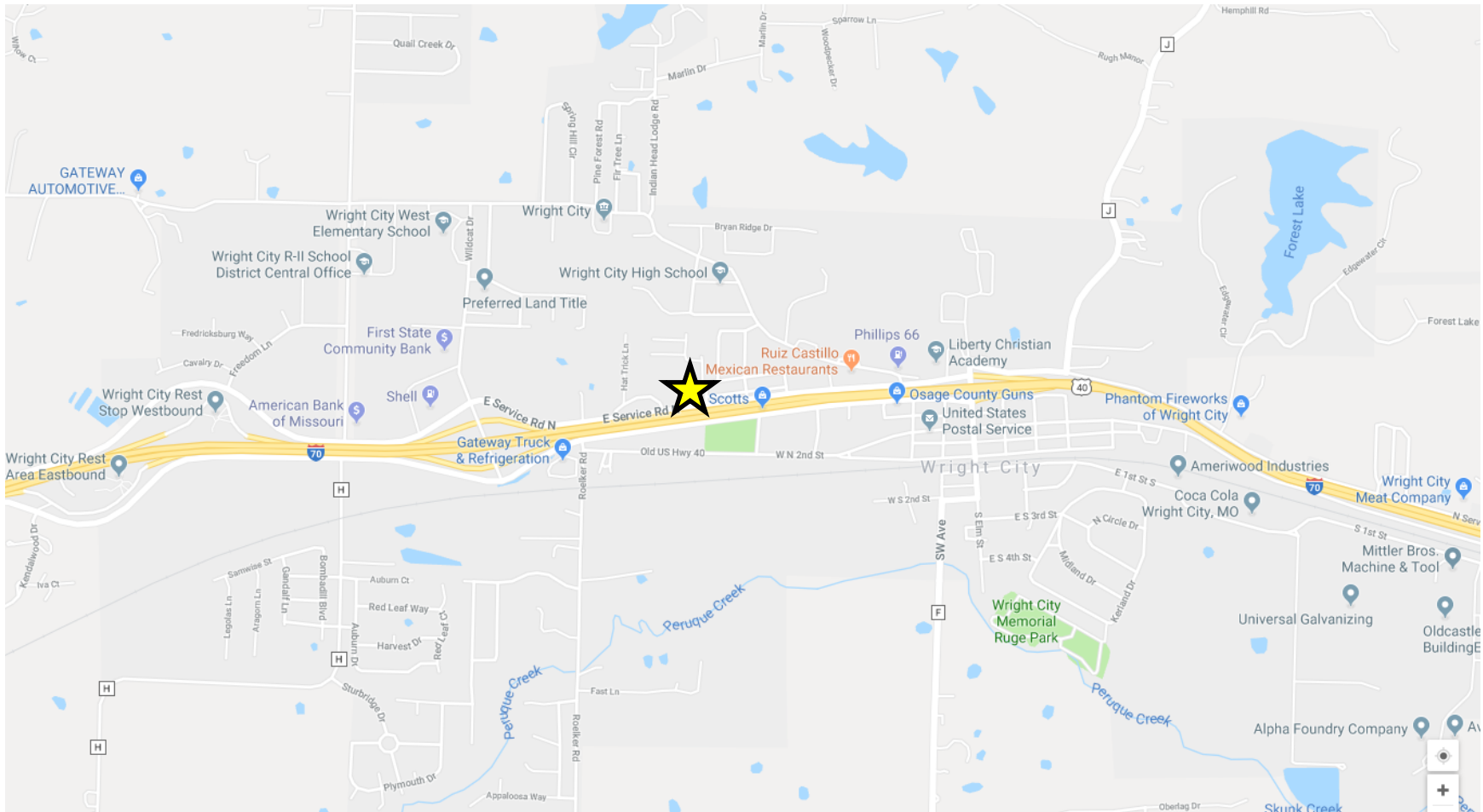
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## STREET MAP



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## COMMUNITY OVERVIEW

*Wright City, Missouri, is located along Interstate 70, about 45 miles west of St. Louis. As part of the westernmost portion of the St. Louis Metropolitan Economic area, Wright City not only provides a country setting for housing but a potential for economic growth that is attractive for those businesses seeking to cater to the needs of a residential community and facilities for light to heavy industrial businesses.*

*Wright City provides a peaceful, semi-rural area in which to live, yet is within an easy drive for the major sporting and cultural events of the St. Louis area.*

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,416	5,815	11,875
HOUSEHOLDS	925	2,165	4,425
AVERAGE HH INCOME	\$58,793	\$74,206	\$79,944



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## **COMPANY SUMMARY**

Founded in 2004, Thomas Realty Group a specialty Boutique company strives to be a highly personalized, full service real estate company. Thomas Realty Group has developed retail centers and commercial properties throughout the Midwest. We structure all of our services to fit the individual needs of our clients and their properties-spanning from retail Centers, commercial Properties, Industrial, investment and Property Management Services.

Thomas Realty Group has committed professionals who are skilled and knowledgeable in their fields and strive everyday to fulfill our promise of hands-on, personalized service. We understand that each client is unique and our services must recognize the present and future needs of the facility as well as the client.

Tom started his career in Real Estate in 1997 in Warrenton, Missouri. In 2004 he formed Thomas Realty Group, LLC which has grown to over \$500 million in transactions. Tom is currently a member of the following organizations:



- National Association of Realtors (NAR)  
*-2017 NAR Commercial Award for Missouri*
- Missouri Association of Realtors (MAR) *Serving as the Vice Chair for the Commercial Committee in 2011*
- St. Charles County Association of Realtors (SCCAR) *Current Commercial Division President for 2011 State Director*  
*- 2016 Commercial Realtor of the Year*
- Realtor Political Action Committee *Sterling Presidents Circle*
- Youth In Need Board Member– 2017
- Commercial REO Brokers Association (CREOBA)
- International Conference of Shopping Centers (ICSC)