

DOLLAR GENERAL

701 N Front St | Park Hills, MO 63601



LISTED BY

KYLE MATTHEWS

BROKER OF RECORD

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(866) 889-0550

LICENSE NO. 2017010164 (MO)

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- 2019 Build-to-Suit Construction for Dollar General
- Absolute NNN Lease | Zero Landlord Responsibilities
- 12.5 Years Remaining on the Base Term of the Lease
- Park Hills is Approximately 60 miles South of St. Louis
- Ideal Demographics with Over 20,000 Residents with a 5-mile Radius
- Incredibly strong Average Household Income of \$62,667
- The Subject Property is Located Directly Across the Street from Central High School and West Elementary School
- Located on Main Thoroughfare Through Downtown Park Hills
- Five Renewal Periods All of Which Include a 10% Rental Increase

TENANT

- Dollar General is a publicly-traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 18,100 locations and expanding by 1,000 stores each year.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion.





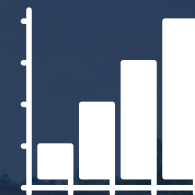
\$1,467,999

LIST PRICE



\$80,739

NOI



5.50%

CAP RATE

BUILDING INFO

Address	701 N Front St Park Hills, MO 63601
GLA	±9,196 SF
Cap Rate	5.50%
Year Built	2019
Lot Size	±1.48 AC

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee simple
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	12.5 Years
Lease Commencement Date	10/1/2019
Lease Expiration Date	10/31/2034
Term Remaining on Lease	±12.5 Years
Increase	10% Every 5 Years in Option
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 10/31/2034	\$6,728.33	\$80,739.96	5.50%
Renewal Period 1	\$7,401.17	\$88,814.04	6.05%
Renewal Period 2	\$8,141.28	\$97,695.36	6.66%
Renewal Period 3	\$8,955.41	\$107,464.92	7.32%
Renewal Period 4	\$9,850.95	\$118,211.40	8.05%
Renewal Period 5	\$10,836.05	\$130,032.60	8.86%

FINANCING INQUIRIES

For financing options reach out to:

Kevin Kern
 kevin.kern@matthews.com
 (214) 295-8709



North St. Francis County R-I
MIDDLE SCHOOL
7TH AND 8TH GRADES
460 STUDENTS
42 STAFF MEMBERS



North St. Francis County R-I
PARKSIDE ELEMENTARY
3RD AND 4TH GRADE CENTER

DESLODGE PARK

CALCO MOBILE
HOME SUPPLIES

C BARN INC.

GENERAL CUSTARDS
RETREAT

CENTRAL
ELEMENTARY SCHOOL
556 STUDENTS
40 STAFF MEMBERS



SUBJECT
PROPERTY

WEST
ELEMENTARY
SCHOOL
502 STUDENTS
31 STAFF MEMBERS

CENTRAL
HIGH SCHOOL
610 STUDENTS
33 STAFF MEMBERS



MINERAL AREA CO
2,640 STUDEN



PARK HILLS

COLUMBIA PARK



MISSOURI MINES
STATE HISTORIC SITE

ELVINS PARK



**DOLLAR
GENERAL**

DOLLAR GENERAL



AREA OVERVIEW

PARK HILLS, MO

Park Hills is a city nestled in the St. Francois range of the Ozark Mountains along the Mississippi River Valley in Missouri. The city boasts historic colonial roots from the early lead mining industry, recreational activities, great family parks, a downtown with beautiful architecture, and several surrounding wineries. Located within the Old Lead Belt and the world's leading lead mining district, Park Hills hosts the Missouri Mines State Historic Site which depicts Missouri's rich mining history. The site features a museum displaying restored underground mining equipment, mineral specimens, and various geology exhibits. The Missouri Mines State Historic Site is located within the 8,238-acre St. Joe State Park. For outdoor adventure, there are numerous local and state parks that host many family-fun outdoor activities, including horseback riding, camping, bike riding and picnicking. When it comes to dining, local flavors include both Asian & Cajun cuisine, barbecue, fish, down-home cooking, and specialty coffee. Overall, Park Hills offers a great deal of outdoor recreation and culture while retaining a small-town charm that makes it the ideal place to relocate.

ECONOMY

Park Hills offers a quality place for businesses. There is a A diversified base of businesses and industries comprising the economy of Park Hills. Prominent manufacturers of glass and plastics, a leading dairy distributor and a major mechanical contracting firm are mixed with specialty shops, educational institutions and health care facilities. A gradually growing population has also resulted in a diverse workforce. Additionally, the Park Hills Industrial Park is served by a line of the Union Pacific railroad with current tenants including Piramal Glass, MOCAP, Lee Mechanical, Raider Mechanical, Bulk Tank, Missouri Department of Transportation, The St. Francois County Joint Communication Center and the Missouri Job Center. The dynamic and progressive economic vitality of the area is supported by a strategic location in southeast Missouri, just outside of St. Louis. This advantage is coupled with the availability of education and workforce, high-quality utilities, an excellent transportation network, and affordable business sites.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2022 Estimate	15,630	19,949	61,631
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2022 Estimate	6,316	7,967	22,598
INCOME	3-MILE	5-MILE	10-MILE
2022 Avg. Household Income	\$54,385	\$56,568	\$59,259



TENANT PROFILE

COMPANY NAME

Dollar General
Corporation

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

±157,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 18,100 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



18,100+

LOCATIONS



\$34.2B

2021 REVENUE



1939

FOUNDED

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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REAL ESTATE INVESTMENT SERVICES