

Marcus & Millichap



***NEW 15-YEAR ABSOLUTE NNN LEASE, 10% INCREASES EVERY 5 YEARS***

**DOLLAR GENERAL PLUS**

**MINER (SIKESTON MSA), MISSOURI**





**DOLLAR  
GENERAL®**

## ADDRESS

728 State Hwy H  
Miner, MO 63801

## PRICE

**\$1,770,000**

## CAP RATE

**7.15%**

## NOI

**\$126,552**

# FINANCIAL OVERVIEW

PRICE	\$1,770,000
CAP RATE	7.15%
GROSS LEASABLE AREA	10,640 SF
YEAR BUILT	2023
LOT SIZE	1.6 +/- Acres

## *Lease Summary*

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	12/5/2023
LEASE EXPIRATION	12/31/2038
INCREASES	5% Every Five Years, Including Options
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$126,552	\$10,546
Year 6 - Year 10	\$132,888	\$11,074
Year 11 - Year 15	\$139,524	\$11,627
Option 1	\$146,508	\$12,209
Option 2	\$153,828	\$12,819
Option 3	\$161,520	\$13,460
Option 4	\$178,080	\$14,840



**DOLLAR  
GENERAL**

## TENANT OVERVIEW

OWNERSHIP: PUBLIC  
TENANT: CORPORATE  
GUARANTOR: DOLLAR GENERAL

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 19,800 locations in 7 states, making it the nation's largest smallbox discount retailer in the U.S.



HEADQUARTERED IN  
GOODLETTSVILLE,  
TENNESSEE



**19,800+**  
LOCATIONS



PUBLICLY TRADED  
COMPANY  
NYSE:  
**DG**



**BBB**  
S&P CREDIT  
RATING



COUNTRY'S  
LARGEST  
SMALLBOX  
DISCOUNT  
RETAILER



FOUNDED IN  
**1939**

## *Recent News*

### WHY DOLLAR GENERAL IS WINNING WITH STORE COUNT

April 17, 2024  
[www.retaildive.com](http://www.retaildive.com)

### DOLLAR GENERAL SEES UPBEAT 2024 SALES AS CHEAPER GROCERIES IN DEMAND

March 14, 2024  
[www.cnn.com](http://www.cnn.com)

### DISCOUNT RETAILERS TO FUEL STORE OPENINGS IN 2024

January 19, 2024  
[www.chainstoreage.com](http://www.chainstoreage.com)



# INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease, No Landlord Responsibilities
- Rare 5% Rental Increases Every 5 Years Throughout the Base Term and Options
- Investment Grade Credit Tenant, Rated 'BBB' by S&P
- Dollar General is the Nation's Largest Retailer with 20,000+ Stores
- Brand New 'Plus' Corner Entry Store with Upgraded Partial Brick Design, Oversized 1.6+/- Acre Parcel
- Located in the Heart of Scott County with Over 38,000 Residents, Centrally Located Between St. Louis and Memphis
- Highly Visible Along I-55 with 19,070 Cars/Day, Direct Access to Chicago, St. Louis, Memphis, and New Orleans
- Situated Near Award-Winning Missouri Delta Medical Center Serving Southeast Missouri
- Strong Daytime Population, Over 12,500 Employees in Primary Trade Area
- Minutes to Several K-12 Schools with More Than 2,100 Students
- Northeast of Ozark National Forest with Over 2.56 Million Visitors Annually
- Close Proximity to Mark Twain National Forest (2+ Million Visitors/Year) and Shawnee National Forest (1+ Million Visitors/Year)









MISSOURI STATE HIGHWAY HH



MISSOURI STATE HIGHWAY H

← LIGHTED SIGN

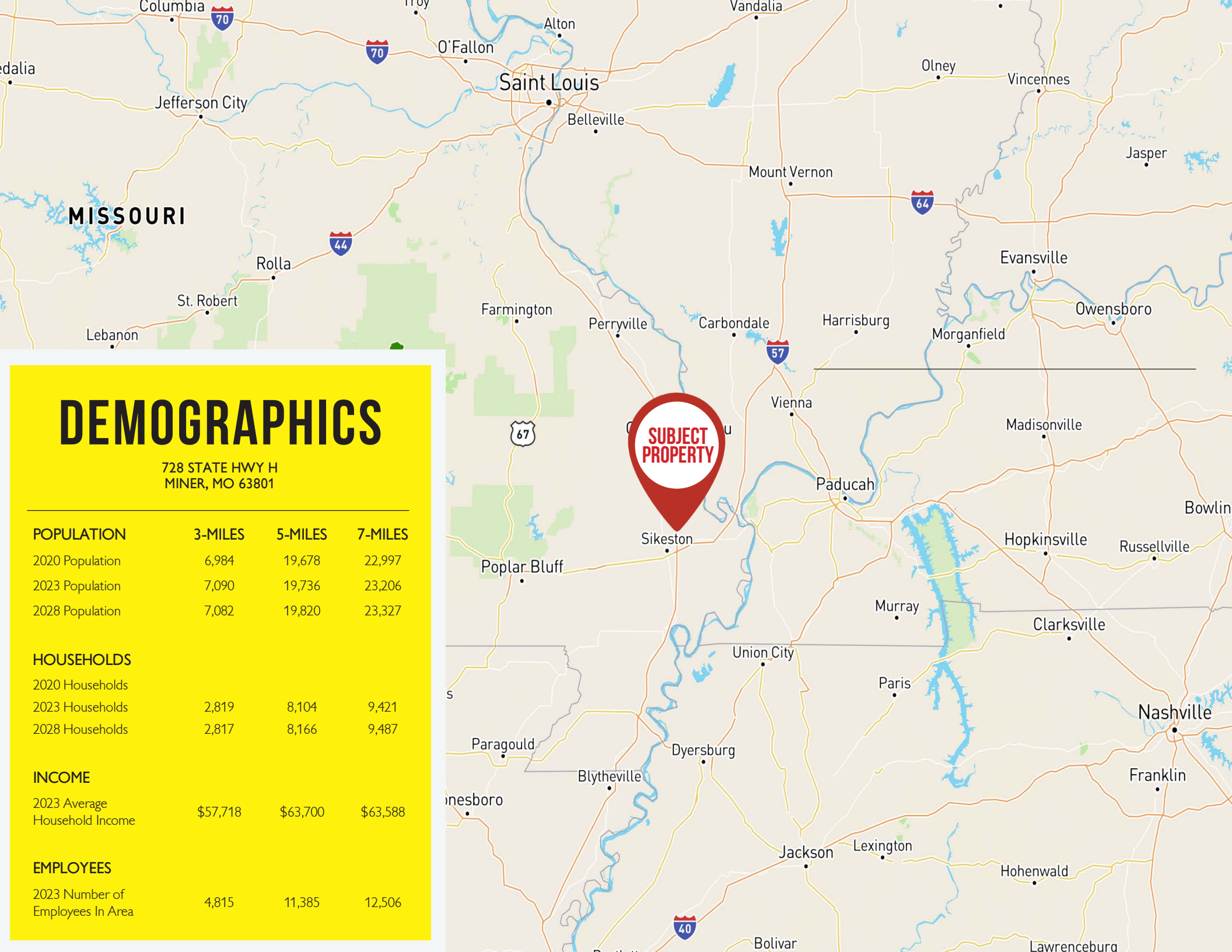
LIGHT POLE

LIGHT POLE

**DOLLAR  
GENERAL**

RAMP  
DUMPSTERS





# DEMOGRAPHICS

728 STATE HWY H  
MINER, MO 63801

POPULATION	3-MILES	5-MILES	7-MILES
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2020 Population	6,984	19,678	22,997
2023 Population	7,090	19,736	23,206
2028 Population	7,082	19,820	23,327

HOUSEHOLDS	3-MILES	5-MILES	7-MILES
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2020 Households			
2023 Households	2,819	8,104	9,421
2028 Households	2,817	8,166	9,487

INCOME	3-MILES	5-MILES	7-MILES
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2023 Average Household Income	\$57,718	\$63,700	\$63,588
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EMPLOYEES	3-MILES	5-MILES	7-MILES
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2023 Number of Employees In Area	4,815	11,385	12,506
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O F F E R I N G   M E M O R A N D U M

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