For Sale/Lease

Retail Building

1191 S. Business 54
Fulton, MO 65251





16,250 SF Retail Building:
10,457 SF Dollar General
5,793 SF Available for Lease







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CISSELL MUELLER COMPANY, L.L.C

Investment Summary

Property Details:

Building Area: 16,250 SF

Site: 1.13 AC

Year Built: 2021

Price (PSF): $76.92

Guarantor: Dollar General Corporation

Asking Lease Rate: $10.00 PSF/ NNN

Lease SF: 5,793 SF Available

Sale Price: $1,250,000

Lease Overview:

Lease Expiration: April 19, 2031

NOI: $77,298.00

Lease Type: NNN

Options: Three, (5) Year Options

Lease Commencement Date: 09/06/21

Guarantor: Dollar General Corporation

Fulton, MO

Fulton is the largest city in Callaway County, Missouri. Fulton is located 22 miles northeast of Jefferson City and the Missouri River and 20 miles east of Columbia. The population is approximately 12,600 according to the 2020 Census. Fulton has a total area of 12.46 square miles, of which .14 square miles is water. The major highways located in Callaway County include Interstate 70, US Route 40, US Route 54, US Route 63, and Route 94.

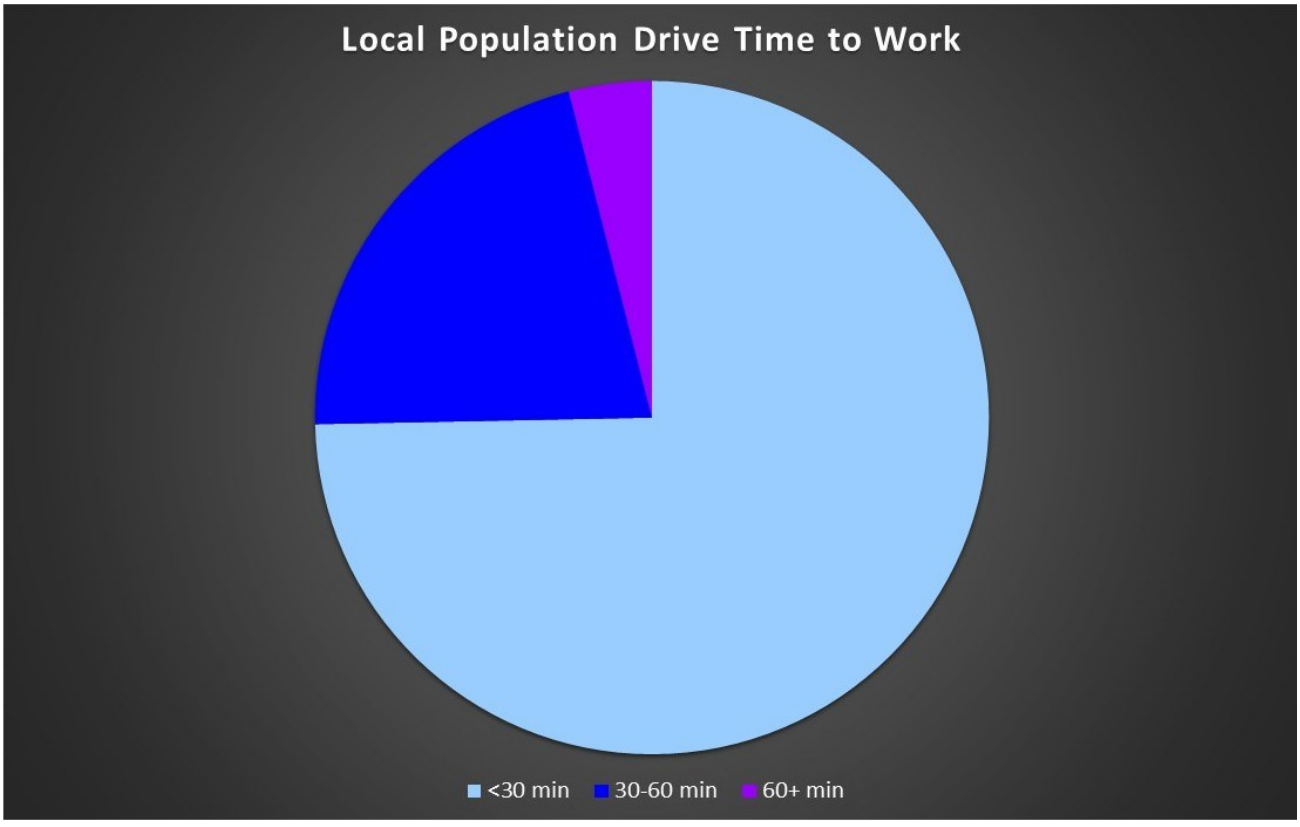
Today, Fulton operates on a $51 million dollar budget, which supports 160 full-time employees and 40 part-time/seasonal employees. Fulton residents have access to the recently built Legends Rec-Plex as a fitness and event space, Tanglewood Golf Course, Stinson Creek Walking Trail, Sam and Daisy Grabb Animal Shelter, and the Waterworks Splash Pad.

Dollar General

Founded in 1939, Dollar General Corporation (NYSE:DG) is proud to serve as America's neighborhood general store. The company strives to provide access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. Dollar General provides everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, Pepsi-Co/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

The lease is guaranteed by Dollar General Corporation, a leading retailer. As of May 5, 2023, the company is operating over 19,294 stores across 47 states and in Mexico. Dollar General Corporation is a National Investment-Grade BBB Rated Tenant by S&P.

Demographics



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Located on Business 54, a high-traffic retail market.

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