

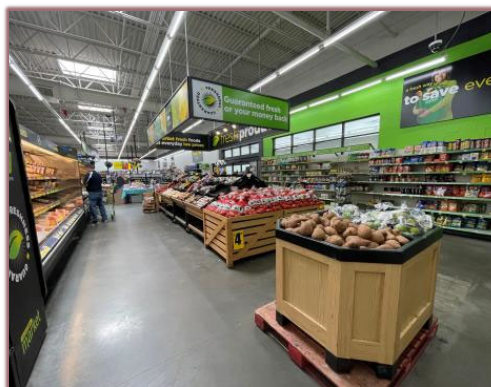
For Sale

Freestanding Building

Highway C
Old Monroe, MO 63369



Not Actual Building



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CISSELL MUELLER
COMPANY, L.L.C

Investment Summary



\$1,910,198

PRICE

6.35%

CAP

15

YRS. REMAINING

Property Details:

Building Area: 12,480 SF

Site: 2.18 AC

Year Built: 2024

Guarantor: Dollar General Corporation

Price (PSF): \$153.06



Lease Overview:

Remaining Lease Term: 15 Year

Lease Type: Absolute NNN

Options: Three, (5) Year Options

Rent Commencement: Approx. July 2024

5% Rent Increases Every 5 Years:

Yrs. 1-5 Monthly Rent: \$10,108.13

Yrs. 6-10 Monthly Rent: \$10,613.00

Yrs. 11-15 Monthly Rent: \$11,144.00

*Option 1 - \$11,701.00

*Option 2 - \$12,286.00

*Option 3 - \$12,901.00

NOI: \$121,297.56

Old Monroe, MO

Old Monroe is located in Lincoln County Missouri, which is in Eastern part of Missouri. Lincoln County has an approximate population of 59,574 as of 2022. The major highways accessible to Lincoln County are US Route 61, Route 47, Route 79, and Route 147. Lincoln County comprises 640 square miles, the majority of which are involved in agriculture. Old Monroe is located approximately 42 miles north of St. Louis and approximately 100 miles east of Columbia, home of University of Missouri - Mizzou.

Major employers in Lincoln County include Bodine Aluminum (Toyota), Missouri Smelting Technology (MOST), Brooks Brothers Trailers and Equipment, Geeding Construction, Rose Acre Farms, Boone Center Inc. (BCI), Elite Tool and Machinery, Champion Pre-Cast, Normandy Machine Company, Old Monroe Lumber Company, Tab Tooling, and Victor Pipe and Steel.

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.

Daily Traffic Counts

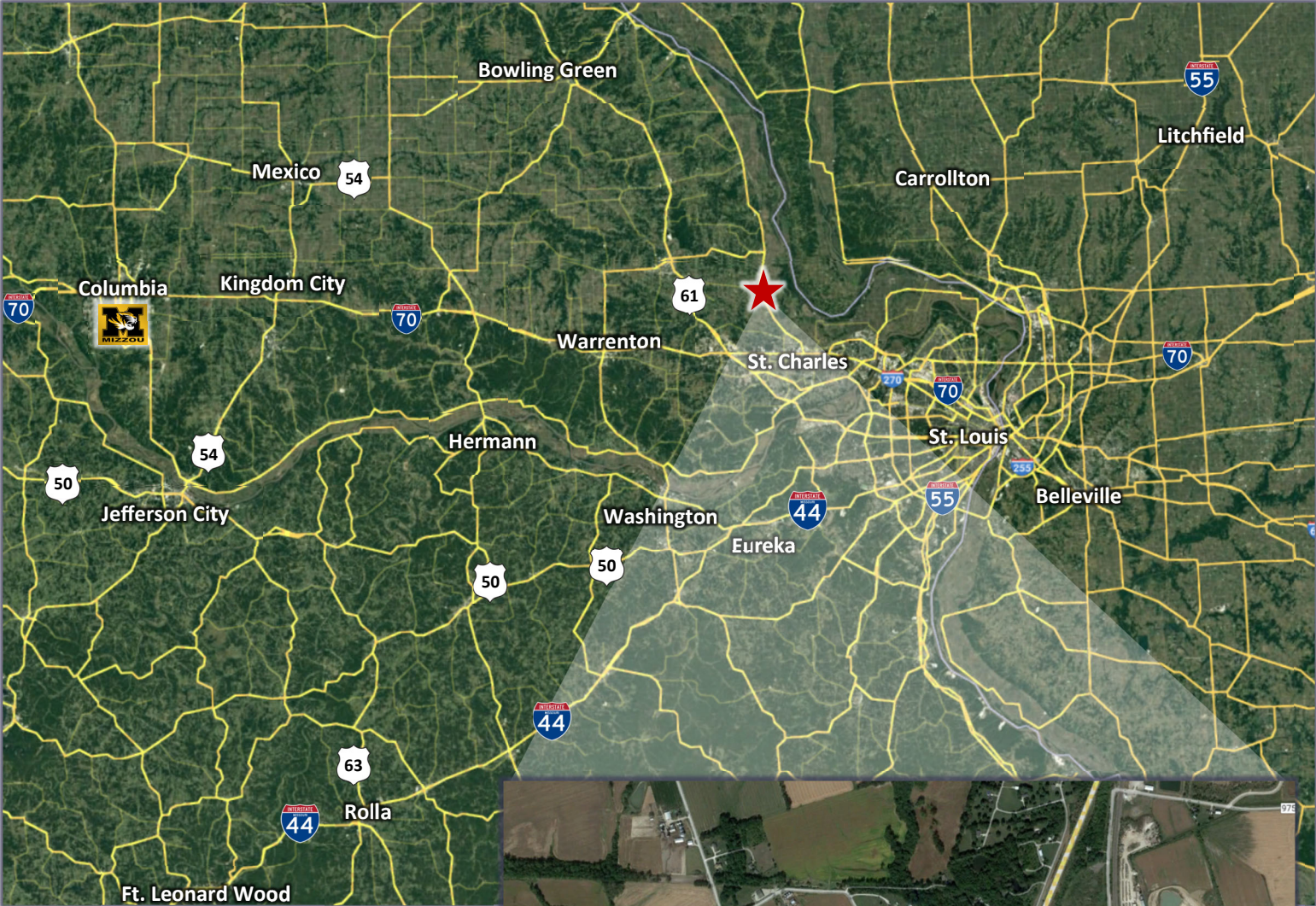
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
16732	-	1,707	2015
W Outer Hwy 79	Hwy C SW	555	2022
16731	-	558	2015
16733	-	1,946	2015
Not Available	Not Available No	1,507	2020
16730	Vehige Ln NE	3,917	2015
State Hwy C	Vehige Ln NE	3,667	2022
16734	-	855	2015
Pine St	Locust St E	2,224	2022
16735	Locust St E	1,869	2015

Demographics

Population	3 mile	5 mile	10 mile	Households	3 mile	5 mile	Population Travel to Work	5mi 2023 Population
2023 Population	1,935	7,530	101,853	Avg. Household Income	\$98,616	\$107,711	<30 Min	1,711
Median Age	39.7	39.9	38.6	Total Specified Consumer Spending	\$25M	\$102.4M	30-60 Min	1,899
2023 Households	691	2,730	37,738				60+ Min	296

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