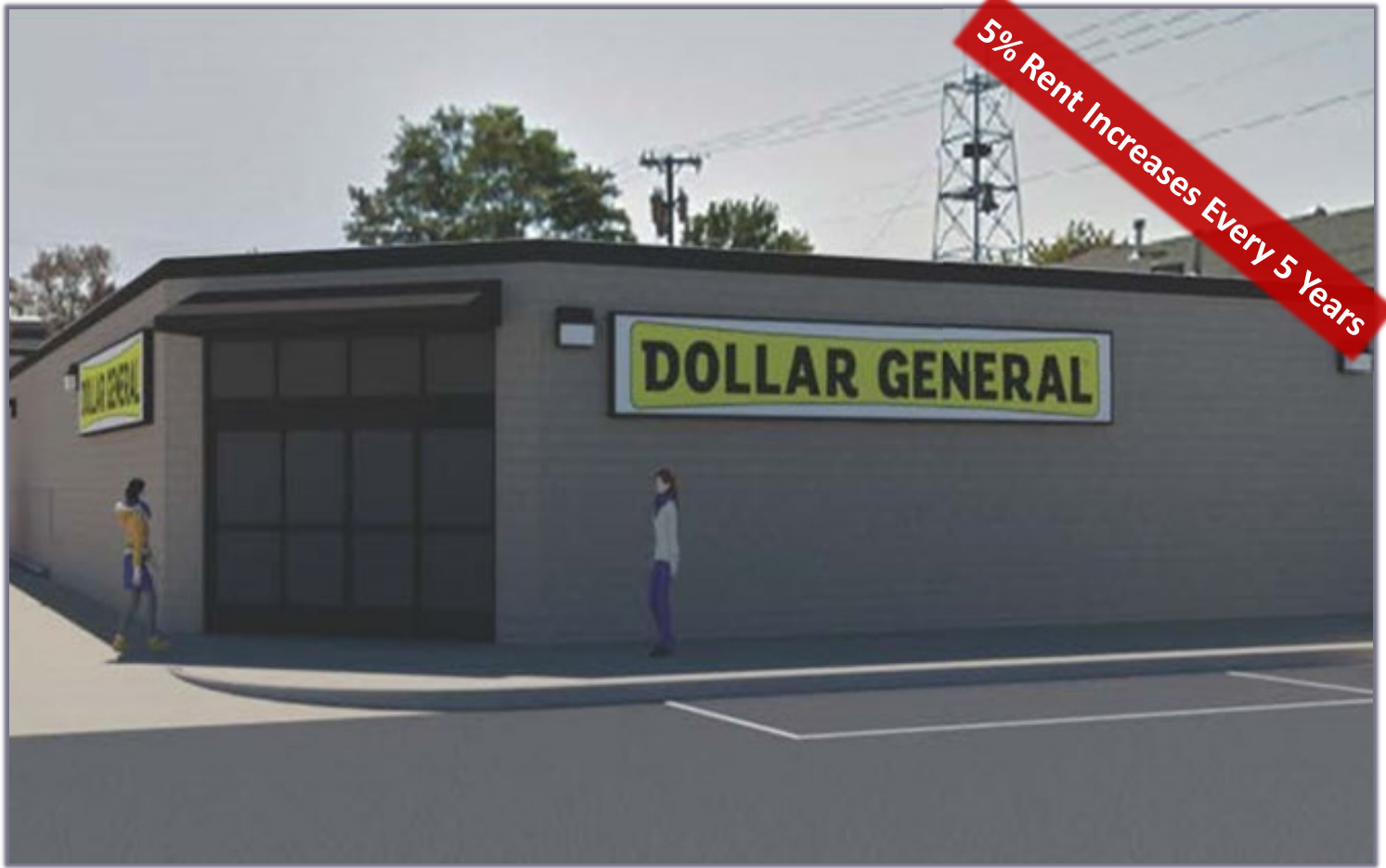


# For Sale

Freestanding Building

1 W. Hwy. 6  
Green City, MO 63545



**Robert D. Cissell, CCIM**  
Phone: (636) 970-0330  
[bobcissell@cissellmueller.com](mailto:bobcissell@cissellmueller.com)



**CISSELL MUELLER**  
COMPANY, L.L.C.



**\$1,632,105**

PRICE

**6.7%**

CAP

**15**

YRS. REMAINING

## Property Details:

Building Area: 10,640 SF

Site: 1.41 AC

Year Built: 2024

Guarantor: Dollar General Corporation

Price (PSF): \$153.39

## Lease Overview:

Remaining Lease Term: 15 Year

Lease Type: Absolute NNN

Options: Four, (5) Year Options

Rent Commencement: NOW OPEN

**5% Rent Increases Every 5 Years:**

Yrs. 1-5 Monthly Rent: \$9,112.59

Yrs. 6-10 Monthly Rent: \$9,568.22

Yrs. 11-15 Monthly Rent: \$10,046.63

Option 1 - \$10,548.96

Option 2 - \$11,076.41

Option 3 - \$11,630.23

Option 4 - \$12,211.74

NOI: \$ 109,351.08



## Green City, MO

Green City is located in Sullivan County, Missouri. As of the 2020 census, Green City's population is 657 and approximately 1.46 miles. Sullivan County has a population of 5,999 and includes 652 square miles. Sullivan County has many employers, some of the largest employers are Ace Manufacturing & Parts Co., Aerofil Technology, Fidelity Communications, Industrial Wire Products, Missouri Baptist Hospital, Walmart, Moldtech Inc., and Rockwell Industries Inc. The major highways located within Sullivan County are MO-Route 5, MO-Route 6, MO-Route 129, and MO-Route 139.

## 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.

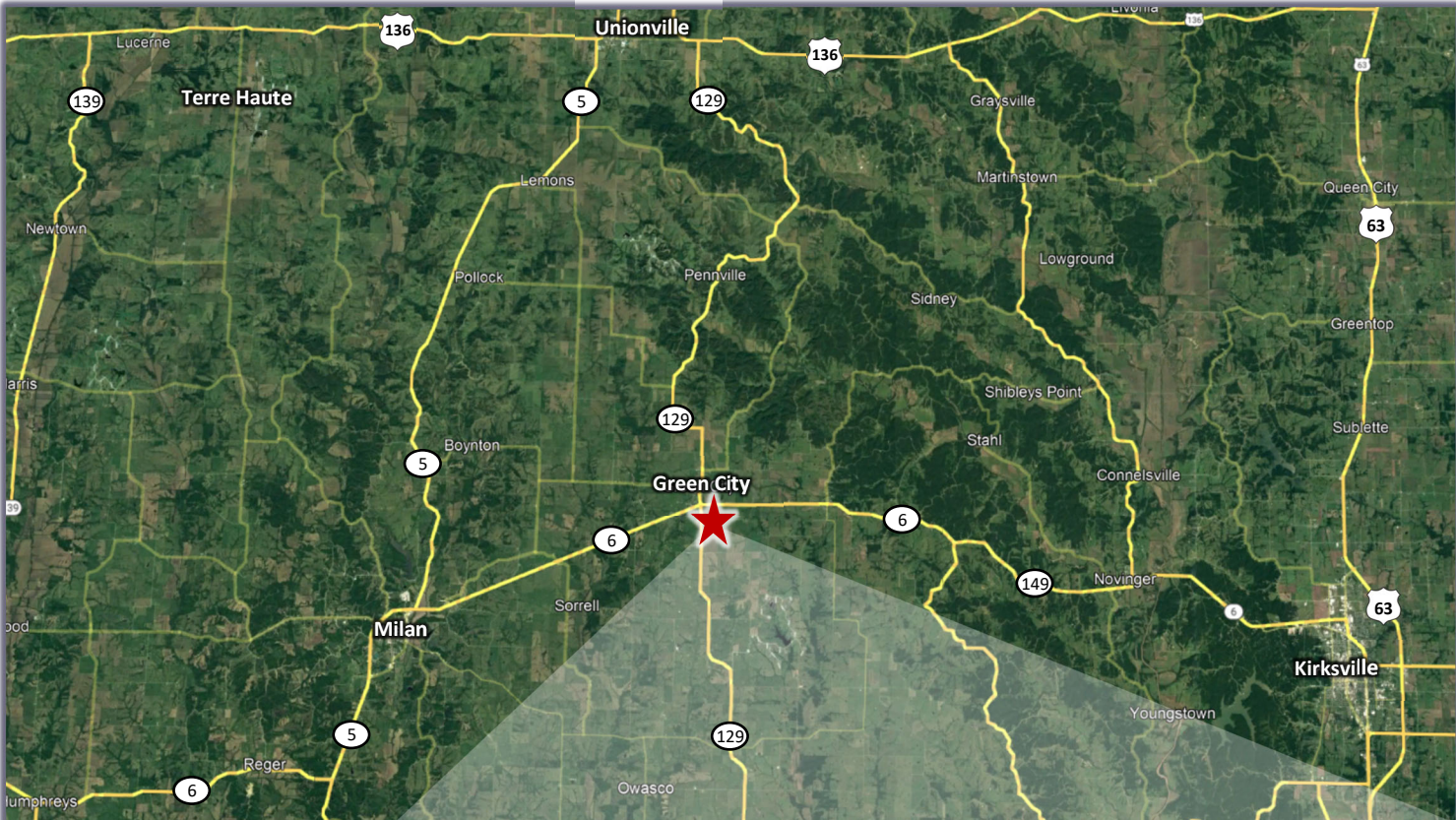
## Daily Traffic Counts

Collection Street	Cross Street	Traffic Volume
South Lincoln Street	State Hwy 6 N	275
South Lincoln Street	Hwy 6 N	265
Lincoln Street	-	256
S Lincoln St	Harrison St N	279
Lincoln St	3rd St S	136
Not Available	Not Available No	1,846
4th Street	S West St E	207
East St	N College St S	308
East Street	Swigay Ave N	157

Income	2 mile	5 mile
Avg. Household Income	\$59,383	\$63,145
Median Household Income	\$44,999	\$50,441
< \$25,000	106	146
\$25,000 - \$50,000	89	136
\$50,000 - \$75,000	62	101
\$75,000 - \$100,000	47	102
\$100,000 - \$125,000	33	44
\$125,000 - \$150,000	10	13



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