

For Sale

CBRE

Dollar General

Investment Property

804 N LI and G Avenue | Anthony, KS 67003 | www.cbre.com/desmoines



Property Overview

The property consists of a 8,000 SF building on 0.90 acres on the northwest side of Anthony, Kansas along Highway 2. The property is located along the same corridor and north of Pizza Ranch and McDonalds. Dollar General has occupied this location since it was constructed in 2000.

Property is secured with a recently renewed NN+ lease, which includes percentage rent and minimal landlord responsibilities. Tenant also reimburses Landlord for property taxes and parking lot maintenance. Dollar General is the nation's leading small community discount store and posted \$38.7B in annual sales in 2023.

Property Features

- + Sale Price: \$440,000
- + Estimated NOI: \$31,000 (see Lease Information)
- + Cap Rate: 7.1%
- + Building Size: 8,000 SF
- + Lot Size: 0.90 Acres
- + Year Built: 2000
- + Lease Expiration: 10/31/2030

Lease Info

Tenant	Dolgencorp, LLC
Guarantor	Corporate
Lease Type	Modified Net
Taxes	*Partially reimbursed by Tenant
Insurance	Tenant
Roof & Structure	Landlord Responsibility
Lease Expiration	10/31/2030
Options	Two five-year options



*Note: Tenant reimburses Landlord set amount for taxes and Common Area Maintenance on a monthly bases

Lease Schedule

Rental Period	Lease Term	Monthly Rent	Annual Rent
Current Term	11/1/2024-10/31/2030	\$3,050	36,600
Option 1	11/1/2030-10/31/2035	\$3,355	\$40,260
Option 2	11/1/2035-10/31/2040	\$3,690.50	\$44,286

Tenant Overview

DOLLAR GENERAL

194,000+
EMPLOYEES

85+
YEARS IN BUSINESS

\$40.6
BILLION IN SALES

IN FISCAL YEAR 2024

21,000+
STORES
IN 47 STATES

35+
DISTRIBUTION CENTERS

S&P BBB
RATING

RAPID GROWTH
450 NEW STORES
IN 2026

Investment Overview

Property Summary	
Year Built	2000
Address	804 N LI and G Avenue
Building Size	8,000 SF
Lot Size	0.90 Acres
Parking Lot	Concrete
Building Type	Metal with brick facade
Traffic Count	3,020 VPD
2023 Assessment	\$650,000

Lease Summary	
Tenant	Dollar General Corporation
Lease Expiration	10/31/2030
Renewal Options	Two 5-year
Estimated NOI	\$31,600
Percentage Rent	None
Rent Increase	10% per renewal period
Lease Type	Modified Net
Property Taxes, Insurance	* Partially reimbursed by Tenant
Roof, Structure	Landlord
Lease Guarantor	Dollar General Corporation

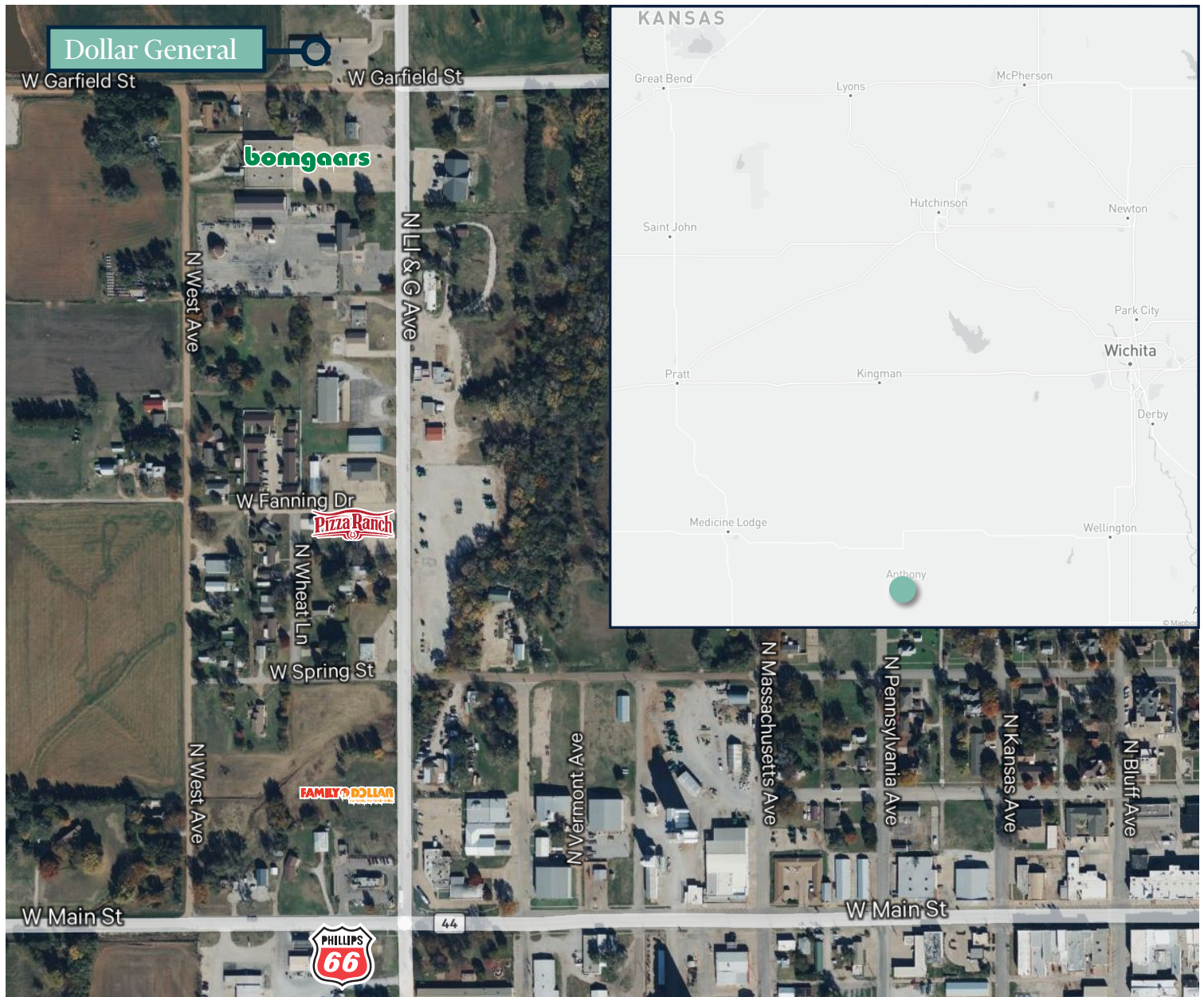
Other Lease Benefits to Landlord:

- + Tenant reimburses Landlord common area maintenance and real estate taxes of \$13,728 per year in the current period, increasing 10 percent in each option period.

Area Demographics

Population	Households	HH Income
2,277 3 Miles	996 3 Miles	\$61,664 3 Miles
2,360 5 Miles	1,032 5 Miles	\$62,334 5 Miles
4,001 10 Miles	1,803 10 Miles	\$71,080 10 Miles

Location



Contact Us

Michael A. Smith

Vice President

+1 515 975 1112

mike.smith8@cbre.com

Licensed in the State of Iowa

Adam Tilton

Senior Vice President

+1 913 620 6207

adam.tilton@cbre.com

Licensed in the State of Kansas

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