DG MARKET

Triple Net Lease | 10+ Years Remaining | Kansas City, MO MSA

2106 SW State Rte 7, Pleasant Hill, MO 64080

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

TENANT SUMMARY // DG MARKET

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of January 30, 2026, the Company's 20,893 Dollar General, DG Market and DGX stores across the United States and Mi Súper Dollar General stores in Mexico provide 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, PepsiCo/ Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

¹ Combination distribution centers have both refrigerated and non-refrigerated products

* All information reflected on the map above is as of fiscal year end January 30, 2026. In Item 2 of the Annual Report on Form 10-K for the fiscal year ended January 30, 2026, the store counts for Arkansas and Arizona as of February 27, 2026 were incorrectly reported as 146 and 593, respectively. The correct store counts as of February 27, 2026 were 593 for Arkansas and 146 for Arizona.

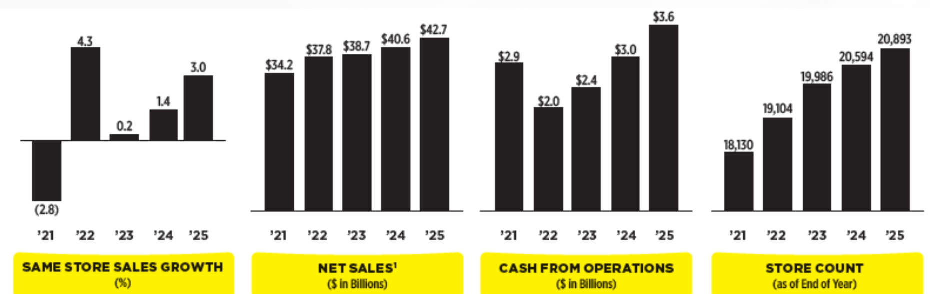
DOLLAR GENERAL REPORTS FY 2025 RESULTS:

- Net sales of $42.7 billion, and a same-store sales increase of 3.0%
- Operating profit of $2.2 billion
- Net income of $1.5 billion, and diluted earnings per share of $6.85
- Cash flow from operations of $3.6 billion
- Executed 4,890 real estate projects, including 2,000 Project Renovate remodels and 2,254 additional remodels through Project Elevate remodel program
- Dollar General and its Foundations contributed over $26 million to charitable efforts

>194,000 EMPLOYEES[1]

20,893 STORES
34 DISTRIBUTION CENTERS[1]

48 STATES and Mexico[1]



PROPERTY PHOTOS // 2106 SW STATE ROUTE 7

HIGHLIGHTS // DG MARKET

- **SINGLE TENANT DG MARKET LOCATION:** 12,668-SF on a large 2 acre lot with 50 parking spaces. DG Market stores have a larger footprint than typical Dollar General locations with expanded offerings like fresh produce, meats and more refrigerated/frozen items. This DG Market location also sells beer and wine.

- **TRIPLE NET LEASE:** 2023 construction with over 11 years remaining on the original NNN lease. No landlord responsibilities.

- **CORPORATE GUARANTEE:** Lease is guaranteed by Dollar General, with over 20,000 locations across 48 states.

- **FEE SIMPLE OWNERSHIP:** Provides the buyer with the highest form of real estate ownership and absolute control over the asset.

- **HIGH VISIBILITY LOCATION:** Located along State Route 7 with fully lit parking lot and lighted pylon sign. Easy access from both traffic directions and pedestrian access. State Route 7 sees 8,300 Vehicles Per Day (VPD).

- **GROWING RETAIL & RESIDENTIAL CORRIDOR:** Adjacent to national retailers such as O'Reilly Auto Parts, Price Chopper, Taco Bell, Phillips 66 Gas, Anytime Fitness, Casey's and more. Proximity to multiple housing developments surrounded by undeveloped commercial land.

- **PROXIMITY TO KANSAS CITY METRO AREA:** Pleasant Hill is 30 miles southeast of Kansas City and part of the Kansas City metropolitan area. Its 14 counties straddle the border between Missouri and Kansas. Kansas City is the 2nd-largest metropolitan area in Missouri and is the largest in Kansas with a population of over 2.2 million.

- **STABLE DEMOGRAPHICS:** The population exceeds 16,250 within 5-miles and is projected to grow by 2030. Average household incomes of $119,600 within 1 mile.

OFFERING SUMMARY // DG MARKET

$1,700,000
LIST PRICE

6.56%
CAP RATE

$134
PRICE/SF

PROPERTY DESCRIPTION

Address:	2106 SW State Rte 7, Pleasant Hill, MO 64080
Year Built:	2023
Lot Size:	+/-2.00-Acres
GLA:	12,668-Sq. Ft.
Type of Ownership:	Fee Simple

LEASE ABSTRACT

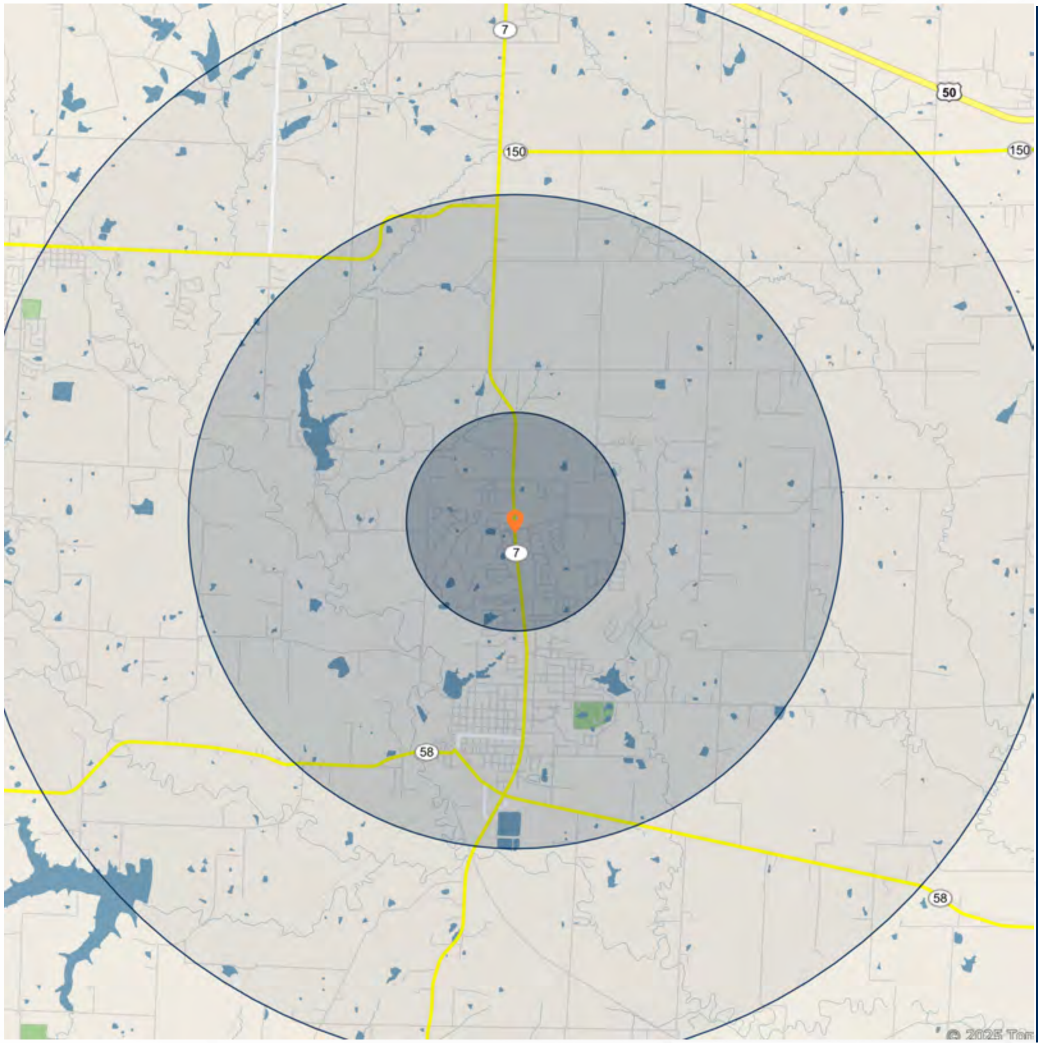
Tenant:	Dollar General Market
Lease Type:	Triple Net (NNN)
Lease Commencement:	5/12/2023
Lease Expiration:	5/31/2038
Lease Term Remaining:	11.8 Years
Option Terms:	Four, 5-Year
Rental Increases:	10% In Options
LL Responsibility:	None
Tenant Responsibility:	All
Guarantor:	Corporate

RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Current	5/31/2038	$111,504	$9,292.00	$8.80	-
Option 1	5/31/2043	$122,654	$10,221.20	$9.68	10.00%
Option 2	5/31/2048	$134,920	$11,243.32	$10.65	10.00%
Option 3	5/31/2053	$148,412	$12,367.65	$11.72	10.00%
Option 4	5/31/2058	$163,253	$13,604.42	$12.89	10.00%

LOCAL AERIAL // PLEASANT HILL, MO

DEMOGRAPHIC REPORT // PLEASANT HILL, MO



POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	3,948	11,737	17,046
2025 Estimate	3,750	11,226	16,250
2020 Census	3,481	10,357	14,979
2010 Census	2,889	9,453	13,340
HOUSEHOLD INCOME			
Average	$119,687	$106,448	$117,737
Median	$109,273	$94,070	$103,122
Per Capita	$43,482	$39,769	$43,610
HOUSEHOLDS			
2030 Projection	1,446	4,412	6,294
2025 Estimate	1,377	4,203	5,985
2020 Census	1,245	3,805	5,396
2010 Census	1,020	3,440	4,821
HOUSING			
Median Home Value	$338,075	$329,839	$357,738
EMPLOYMENT			
2025 Daytime Population	2,199	8,515	11,736
2025 Unemployment	5.27%	4.04%	3.18%
Average Time Traveled (Minutes)	31	34	34
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	0.53%	0.44%	0.63%
Some College (13-15)	39.81%	44.77%	40.62%
Associate Degree Only	9.20%	10.62%	11.55%
Bachelor's Degree Only	5.76%	7.52%	7.21%
Graduate Degree	37.80%	30.07%	33.48%

KANSAS CITY, MO

The Kansas City metro sits close to both the geographic and population centers of the United States mainland and serves as a major regional commercial, industrial, and cultural hub. The market consists of 14 counties: Clay, Bates, Cass, Platte, Clinton, Caldwell, Jackson, Lafayette, and Ray counties in Missouri, as well as Johnson, Linn, Miami, Leavenworth, and Wyandotte counties in Kansas. The metro has over 2.2 million residents. Jackson is the most populous county with 730,000 residents, followed by Johnson with 635,000. Kansas City, Mo., is the largest city with 510,000 residents, followed by Overland Park, Kan., with 200,000. Its central location, extensive transportation network, and intermodal facilities make the metro an important logistics and distribution hub. Kansas City is also home to the Federal Reserve Bank of Kansas City — one of the 12 in the Federal Reserve System.

ECONOMY

- Lower costs of living and doing business attract firms and job seekers to the metro. Kansas City is home to one Fortune 500 corporation — the multifaceted agribusiness company Seaboard.
- The Kansas City National Security Campus and other federal operations support the metro's ecosystem of defense, national security, and federal contracting.
- Tax preparer H&R Block is headquartered in the metro, reinforcing a financial and tax-services employment base that also includes the Federal Reserve Bank of Kansas City and a large IRS campus.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS

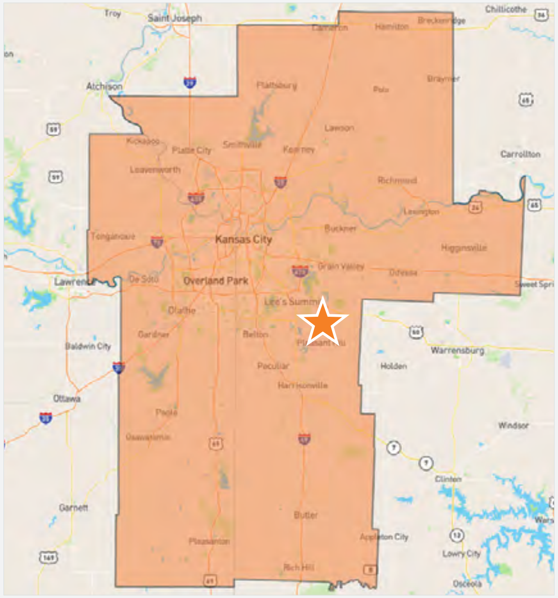
POPULATION
2.2M
Growth 2025-2029*
1.8%

HOUSEHOLDS
910K
Growth 2025-2029*
2.4%

MEDIAN AGE
39.0
U.S. Median:
40

MEDIAN HOUSEHOLD INCOME
$90,700
U.S. Median:
$78,200

** Forecast*



METRO HIGHLIGHTS

CENTRAL LOCATION

A large portion of North America is within a 12-hour drive, historically making the metro a transportation hub. Even as technology changes, this remains a pillar of the area's employment.

EXPANSIVE TRANSPORTATION SYSTEM

The region is one of the largest rail centers in the U.S. and features an efficient and well-connected airport. BNSF Railway also has an intermodal facility in the area.

AFFORDABLE COST OF LIVING

Kansas City offers a lower cost of living than several other large Midwestern markets, including a lower median home price, appealing to middle-class families.

QUALITY OF LIFE

Kansas City has a variety of entertainment options. The metro has multiple major professional sports franchises, including the Kansas City Chiefs of the NFL, MLB's Kansas City Royals, and Sporting KC of MLS. The city boasts a rich jazz history and is home to the American Jazz Museum. Kansas City also features a downtown entertainment district that combines restaurants and retail, including the T-Mobile Center. Cultural venues include the Kemper Museum of Contemporary Art, Nelson-Atkins Museum of Art, the Lyric Opera of Kansas City, and the Starlight Theatre. History lovers can also learn more about Missouri native Harry S. Truman at his Presidential Library & Museum in the nearby suburb of Independence.

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2106 SW State Rte 7, Pleasant Hill, MO 64080

EXCLUSIVELY LISTED BY:

DANTE MORETTI
Associate, Investments
Columbus Office
Direct: (614) 360-9077
Dante.Moretti@marcusmillichap.com
License: OH SAL 2025002556

DAN YOZWIAK
Senior Managing Director, Investments
Columbus Office
Direct: (614) 403-1094
Dan.Yozwiak@marcusmillichap.com
License: OH SAL 2008003600

DARPAN PATEL
Senior Managing Director, Investments
Tampa Office
Direct: (513) 878-7723
Darpan.Patel@marcusmillichap.com
License: OH SAL 2012000748

David Saverin
Broker of Record
7800 Forsyth Blvd., Ste. 710
St. Louis, MO 63105
P: (314) 889-2500
Lic #: 2008013520

Marcus & Millichap