

Representative Photo



Atwood, KS

Dollar General

15-Year Absolute NNN | Corporate Guaranty | 9 Years Remaining



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Kansas Broker #CO00002998



Disclaimer

This document and the information herein (the “Offering Memorandum”) have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively “CPP”) to provide summary, unverified information to prospective purchasers and their representatives (the “Recipients”) strictly for purposes of evaluating the subject property’s initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.



CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

Chris Peters

cpeters@cppcre.com
PH: 415.274.2703
CA DRE# 01339983

William Nicholas

wnicholas@cppcre.com
PH: 628.400.6467
CA DRE# 02271914

Zeb Ripple

zripple@cppcre.com
PH: 415.274.2702
CA DRE# 01242540

Scott Reid

ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
KS LIC# 240521

In Association with ParaSell, Inc.
A Licensed Kansas Broker #CO00002998



Representative Photo

Dollar General

405 Grant St, Atwood, KS 67730 ➔

PRICE: **\$1,191,600**

CAP RATE: **7.25%**

NOI	\$86,388
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
OPTIONS	Three, 5-Year
BUILDING SIZE	7,489 SF
LOT SIZE	0.62 AC



Competitive Positioning & Trade Area Capture

- The subject is the sole general-merchandise discount retailer operating in Rawlins County
- The nearest former dollar-store competitor, a Family Dollar in Oberlin, KS, permanently closed April 11, 2024, approximately 29 miles east via U.S. Route 36, eliminating the only comparable in-county alternative
- Dollar General's own store closure activity in fiscal 2025 targeted predominantly urban and metro locations, with rural stores representing the core of its approximately 21,000-store network

Location & Visibility

- Positioned near the junction of U.S. Route 36 and K-25, Atwood's primary highway intersection, with pylon signage providing direct roadway visibility
- Immediate adjacencies include Casey's General Store and a True Value hardware store on Grant Street, concentrating daily-needs retail traffic at the subject's block
- Rawlins County Health Center, a county-owned 24-hour critical access hospital and the area's primary employer, is located approximately two blocks from the subject on Grant Street

Lease Structure & Credit

- Dollar General corporate guaranty backs a 15-year absolute NNN lease that commenced January 1, 2020, with nine years of primary term remaining
- Zero landlord maintenance or expense responsibilities
- Four renewal options provide lease runway well beyond the primary term, with rental increases at each option period
- Dollar General reported Q1 fiscal 2026 net sales of \$10.8B (+3.4% year-over-year), comparable-store sales growth of +2.0%, and raised full-year fiscal 2026 guidance to net sales growth of 3.7%–4.2%

CURRENT		
Price		\$1,191,600
Capitalization Rate		7.25%
Building Size (SF)		7,489
Lot Size (AC)		0.62
Stabilized Income	\$/SF	
Scheduled Rent	\$11.54	\$86,388
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Maintenance / CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$86,388

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premises & Term	
Tenant	Dollar General
Lease Guaranteed By	Dollar General Corporation
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Commencement	January 1, 2020
Options	Four, 5-Year Options
Year Built	2019
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
DG Retail, LLC	7,489	1/1/2020	12/31/2034	\$86,388	\$7,199	\$86,388	\$0.96	\$11.54
	Option 1	1/1/2035	12/31/2039		\$7,919	\$95,028	\$1.06	\$12.69
	Option 2	1/1/2040	12/31/2044		\$8,711	\$104,532	\$1.16	\$13.96
	Option 3	1/1/2045	12/31/2049		\$9,582	\$114,984	\$1.28	\$15.35
	Option 4	1/1/2050	12/31/2054		\$10,540	\$126,480	\$1.41	\$16.89
TOTALS:	7,489			\$86,388	\$7,199	\$86,388	\$0.96	\$11.54

LEGEND

Property
Boundary

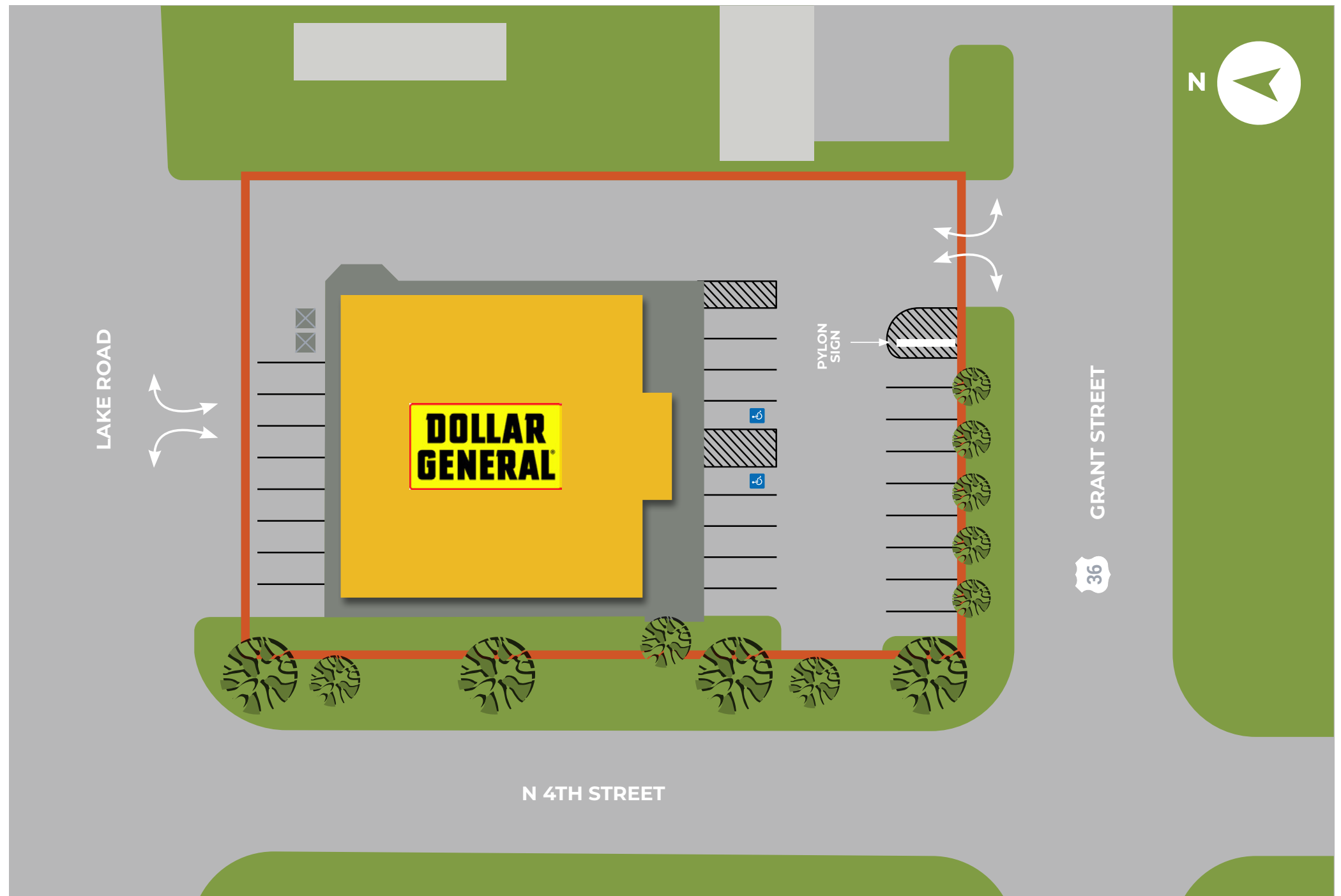
7,489
Rentable SF

0.62
Acres

26
Parking Spaces



Egress





Dollar General

The country's largest small-box discount retailer

Overview

- Dollar General (NYSE: DG) is a chain of more than 20,800 discount stores in 48 states, primarily in the South, East, Midwest, and Southwest, and Mexico
- The company hit net sales of \$42.7 billion and operating profit of \$2.2 billion in FY 2025
- The company has a S&P credit rating of BBB, and Moody's rating of Baa3, a better credit rating than both of its major competitors
- Stores stock high-quality private brands as well as America's most trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo
- As the country's largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

[TENANT WEBSITE](#) ➤



\$2.2 Billion

OPERATING PROFIT
(FY 2025)

20,893+

STORES IN 48 STATES &
MEXICO



ATWOOD



ATWOOD



1,060 VPD

1,554 VPD

7,170 VPD

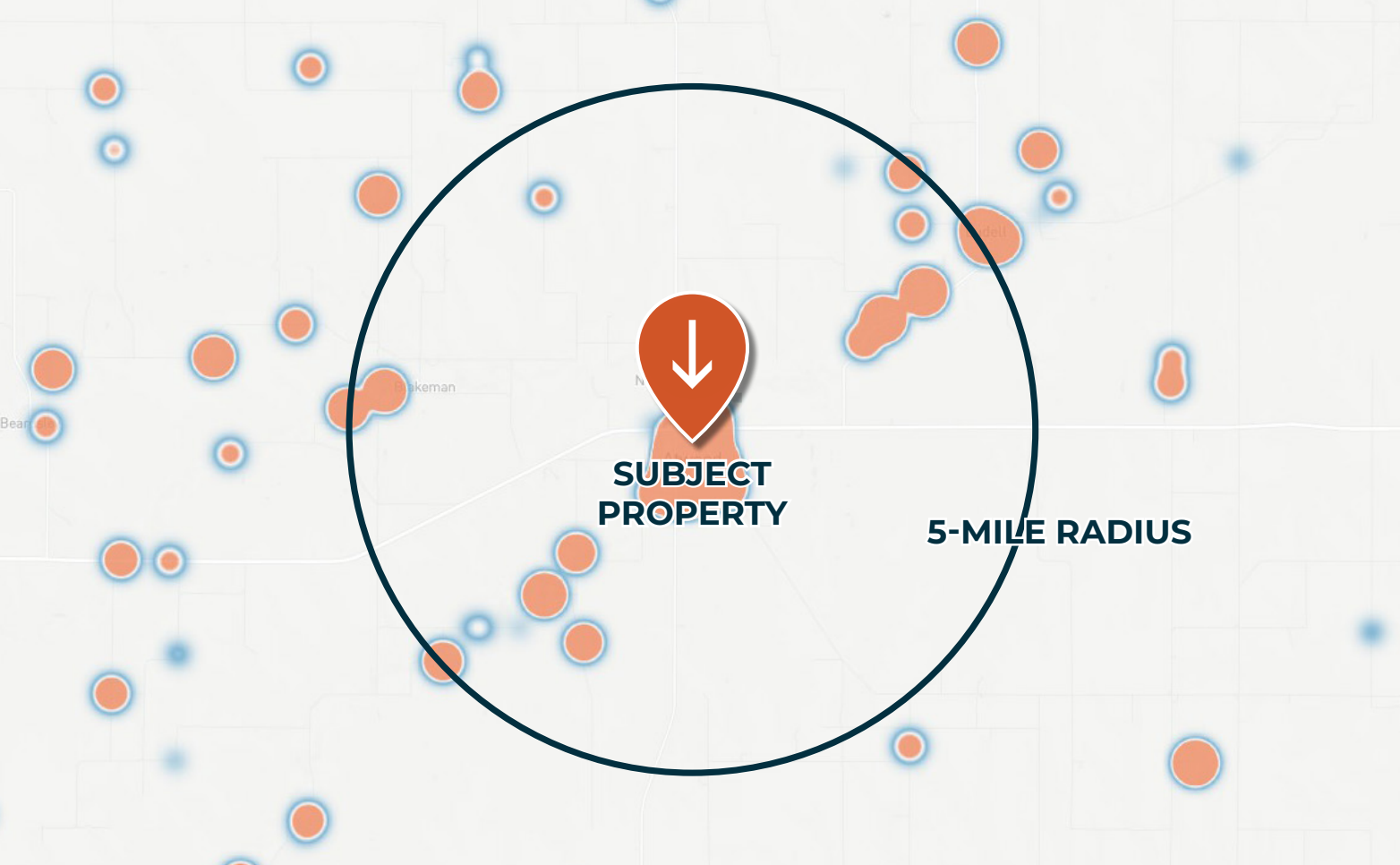
9,450 VPD

GOODLAND

COLBY



COLBY MUNICIPAL AIRPORT AND EVENT CENTER
THOMAS COUNTY SEAT AND FAIRGROUNDS
COLBY COMMUNITY COLLEGE
HIGH SCHOOL / MIDDLE SCHOOL
ELEMENTARY SCHOOL
GOLF • SPORTS COMPLEX



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

93.8K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

12Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

	1-Mile	5-Mile	10-Mile
2025	1,398	1,518	1,839
HOUSEHOLDS	611	664	806



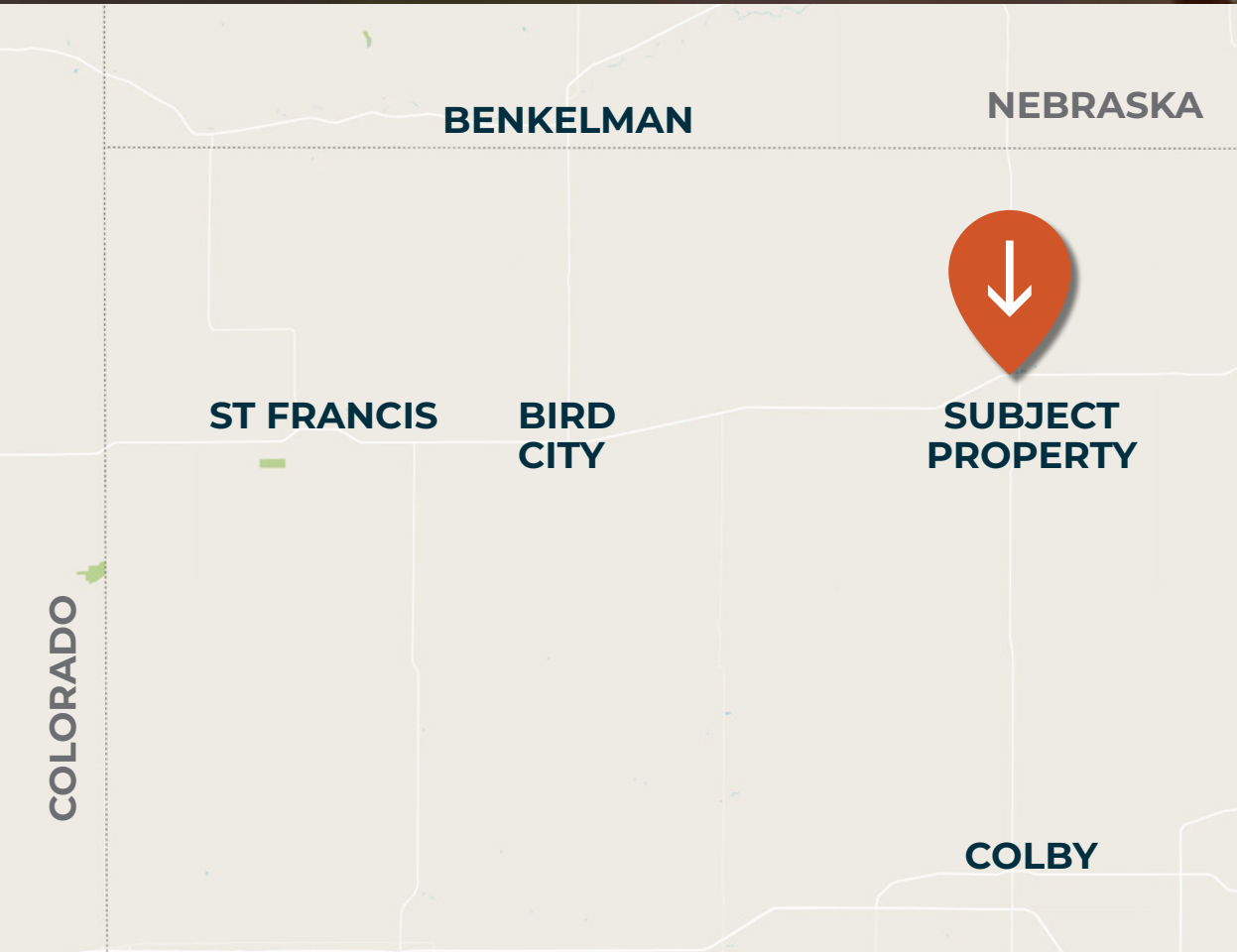
Ring Radius Household Income Data

	1-Mile	5-Mile	10-Mile
AVERAGE	\$74,552	\$74,240	\$72,663
MEDIAN	\$62,965	\$62,984	\$62,821

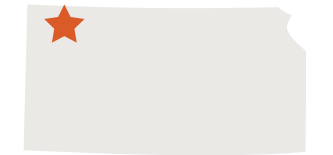
*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Atwood Lake



Atwood, Kansas



Small-Town Roots, Big Rural Reach

- Atwood is a high plains community situated along the Beaver Creek in Northwest Kansas
- An established agricultural community, the city is the county seat of Rawlins County, and the largest city in the county with over 1,000 residents
- Atwood sits at the intersection of U.S. Route 36 and K-25, and is home to Rawlins County Health Center, one of the community's top employers
- Founded in 1875, incorporated in 1885, and offers local attractions including the Rawlins County Historical Museum, the historic Shirley Opera House, and Lake Atwood

Rawlens County

- Population of approximately 2,437 (2026 estimate), covering roughly 1,070 square miles, and over 609,000 acres of farm land, producing primarily corn and wheat
- Local economy centers on agriculture and manufacturing, supported by regional community colleges offering vocational training
- The county is home to four primary communities (Atwood, Herndon, McDonald, and Ludell)



CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

Chris Peters

cpeters@cppcre.com
PH: 415.274.2703
CA DRE# 01339983

William Nicholas

wnicholas@cppcre.com
PH: 628.400.6467
CA DRE# 02271914

Zeb Ripple

zripple@cppcre.com
PH: 415.274.2702
CA DRE# 01242540

Scott Reid

ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
KS LIC# 240521

In Association with ParaSell, Inc.
A Licensed Kansas Broker #CO00002998