

DOLLAR GENERAL NET LEASE OFFERING

101 S Main St | Joplin, MO 64801



Representative Image



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AVAILABLE

±9,600 SF Retail Building
Leased by Dollar General

PROPERTY HIGHLIGHTS

- 100% leased
- Recently signed lease extension with an 80% rent increase showing long term commitment to the site
- Priced well below replacement cost
- 20+ year operating history for Dollar General
- Recent updates include New HVAC and Parking Lot seal and stripe

DOLLAR GENERAL

- Publicly traded company on NYSE
- Investment grade credit | BBB/Stable on Standard & Poors
- 20,000+ Locations in 48 states
- \$42.7 Billion Net Sales FY 2025

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	7,625	49,287	80,839	117,295
AVERAGE HH INCOME	\$52,271	\$70,550	\$83,404	\$88,395
TOTAL HH	3,208	21,462	34,184	48,157

TRAFFIC COUNTS

N Main St - 13,435 VPD



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Company Profile

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 November 1, 2024, the Company's 20,523 Dollar General, DG Market, DGX and pOpshelf 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.



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DOLLAR GENERAL CORPORATION REPORTS STRONG FOURTH QUARTER AND FISCAL YEAR 2025 RESULTS

Provides Financial Guidance for Fiscal Year 2026

GOODLETTSVILLE, Tenn.--(BUSINESS WIRE)--

Dollar General Corporation (NYSE: DG) today reported financial results for its fourth quarter (13 weeks) and fiscal year (52 weeks) ended January 30, 2026 ("fiscal 2025").

- Net Sales Increased 5.9% to \$10.9 Billion; Fiscal Year Net Sales Increased 5.2% to \$42.7 Billion
- Same-Store Sales Increased 4.3%; Fiscal Year Same-Store Sales Increased 3.0%
- Operating Profit Increased 106.1% to \$606.3 Million; Fiscal Year Operating Profit Increased 28.6% to \$2.2 Billion
- Diluted Earnings Per Share ("EPS") Increased 121.8% to \$1.93; Fiscal Year Diluted EPS Increased 34.1% to \$6.85
- Annual Cash Flow From Operations Increased 21.3% to \$3.6 Billion
- Board of Directors Declares Quarterly Cash Dividend of \$0.59 Per Share

"We are pleased with our strong fourth quarter and fiscal year results, and I want to thank our employees for their unwavering commitment to Serving Others," said Todd Vasos, Dollar General's chief executive officer. "Our fourth quarter performance was highlighted by a 4.3% increase in same-store sales and continued advancement of our key initiatives, which contributed to strong operating margin expansion and EPS growth that well exceeded our expectations. Overall, this momentum reflects the progress we've made with our strategy and the continued relevance of our unique combination of value and convenience, particularly in the thousands of rural communities we serve."

"Looking ahead to 2026, we are excited about our plans to drive continued growth through a variety of initiatives designed to further enhance the customer experience, elevate our brand, drive greater enterprise-wide efficiencies, and extend our reach, all while creating long-term shareholder value."

[READ FULL ARTICLE](#)



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Fourth Quarter Fiscal 2025 Highlights

Net sales increased 5.9% to \$10.9 billion in the fourth quarter of fiscal 2025 compared to \$10.3 billion in the fourth quarter of fiscal 2024. The net sales increase was driven by growth in same-store sales and positive sales contributions from new stores, partially offset by the impact of store closures. Same-store sales increased 4.3% compared to the fourth quarter of 2024, reflecting increases of 2.6% in customer traffic and 1.7% in average transaction amount. Same-store sales in the fourth quarter of fiscal 2025 included growth in each of the consumables, seasonal, home products, and apparel categories.

Gross profit as a percentage of net sales was 30.4% in the fourth quarter of fiscal 2025 compared to 29.4% in the fourth quarter of fiscal 2024, an increase of 105 basis points. This gross profit rate increase was driven primarily by lower shrink, higher inventory markups and lower inventory damages; partially offset by an increased LIFO provision.

Selling, General and Administrative Expenses ("SG&A") as a percentage of net sales were 24.9% in the fourth quarter of fiscal 2025 compared to 26.5% in the fourth quarter of fiscal 2024, a decrease of 165 basis points. The primary expenses that were lower as a percentage of net sales in the fourth quarter of 2025 were impairment charges, primarily due to the store portfolio optimization review completed in fiscal 2024, and retail salaries; partially offset by higher incentive compensation.

Operating profit for the fourth quarter of fiscal 2025 increased 106.1% to \$606.3 million compared to \$294.2 million in the fourth quarter of fiscal 2024. In the fourth quarter of fiscal 2024, the Company's operating profit was negatively impacted by charges of \$232 million related to a store portfolio optimization review, primarily due to store closures and pOps shelf impairment charges.

Net interest expense for the fourth quarter of fiscal 2025 decreased 20.6% to \$52.3 million compared to \$65.9 million in the fourth quarter of fiscal 2024.

The effective income tax rate in the fourth quarter of fiscal 2025 was 21.8% compared to 16.2% in the fourth quarter of fiscal 2024. This higher effective income tax rate was primarily due to a higher state effective tax rate and a decreased benefit from jobs-based tax credits due to higher earnings before taxes diluting the rate impact of the credits.

The Company reported net income of \$426.3 million for the fourth quarter of fiscal 2025, an increase of 122.9% compared to \$191.2 million in the fourth quarter of fiscal 2024. Diluted EPS increased 121.8% to \$1.93 for the fourth quarter of fiscal 2025 compared to diluted EPS of \$0.87 in the fourth quarter of fiscal 2024. In the fourth quarter of fiscal 2024, EPS included a negative impact of approximately \$0.81 per share related to the store portfolio optimization review.

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FINANCIAL ANALYSIS

DOLLAR GENERAL RETAIL CENTER

Property Address 101 S Main St, Joplin, MO

Purchase Price \$800,000

Occupancy 100%

Rentable SF ±9,600 SF

Price/SF \$83.33

Cap Rate 8.125%

Lot Size ±0.61 AC

Year Built 1958

ANNUALIZED OPERATING DATA

Base Rent \$65,000

Expense Reimbursements \$20,953

Effective Gross Income \$85,953

Total Expenses \$20,953

Net Operating Income \$65,000

Cap Rate 8.125%

EXPENSES

Taxes \$9,074

Insurance \$9,883

CAM \$1,996

TOTAL \$20,953

REIMBURSEMENTS

Taxes \$9,074

Insurance \$9,883

CAM \$1,996

TOTAL \$20,953



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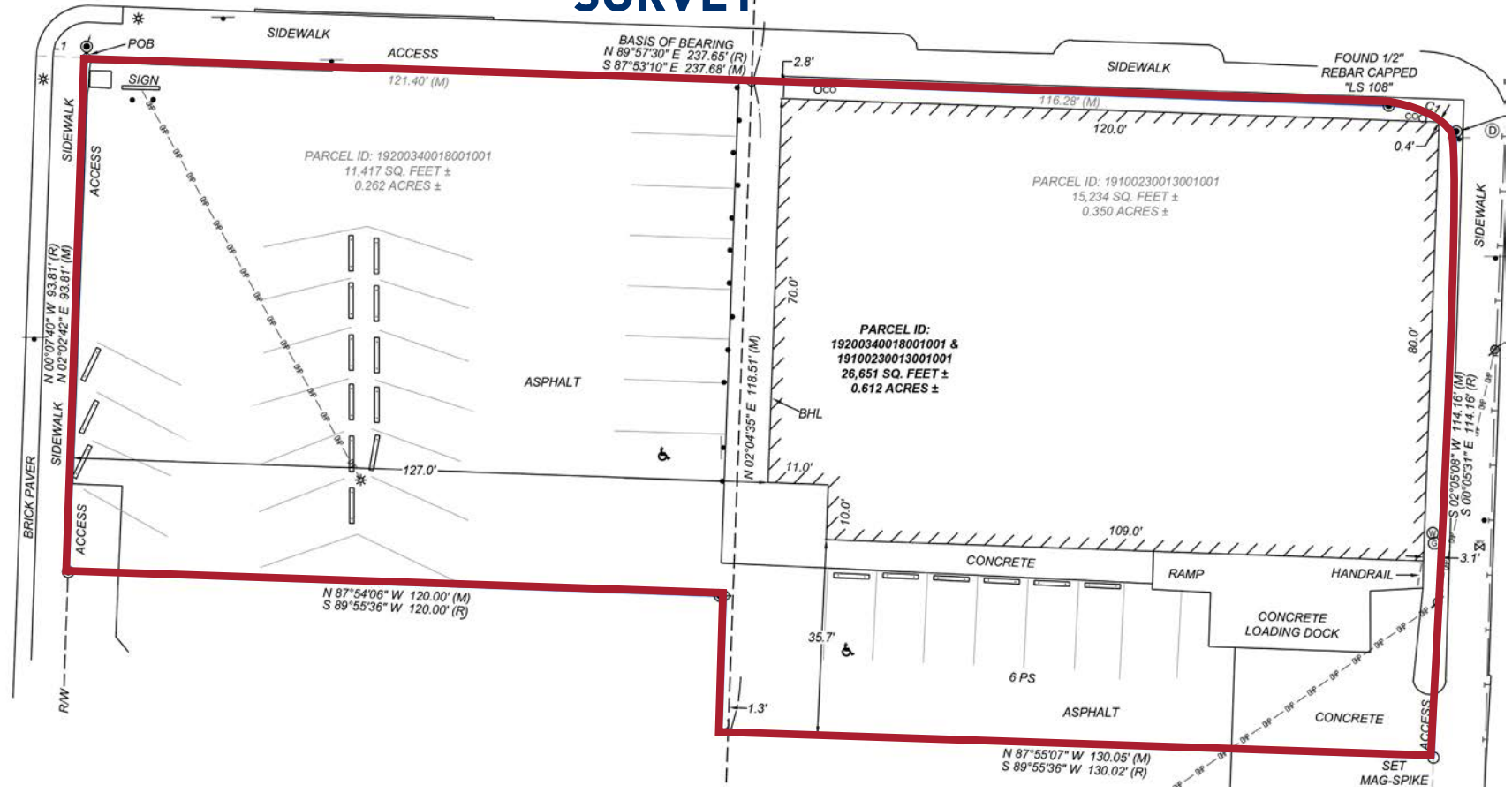
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RENT ROLL

Square Footage	Lease Start	Lease Expiration	Monthly Base Rent	Annual Base Rent	Rent per Sq/Ft	Renewal Options	CAM	Taxes	Insurance
9,600	3/28/02	4/30/29	\$5,417	\$65,000	\$6.77	4, 5-Year Options	\$1,996	\$9,074	\$9,883

SURVEY





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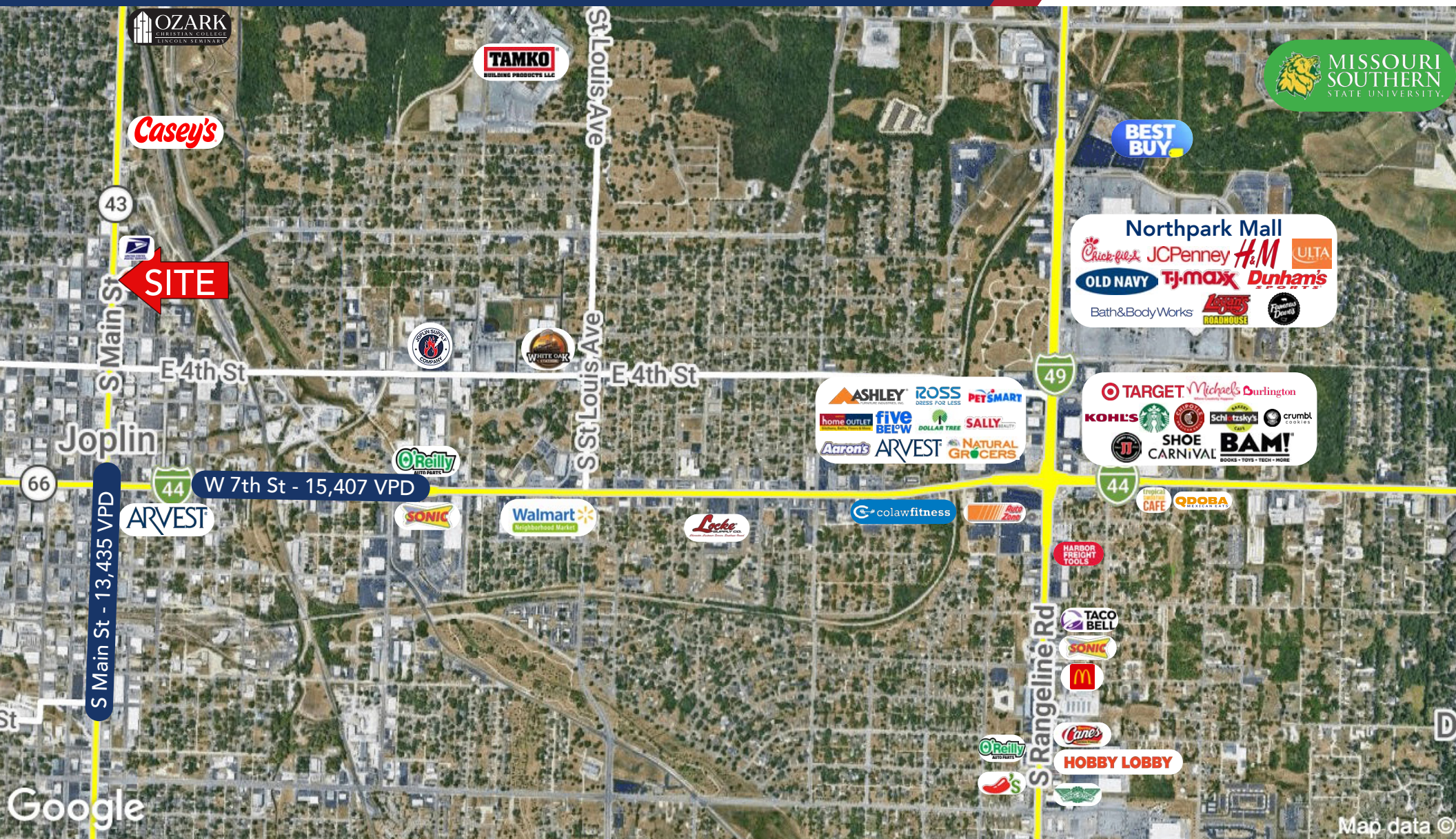
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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