

For Sale

CBRE

# Dollar General

Investment Property

489 S. Fossil Street | Russell, KS 67003 | [www.cbre.com/desmoines](http://www.cbre.com/desmoines)



Retail

## Property Overview

The property consists of a 8,625 SF building on 1.1 acres on the southside of Russell, Kansas along the Old Hwy 40/Hwy 281 primary business district. The property is just north of The Quality Inn, Sonic, Pizza Hut, and McDonalds. Dollar General has occupied this location since it was constructed in 2000.

The property is secured with a NN+ lease, in which Tenant reimburses Landlord for property taxes and parking lot maintenance. Dollar General is the nation's leading small community discount store, having posted \$40.6B in annual sales in 2024.

## Property Features

- + Sale Price: \$465,000
- + NOI: \$38,400
- + Cap Rate: 8.26%
- + Building Size: 8,625 SF
- + Lot Size 1.10 Acres
- + Year Built: 2000
- + Lease Type: NN+
- + Lease Expiration: 10/31/2030

# Lease Info

Tenant	Dolgencorp, LLC
Guarantor	Corporate
Lease Type	NN+
Taxes & Insurance	Capped per Lease
Roof & Structure	Landlord Responsibility
Lease Expiration	10/31/2030
Options	None



# Lease Schedule


Rental Period	Lease Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current Term	11/1/2025-10/31/2030	\$3,200	\$38,400	\$4.35	8.26%

# 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	2004
Address	489 South Fossil Street
Building Size	8,625 SF
Lot Size	1.10 Acres
Parking Lot	Concrete
Building Type	Metal with brick facade
Traffic Count	6,730 VPD

## Lease Summary

Tenant	Dollar General Corporation
Lease Expiration	10/31/2030
Renewal Options	None remaining
Annual Rent/NOI	\$38,400
Percentage Rent	None
Lease Type	NN+
Taxes, Insurance	Tenant
Roof, Structure	Landlord
Lease Guarantor	Dollar General Corporation

### Other Lease Benefits to Landlord:

- + Tenants fully reimburses real estate taxes and insurance
- + Tenant reimburses parking lot maintenance up to \$3,150/yr

# Area Demographics

## Population

4,456  
3 Miles

4,556  
5 Miles

5,311  
10 Miles

## Households

1,972  
3 Miles

2,013  
5 Miles

2,340  
10 Miles

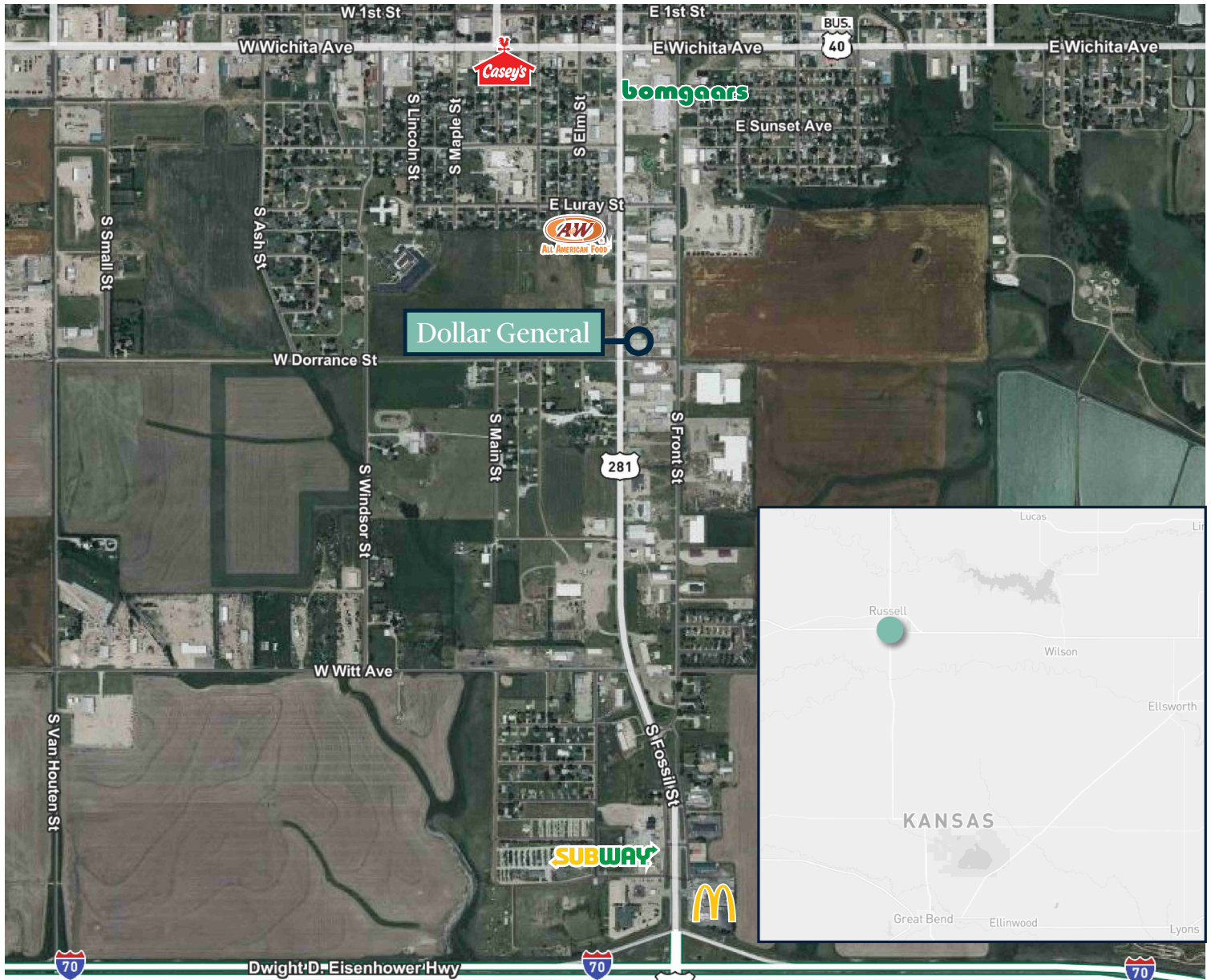
## HH Income

\$70,461  
3 Miles

\$70,969  
5 Miles

\$73,783  
10 Miles

# Location



## Contact Us

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