



Route C | 10,000 VPD

179

State Route 179 | 8,550 VPD

Route Cc

NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL
market

Dollar General Market

Trophy DG Deal | State Capital | Affluent & Dense Demos | Interchange of 2 State Hwys
Jefferson City, MO

THE
Boulder
GROUP

Table of Contents

Offering 3

Investment Highlights
Investment Overview

Property 5

Aerials
Site Plan

Overview 8

Maps
Demographics
Tenant Overview
Location Overview

Disclaimer 12

Disclaimer Statement



Investment Highlights

- » Located in **Jefferson City, the state capital of Missouri**
- » **Densely populated** surrounding area with **20,000+ people in 3 miles and 53,500+ people in 5 miles**
- » **Affluent area** with average annual household income of \$102,000+
- » Long-term lease with approximately **15 years remaining**
- » 5% **rental increases** every five years
- » Absolute triple net lease with **no landlord responsibilities**
- » **Dollar General Market** property featuring the **larger and highly desired 10,640 SF prototype** carrying **additional grocery items** such as fresh produce, refrigerated and frozen food offerings, dairy products, and more
- » Positioned at the **heavily trafficked signalized intersection and interchange** of State Highway C and State Highway 179 (19,000 VPD)
- » Surrounded by **recently built and planned single family subdivisions** including McBride's 140-home "Walnut Hills" just to the west
- » Immediate proximity to **SSM Health St. Mary's Hospital – Jefferson City**, the primary hospital of Jefferson City (167-beds and around 800 employees) and **Capital City High School** (1,300+ students)
- » **Limited grocery competition** in immediate corridor
- » Dollar General is an **investment grade rated company** (S&P: BBB)
- » Dollar General is a **best-in-class operator** that is an e-commerce resistant and recession-proof company
- » Dollar General is **planning to open 450+ stores in 2026** and continues to experience same-store sales growth



Investment Overview



PRICE
\$2,566,000



CAP RATE
5.90%



NOI
\$151,422



ADDRESS
2601 Route CC
Jefferson City, MO 65109

RENT COMMENCEMENT:

August 15, 2025

LEASE EXPIRATION:

August 30, 2040

RENTAL ESCALATIONS:

5% Every 5 Years

RENEWAL OPTIONS:

Three 5-Year

TENANT:

Dollar General

CREDIT RATING:

Investment Grade (S&P: BBB)

LEASE TYPE:

Absolute Triple Net

LANDLORD RESPONSIBILITIES:

None

BUILDING SIZE:

10,640 SF

LAND SIZE:

1.97 Acres

YEAR BUILT:

2025

NOI SCHEDULE:

NOI	Date	Period	Increase	Cap Rate
\$151,422	Current	Primary Term	-	5.90%
\$158,993	9/1/2030	Primary Term	5%	6.20%
\$166,943	9/1/2035	Primary Term	5%	6.51%
\$175,290	9/1/2040	Option 1	5%	6.83%
\$184,054	9/1/2045	Option 2	5%	7.17%
\$193,257	9/1/2050	Option 3	5%	7.54%

Primary Term Avg: 6.20%



Location Aerial



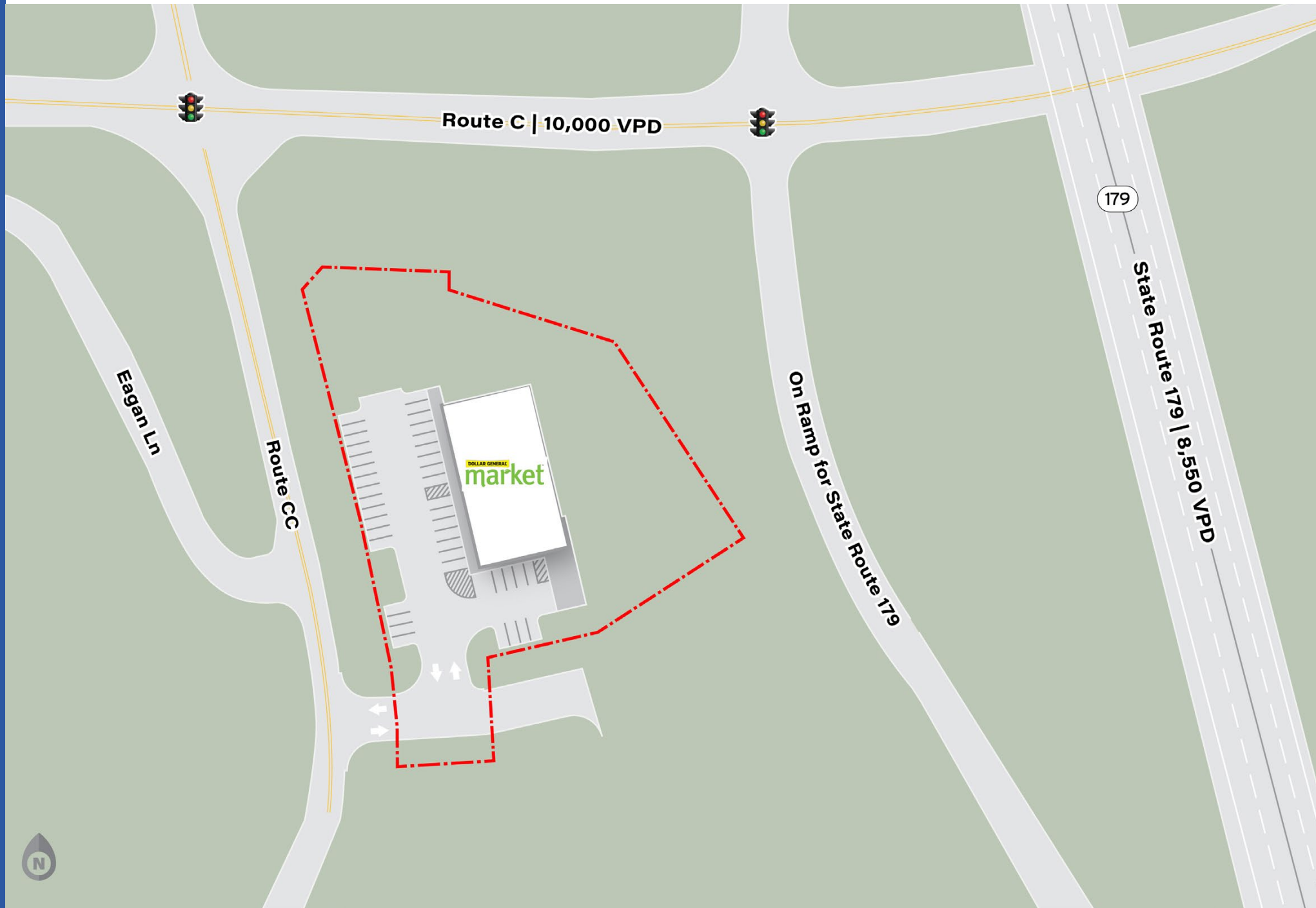
Location Aerial



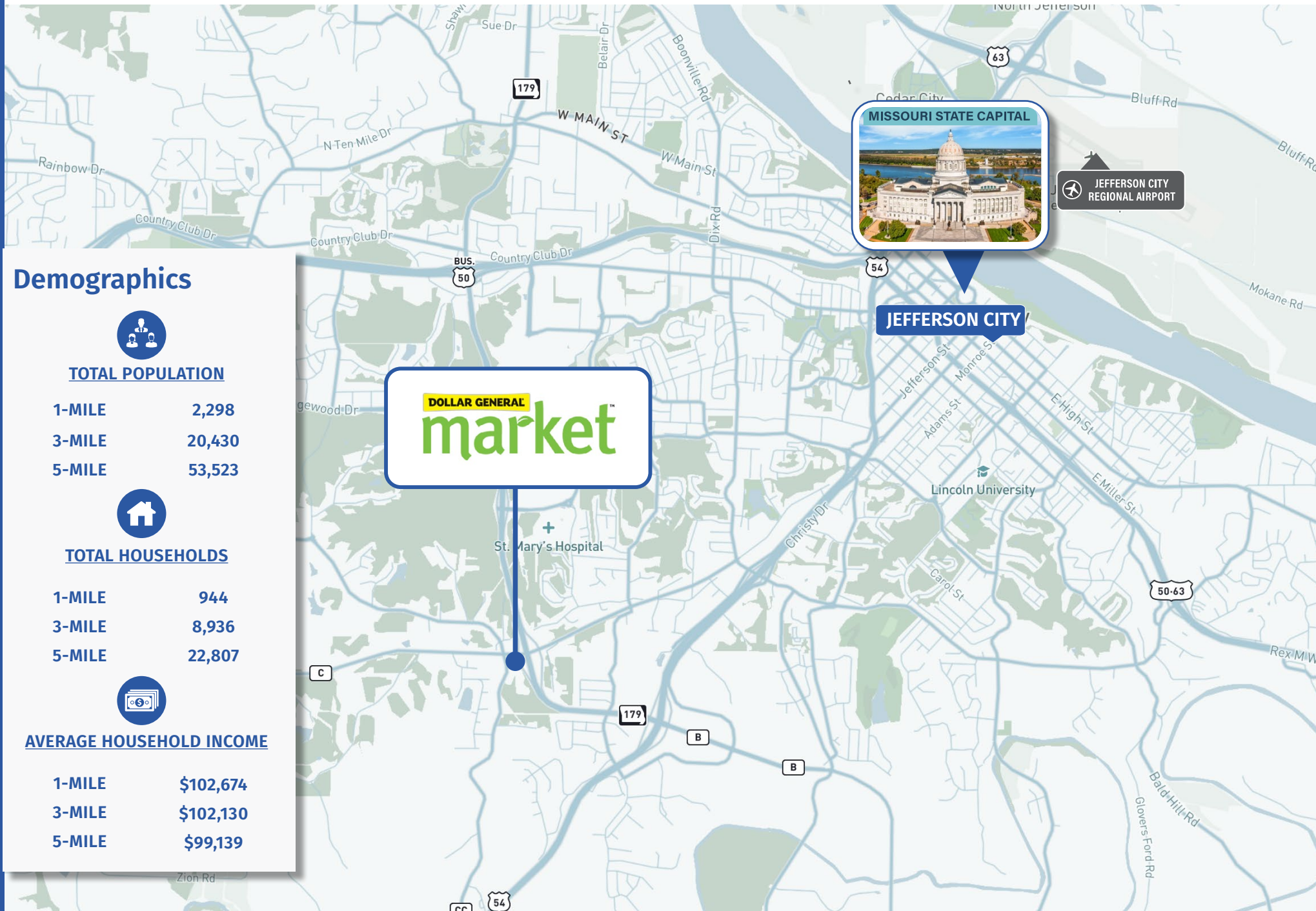
Photographs



Site Plan



Map



Demographics



TOTAL POPULATION

1-MILE	2,298
3-MILE	20,430
5-MILE	53,523



TOTAL HOUSEHOLDS

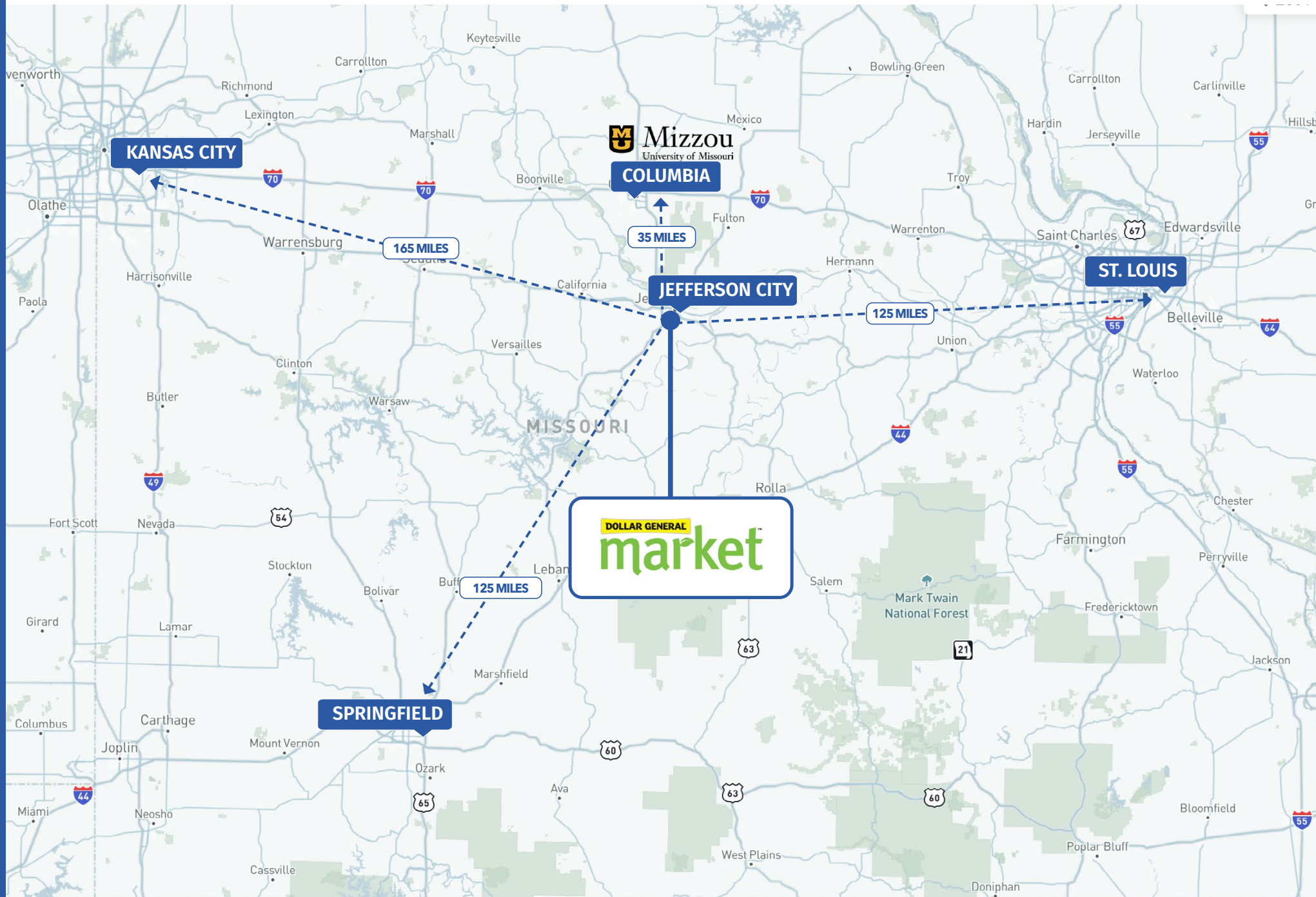
1-MILE	944
3-MILE	8,936
5-MILE	22,807



AVERAGE HOUSEHOLD INCOME

1-MILE	\$102,674
3-MILE	\$102,130
5-MILE	\$99,139

Map



Tenant Overview



DOLLAR GENERAL

Dollar General is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 20,400 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor’s rating of BBB. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$27 billion.

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$27 billion
Number of Locations:	20,400+
Headquarters:	Goodlettsville, TN





Location Overview

JEFFERSON CITY, MISSOURI

Jefferson City is the capital of Missouri and functions as the primary governmental and economic hub in Central Missouri. Jefferson City is the county seat of Cole County and anchors the Jefferson City Metropolitan Statistical Area, one of the larger regional economies in Central Missouri. The city's population was 43,228 as of the 2020 census with a total of 150,000 people living within the surrounding Jefferson City MSA. While most of the city lies within Cole County, a small northern portion extends into Callaway County, and the city is named in honor of Thomas Jefferson.

Strategically located along the southern bank of the Missouri River on the northern edge of the Ozark Plateau, Jefferson City lies in the heart of the state and benefits from strong regional connectivity. The city is located approximately 30 miles south of Columbia (home of University of Missouri), 125 miles west of St. Louis, and 165 miles east of Kansas City, positioning it within convenient driving distance of Missouri's primary population centers. The skyline is defined by the iconic Missouri State Capitol, which overlooks the river from a prominent bluff and serves as the center of state government operations.

Jefferson City's economy is anchored by a highly stable government employment base, with the State of Missouri serving as the largest employer. The local economy is further supported by major regional employers including SSM Health St. Mary's Hospital, Capital Region Medical Center (part of MU Health Care), ABB, Scholastic Corporation, and Jefferson City Public Schools. These employers span government, healthcare, manufacturing, education, and publishing, providing a diversified and resilient economic base that helps insulate the market from broader economic volatility.

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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