

# SINGLE TENANT RETAIL INVESTMENT OFFERING

## DOLLAR GENERAL

214 N. TOPEKA AVE, CARBONDALE, KS



### The Property:

- **Property Type:** Retail
- **Occupancy:** 100% Leased
- **Tenant:** Dollar General Corporation
- **Price:**
- **Cap Rate:**
- **NOI:** \$75,502
- **Size (SF):** 9,014
- **Rent Commencement:** 7/1/2009
- **Lease Expiration:** 6/30/19
- **Lease Term Remaining:** 10 Years
- **Annual Rent Yrs 1-10:** \$75,502
  
- **4-5 Year Options:**
  - Option 1: \$83,054/YR
  - Option 2: \$91,357/YR
  - Option 3: \$100,491/YR
  - Option 4: \$110,522/YR

For more information contact  
Tyler Oliver at 913-438-9900

Dollar General is a \$9.2 billion company and, with more than 8,000 stores, the leader in the dollar store segment. The company pioneered the dollar store concept in 1955 and in 1968 launched its name to Dollar General. In 2007, Dollar General became a private company after being acquired by affiliates of the private equity firm Kohlberg Kravis Roberts & Co., L.P. Today, 30% of Dollar General's merchandise is still priced at \$1 or less. During fiscal year 2006, (ended February 2, 2007), Dollar General opened 537 new stores.



**Henzlik-Oliver**  
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Topeka Ave/Old US Hwy 75  
Carbondale, KS





9,000 SF Lot with 2,500 SF w/ Metal Shed \$156,000

School

Animal Clinic

Proposed  
**DOLLAR  
GENERAL**

Auto Repair & Liquor Store

Gas Station

**CASEY'S**  
GENERAL STORE

Carbondale State Bank

Hilltop Dining

Skip's Grocery



Apartment  
Complex



School

Animal Clinic

Proposed  
**DOLLAR GENERAL**

250' of spacing between the gas station lot and the proposed Dollar General lot due to possible contamination issues. A Phase I will be completed to make sure no contamination has spread across to the proposed DG lot.

Auto Repair & Liquor Store

Gas Station

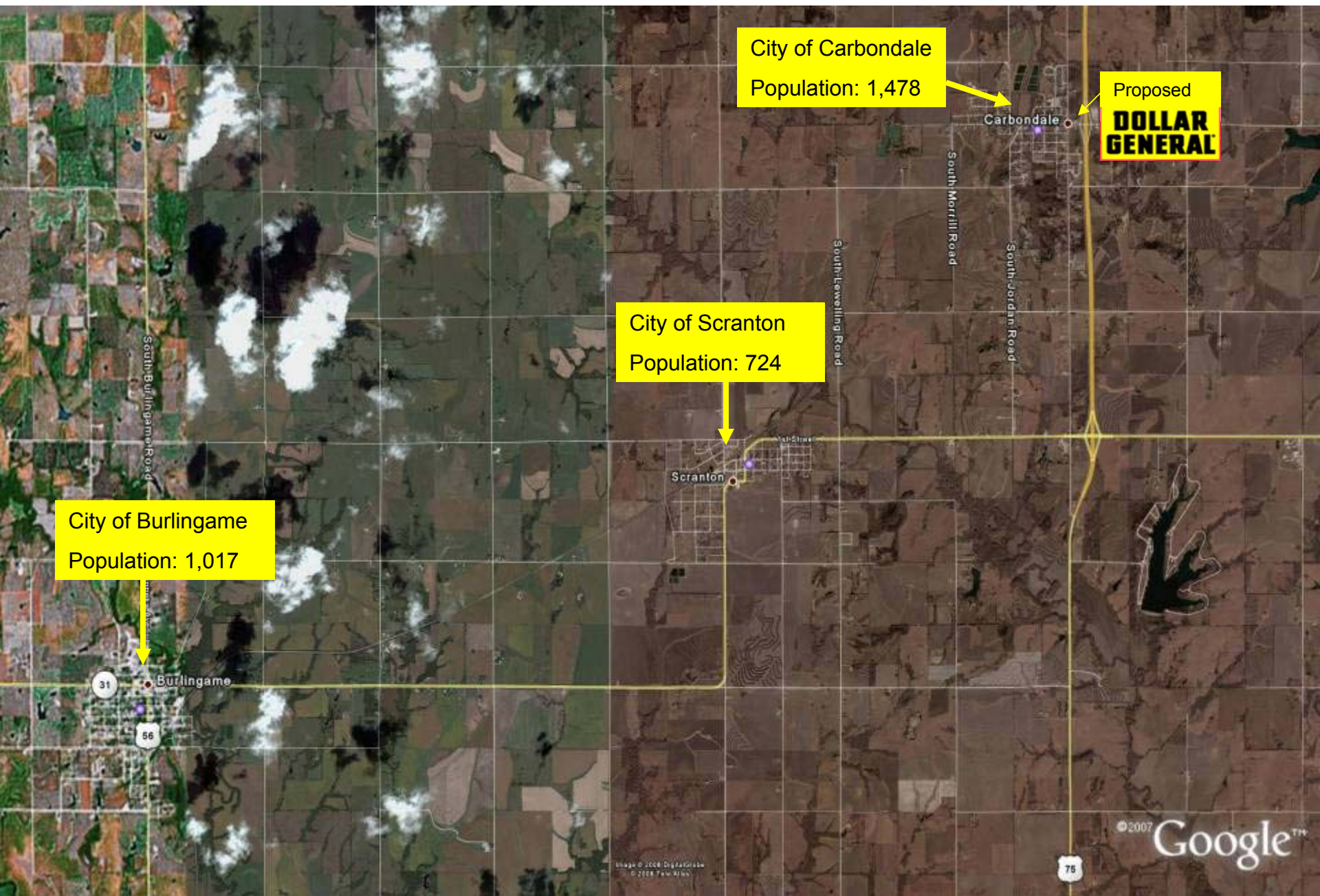
Carbondale State Bank



Hilltop Dining

Skip's Grocery

9,000 SF Lot with 2,500 SF w/ Metal Shed \$156,000

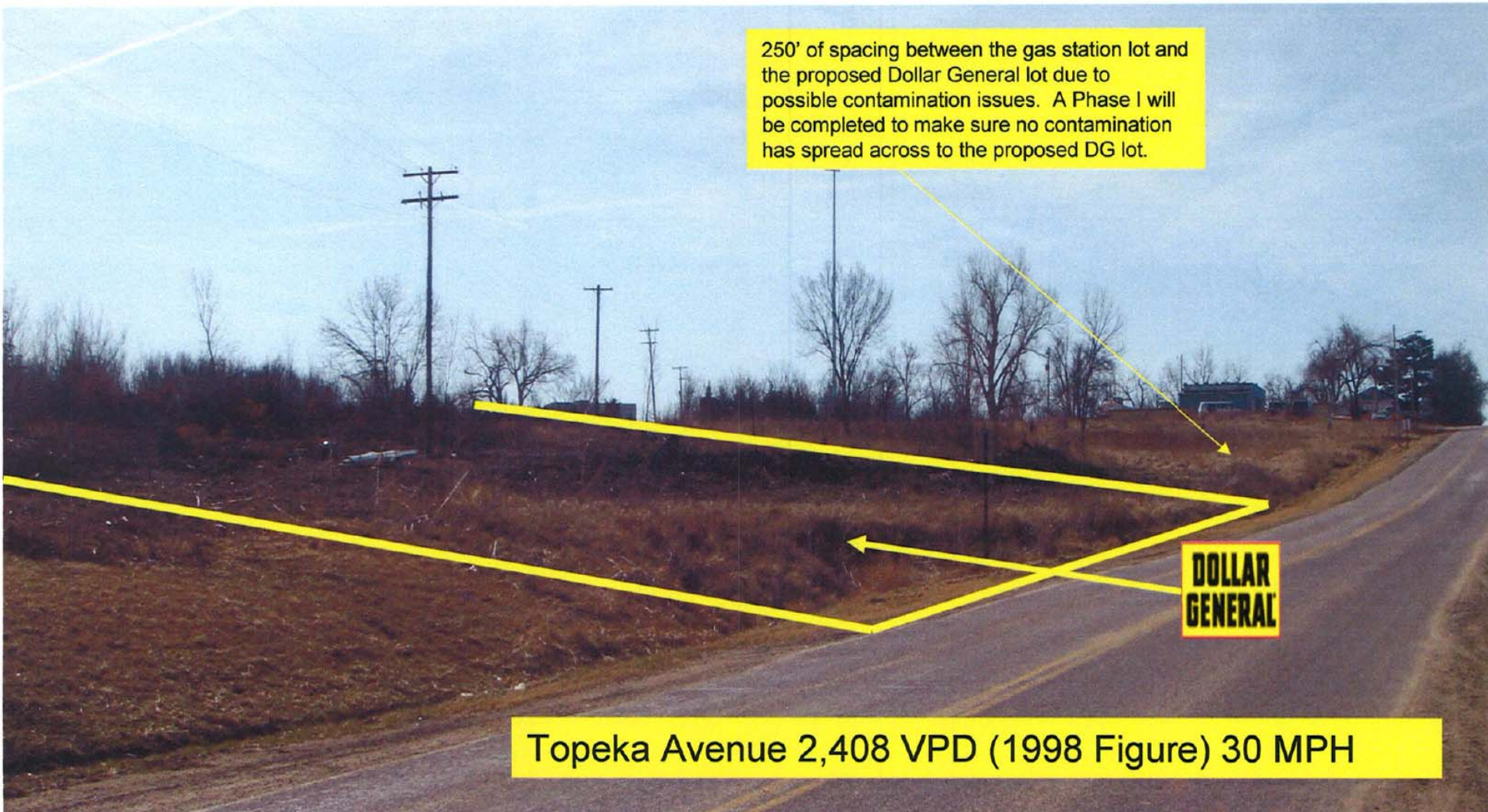


City of Burlingame  
Population: 1,017

City of Scranton  
Population: 724

City of Carbondale  
Population: 1,478

Proposed  
**DOLLAR GENERAL**



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Topeka Avenue 2,408 VPD (1998 Figure) 30 MPH



Looking Northeast



Proposed

**DOLLAR  
GENERAL**

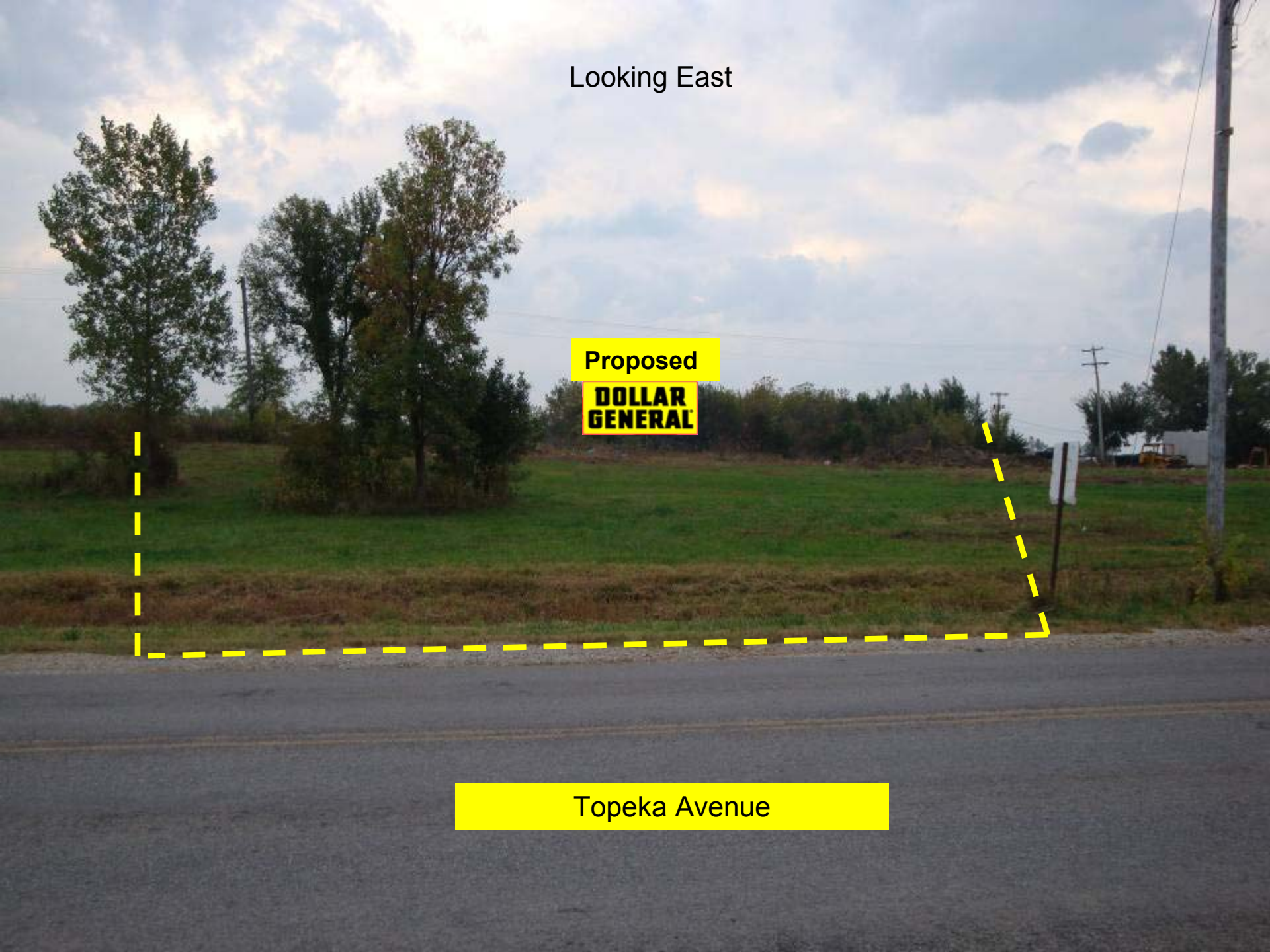
Topeka Avenue

Looking East

Proposed

**DOLLAR  
GENERAL**

Topeka Avenue



Looking South East

Proposed

**DOLLAR  
GENERAL**



Topeka Avenue

532 Holliday St., Osage City, KS



3401 SW Topeka Blvd.,  
Topeka, KS



2042 SE 29<sup>th</sup>, Topeka, KS

