

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
ROSE HILL, KANSAS

**S** **SCHUCHERT**  
RETAIL GROUP

In Association with Brian Brockman & Bang Realty-Kansas, Inc.  
A Licensed Kansas Broker #239819





## EXCLUSIVELY LISTED BY:

### JOE SCHUCHERT, CCIM

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172

### JIM SCHUCHERT, CCIM

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414

### BRIAN BROCKMAN

Bang Realty-Kansas, Inc.

KS Lic #239819

In Association with Brian Brockman & Bang Realty-Kansas, Inc.  
A Licensed Kansas Broker #239819







## INVESTMENT SUMMARY



LIST PRICE  
**\$750,000**



CAP RATE  
**7.60%**



BUILDING SIZE  
**9,100 SQ. FT.**



OWNERSHIP  
**FEE SIMPLE**



LEASE TERM REMAINING  
**4 YEARS**



RENEWAL OPTIONS  
**5 - 5 YEAR**



PARKING  
**32 SPACES**



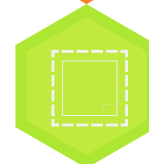
PARCEL NUMBER  
**008-319-32-0-30-14-012.01-0**



PROPERTY ADDRESS  
**420 N. ROSE HILL ROAD  
ROSE HILL, KS 67133**



ANNUAL RENT  
**\$57,000.00**



LAND AREA  
**1.10 ACRES**



LEASE TYPE  
**NN**



LEASE EXPIRATION  
**08/31/2027**



RENT INCREASES  
**OPT. 1 = 5.50%  
OPT. 2-5 = 10.00%**



YEAR BUILT  
**2007**



TRAFFIC COUNTS  
**8,369 VPD**

# INVESTMENT HIGHLIGHTS

---

## DOLLAR GENERAL CORPORATE LEASE:

- ❶ 4 Years of Guaranteed Lease Term (Lease Exp: 08/31/2027)
- ❷ 2007 Build to Suit Construction
- ❸ Five (5) - Five (5) Year Option Periods with Rental Increases

## NN LEASE:

- ❶ Landlord Responsibilities Limited to Roof, Structure, Parking Lot & HVAC Units
- ❷ Tenant Contributes \$398 Per Month for Parking Lot Maintenance
- ❸ This Location is Part of Dollar General's National Insurance Program

## BRAND NEW HVAC UNITS - 2023:

- ❶ All 4 HVAC Units Were Replaced in 2023

## LOW RENT:

- ❶ Tenant is Only Paying \$6.26 PSF

## WICHITA MSA:

- ❶ One of the Fastest Growing Areas of Kansas (650,039 Population)
- ❷ Major Hub for Aircraft Production, Earning its Name "The Air Capital of the World"

## TRADE AREA DEMOGRAPHICS:

- ❶ 1-Mile Population: 3,235 Residents
- ❷ 1-Mile Average Household Income: \$126,085
- ❸ 3-Mile Population: 6,196 Residents
- ❹ 3-Mile Average Household Income: \$128,631
- ❺ 5-Mile Population: 9,393 Residents
- ❻ 5-Mile Average Household Income: \$126,125
- ❼ 7-Mile Population: 30,811 Residents
- ❽ 7-Mile Average Household Income: \$120,856

## PROXIMITY FROM ROSE HILL, KANSAS:

- ❶ Wichita, KS | 18 Miles
- ❷ Topeka, KS | 137 Miles
- ❸ Tulsa, OK | 159 Miles
- ❹ Overland Park, KS | 184 Miles

## TENANT:

- ❶ Dollar General Corporation (NYSE: "DG")
- ❷ Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- ❸ 19,488 Stores in 48 States as of August 4, 2023









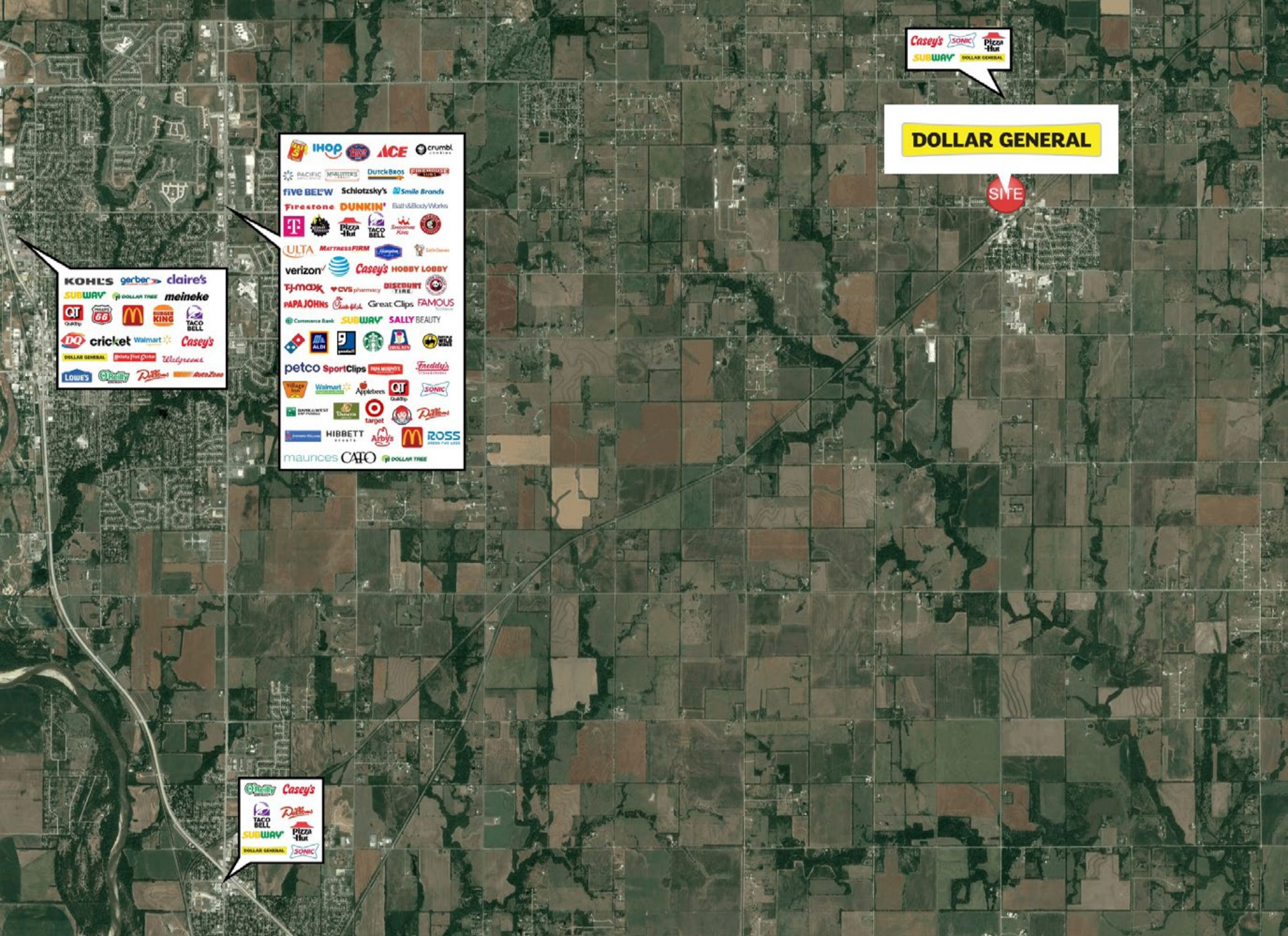












Casey's  
SUBWAY  
SONIC  
PIZZA HUT  
DOLLAR GENERAL

**DOLLAR GENERAL**

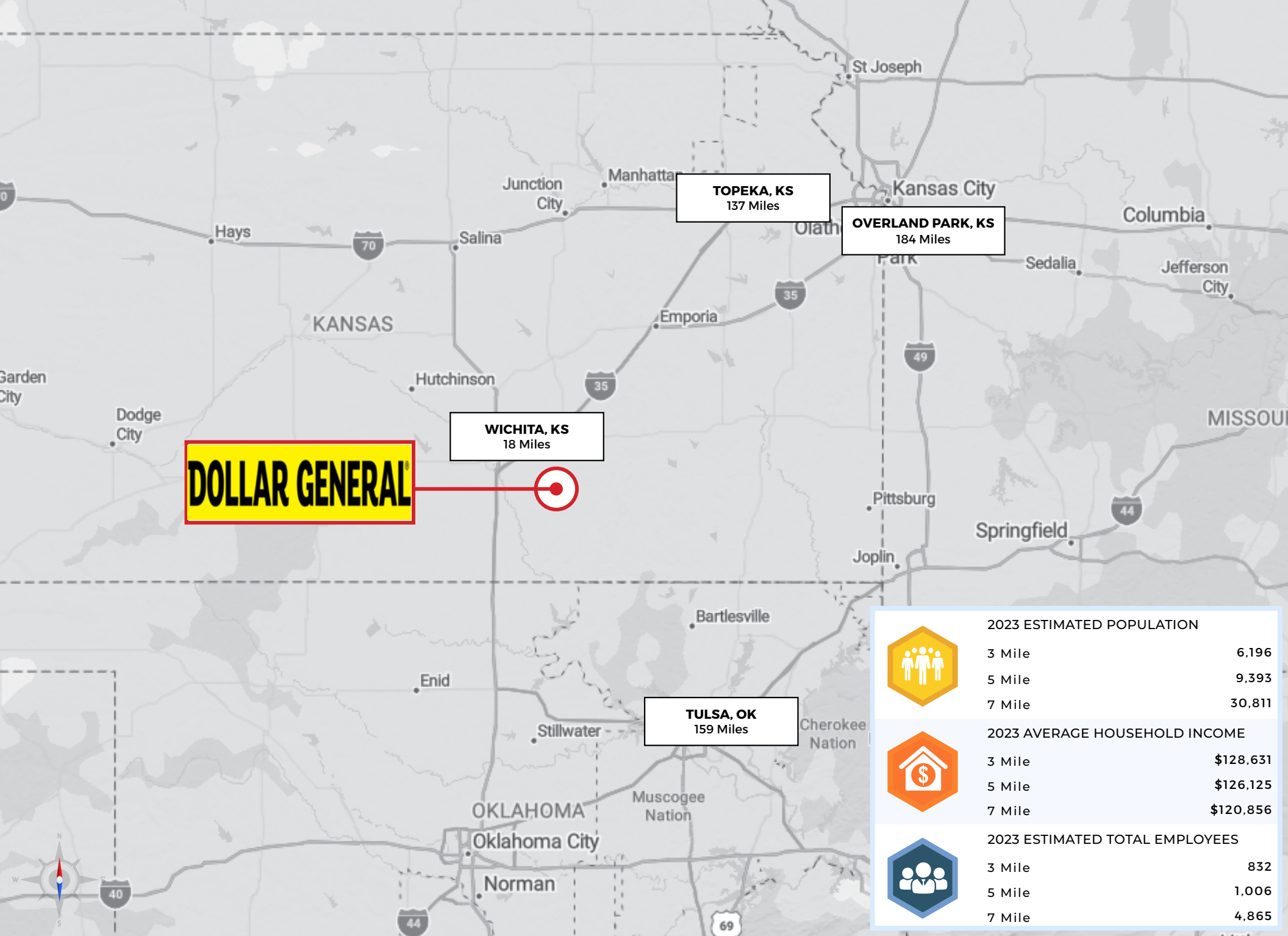
**SITE**

KOHL'S gerber's claire's  
SUBWAY DOLLAR TREE meineke  
QT 66 McDonald's  
DQ cricket Walmart Casey's  
DOLLAR GENERAL  
LOWE'S O'Reilly's

IHOP ACE crumbl  
PACIFIC MAILLET'S DutchBoos  
FIVE BEER Schlotzsky's Smile Brands  
Firestone DUNKIN' Bath & Body Works  
Taco Bell  
ULTA MATTRESS FIRM  
verizon Casey's HOBBY LOBBY  
TJ-MAXX CVS pharmacy DISCOUNT  
PAPA JOHN'S Great Clips FAMOUS  
Commerce Bank SUBWAY SALLY BEAUTY  
petco Sport Clips  
Walmart Applebees QT SONIC  
HIBBETT  
maurices CATO DOLLAR TREE

Casey's  
Red Lobster  
SUBWAY  
PIZZA HUT  
DOLLAR GENERAL  
SONIC





	2023 ESTIMATED POPULATION	
	3 Mile	6,196
	5 Mile	9,393
	7 Mile	30,811
	2023 AVERAGE HOUSEHOLD INCOME	
	3 Mile	\$128,631
	5 Mile	\$126,125
	7 Mile	\$120,856
	2023 ESTIMATED TOTAL EMPLOYEES	
	3 Mile	832
	5 Mile	1,006
	7 Mile	4,865



# AREA OVERVIEW



## ROSE HILL, KANSAS

Rose Hill is a growing community of 4,000 people located in southwest Butler County... a short 15 minute drive from Wichita. We take pride in our state-of-the-art academic and athletic facilities. Post secondary educational opportunities are enhanced by the Health Science Academy at the Butler Community College - Rose Hill site. Small plane enthusiasts will find easy, all-paved access to Cook airfield 2 miles west of our community. Many fine parks, which include a new 9-acre pond/ community fishery in our School Street Park, provide healthy recreation for the entire family.

Butler County is a county in the U.S. state of Kansas and is the largest county in the state by total area. Its county seat is El Dorado and its most populous city is Andover. As of the 2020 census, the county population was 67,380. The county was named for Andrew Butler, a U.S. Senator from South Carolina who coauthored the Kansas-Nebraska Act.



# AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2023 Population	3,235	6,196	9,393	30,811
2028 Projected Population	3,229	6,260	9,561	31,512
2020 Census Population	3,287	6,245	9,427	30,769
Annual Growth Rate: 2023 to 2028	0.00%	0.20%	0.35%	0.45%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2023 Households	1,126	2,187	3,361	11,731
2028 Projected Households	1,145	2,238	3,452	12,009
2020 Census Households	1,125	2,172	3,327	11,565
Annual Growth Rate: 2023 to 2028	0.34%	0.46%	0.53%	0.47%
Average Household Size	2.82	2.80	2.77	2.60



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2023 Average Household Income	\$126,085	\$128,631	\$126,125	\$120,856
2023 Median Household Income	\$89,151	\$97,979	\$100,289	\$91,246
2023 Per Capita Income	\$44,056	\$45,520	\$45,208	\$46,115



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2023 Housing Units Occupied	1,126	2,187	3,361	11,731
2023 Owner-Occupied Units	924	1,885	2,949	8,802
2023 Renter Occupied Units	202	303	412	2,929



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2023 Businesses	52	78	101	509
2023 Employees	622	832	1,006	4,865



# TENANT OVERVIEW

# DOLLAR GENERAL®



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$27.71 Billion



**FORTUNE 500**  
#108



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
19,488+



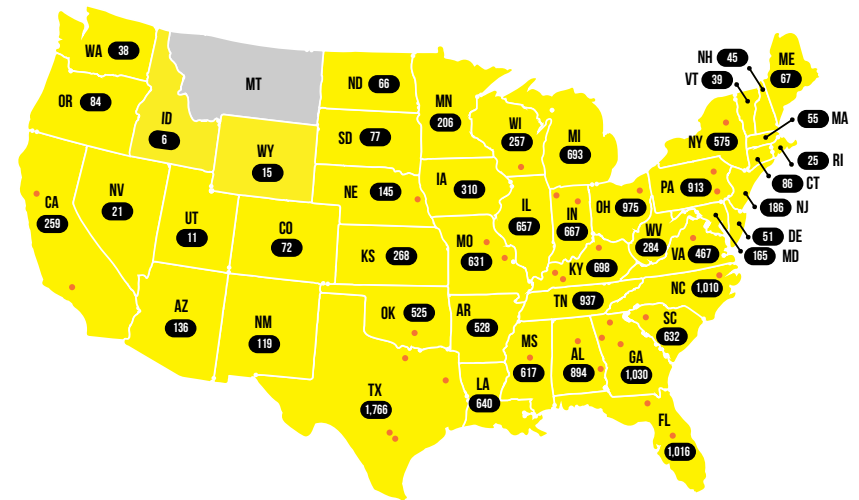
**NO. EMPLOYEES**  
175,000+

## ABOUT

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 August 4, 2023, the company's 19,488 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.

**19,488 STORES** | **IN 48 STATES** |  
AS OF 08/04/2023

● STORES  
● DISTRIBUTION CENTER





## CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





**EXCLUSIVELY  
LISTED BY:**

**JOE SCHUCHERT, CCIM**  
Co-Founder & Managing Partner

joe@schuchert.com  
D 310.935.4732  
M 310.971.3116  
CA License #01973172

**JIM SCHUCHERT, CCIM**  
Co-Founder & Managing Partner

jim@schuchert.com  
D 310.321.4020  
M 310.971.3892  
CA License #01969414

**BRIAN BROCKMAN**  
Bang Realty-Kansas, Inc.

KS License #239819