

# NET LEASE INVESTMENT TEAM PRESENTS:

## DOLLAR GENERAL

521 EAST 2ND STREET | ANNAPOLIS, MO



### Terms of Sale

**OFFERING PRICE:** \$1,113,971

**CAP RATE:** 7.00%

**NOI:** \$77,978.40

**BUILDING SIZE:** 9,100 SF

- › Nearly 14 years left on absolute NNN lease with no landlord responsibilities
- › Limited competition; closest Family Dollar is over 60 miles away
- › Located along Annapolis' main thoroughfare
- › Dollar General has an investment grade credit rating of BBB-(Stable) from Standard & Poor's
- › Lease is corporately guaranteed by Dollar General (DG – NYSE)

### Contact Us

JASON YALE  
847 384 2844  
[jason.yale@colliers.com](mailto:jason.yale@colliers.com)

JARED PRINCE  
847 384 2852  
[jared.prince@Colliers.com](mailto:jared.prince@Colliers.com)

PETER BLOCK  
847 384 2840  
[peter.block@colliers.com](mailto:peter.block@colliers.com)

ERIN PETERSON TORNEY  
JOSEPH HILL  
Brokers of Record



Please Contact The Net Lease Investment Team of Colliers Chicago:

JASON YALE  
847 384 2844  
jason.yale@colliers.com

PETER BLOCK  
847 384 2840  
peter.block@colliers.com

