

**Family Dollar  
Dollar Tree  
Combo Store**

**ST. James ,MO**

**ASKING PRICE  
\$1,750,000**

**1.2 ACRES  
10,500 SQFT  
NOI \$105,000  
NN Lease**



P.O. BOX 39  
709 HWY 28 W,  
Belle, MO 65013  
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**Wade Guffey**  
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# OVERVIEW

The subject property is a new development in the heart of St. James Missouri. The steel 10,500 SQFT building was built in 2022 and sits on 1.2 Acres. The combo store offers many things that set it apart from its competitors. Including 4,000 SF of Dollar tree Items, 5,500 SF of Family Dollar Items, 1,000 SF of snack zones, and over 100 linear feet of freezers. The Combo Stores offer rural communities little necessities that keep most people from needing to travel to a big-box retailer. The Lease is a NN Lease, with the landlord liable for the roof.

## PROPERTY HIGHLIGHTS

- Steel building
- 30 Year Rated Roof
- 30.5 Tons of HVAC
- 42 Parking spaces

## PROPERTY SUMMARY

- Asking Price: \$1,750,000
- Year Built: 2022
- Lot Size: 1.2 Acres
- NOI \$105,000
- Building: 10,500 SF

## LOCATION HIGHLIGHTS

- Closer to schools than competitors
- In the middle of the town
- Traffic Counts in front of location 12.6k
- Property located by the Walmart DC



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# INTERIOR PHOTOS



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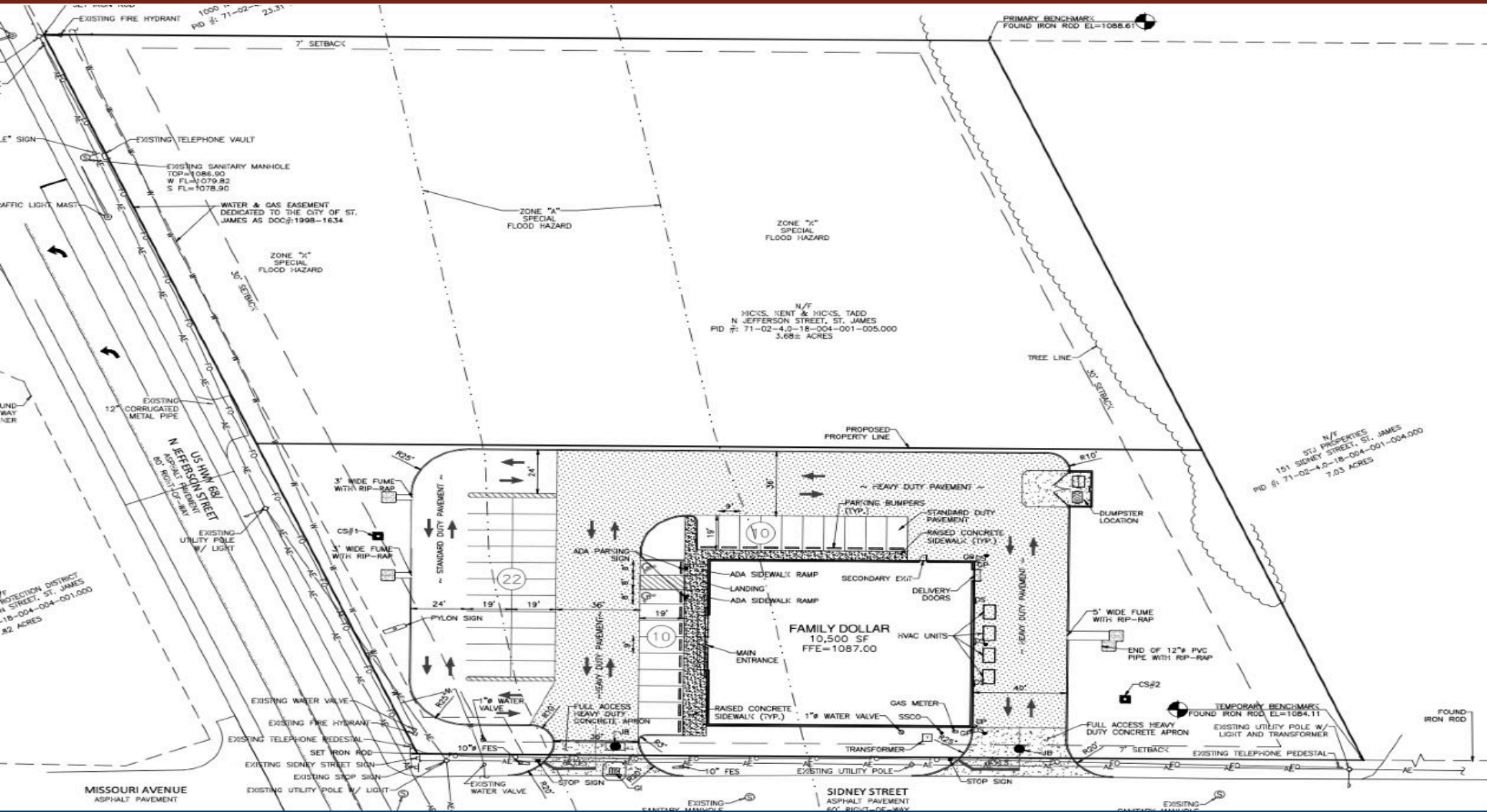
# AERIAL MAP



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# Site Plan



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# FAMILY DOLLAR/DOLLAR TREE COMBO STORE



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