



2025 DEMOGRAPHICS

5 Miles | 10 Miles | 15 Miles



Population

5,896 | 29,109 | 57,703



Daytime Population

2,932 | 16,516 | 36,308



Median Household Income

\$59,304 | \$62,494 | \$66,135



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Offering Memorandum!

INVESTMENT SALE

489 West Valley Street | Granby, Missouri 64844
8,625 SF on 1.13 Acres | Sale Price: \$510,000

PROPERTY DETAILS

Excellent investment opportunity featuring a strong credit tenant, Dollar General, which has occupied this location since 2000 and recently extended its lease for an additional five years

This is a modified NNN lease where the Lessee reimburses the Lessor for real estate taxes (subject to per-square-foot caps) and insurance premiums

According to Placer.ai, this store ranks among the top in the region

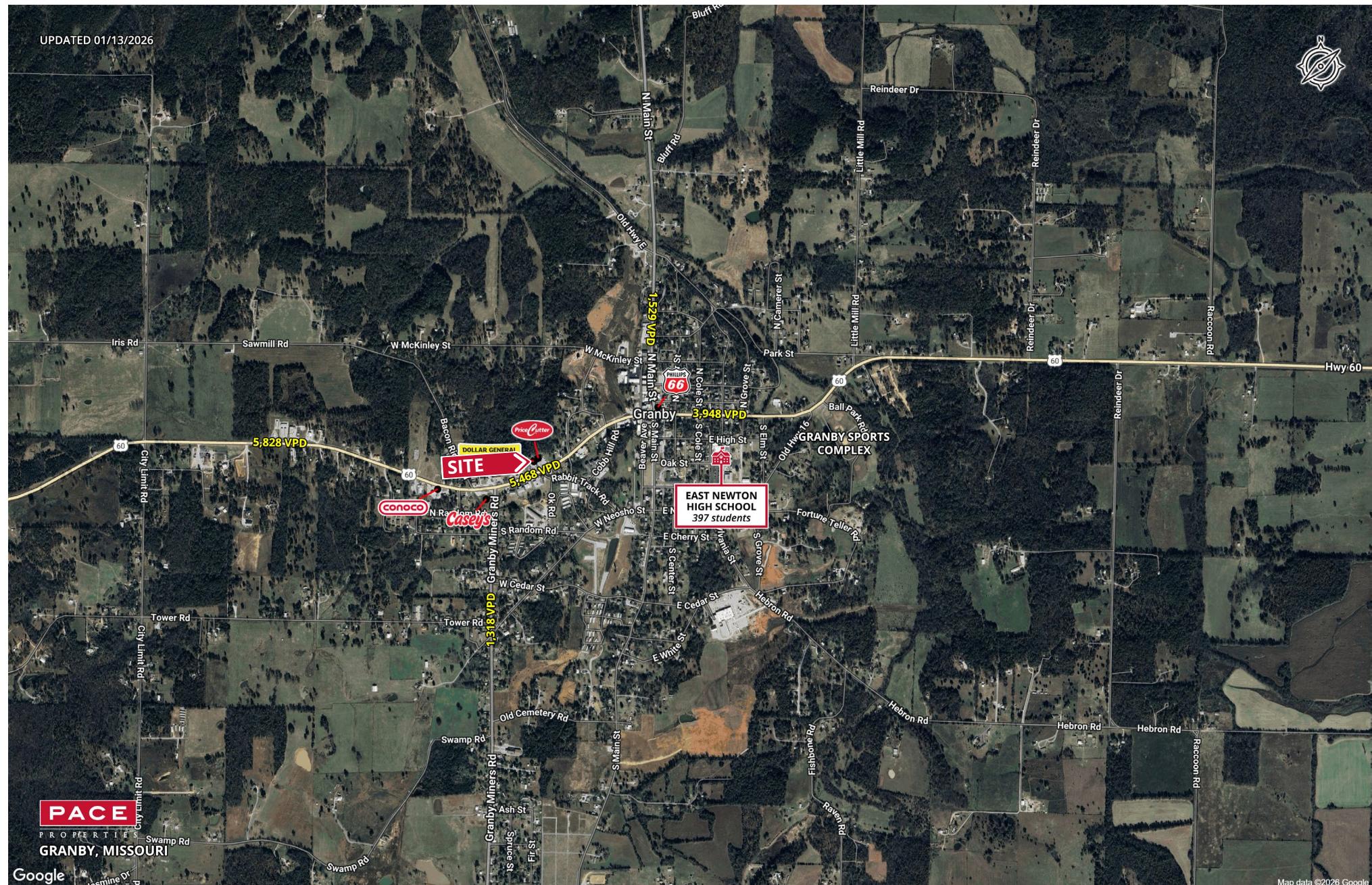
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Trade Area Aerial



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