



Click or scan to view
Offering Memorandum!

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

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

Carl Day, CCIM

314.785.7624

cday@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial

