

Property Summary Report

1978-1990 N Bluff St - Dollar General



Fulton, MO 65251 - Columbia/Jefferson City Submarket



BUILDING

Type	3 Star Retail Storefront
Tenancy	Multi
Year Built	1999
GLA	13,500 SF
Stories	1
Typical Floor	13,500 SF
Construction	Masonry

LAND

Land Acres	0.90 AC
Zoning	commercial

EXPENSES

Taxes	\$0.88/SF (2019)
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PARCEL

13-02.0-09.0-20-001-010.002

TENANTS

Dollar General	8,000 SF	World Finance	1,500 SF
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FOR LEASE

Smallest Space	1,250 SF	Retail Avail	1,250 SF
Max Contiguous	1,250 SF		
# of Spaces	1		
Vacant	1,250 SF		
% Leased	90.7%		
Rent	\$12.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1980	Retail	Direct	1,250	1,250	1,250	\$12.00/NNN	Vacant	Negotiable

Maher Commercial Real Estate

The property presented by Maher Commercial Real Estate is 1,250 S.F. of retail/office space located in a grocer anchored shopping center in Fulton, MO. The in-line space is currently in grey box condition, Landlord is offering a white box build and further build out for a long term lease.

Property Summary Report

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Fulton, MO 65251 - Columbia/Jefferson City Submarket

SALE		TRAFFIC & FRONTAGE	
For Sale	\$990,000 (\$73.33/SF)	Traffic Volume	10,567 on N Bluff St & Douglas Blvd S (2020)
Cap Rate	7.70%		9,853 on 2662 & Douglas Blvd S (2015)
Sale Type	Investment		
Status	Active		

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	20 available (Surface);Ratio of 1.48/1,000 SF
Walk Score®	Car-Dependent (47)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company	Maher Commercial Real Estate 3610 Buttonwood Dr Columbia, MO 65201 (573) 228-6321 (p)	Sales Company	Maher Commercial Real Estate 3610 Buttonwood Dr Columbia, MO 65201 (573) 228-6321 (p)
True Owner	M R Properties Llc	Recorded Owner	M R Properties Llc

SALE HIGHLIGHTS

- Dollar General anchored NNN investment
- Surrounded by strong retailers including Moser's Grocer & Tractor Supply
- Value Add potential with vacant unit
- Minimal Landlord Expenses

Consumer Spending Report

Dollar General

1978-1990 N Bluff St, Fulton, MO 65251

Building Type: **General Retail**

Secondary: **Storefront**

GLA: **13,500 SF**

Year Built: **1999**

Total Available: **1,250 SF**

% Leased: **90.74%**

Rent/SF/Yr: **\$12.00**



2020 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$25,188	\$92,105	\$119,068
Total Apparel	\$1,545	\$5,620	\$7,134
Women's Apparel	566	2,055	2,648
Men's Apparel	341	1,179	1,507
Girl's Apparel	124	477	596
Boy's Apparel	88	334	417
Infant Apparel	88	318	386
Footwear	338	1,257	1,580
Total Entertainment & Hobbies	\$4,238	\$15,369	\$19,724
Entertainment	272	1,068	1,437
Audio & Visual Equipment/Service	1,008	3,647	4,623
Reading Materials	110	391	505
Pets, Toys, & Hobbies	703	2,587	3,331
Personal Items	2,145	7,676	9,828
Total Food and Alcohol	\$7,372	\$26,740	\$34,039
Food At Home	4,230	15,703	19,866
Food Away From Home	2,629	9,242	11,886
Alcoholic Beverages	514	1,795	2,287
Total Household	\$3,427	\$12,315	\$16,070
House Maintenance & Repair	631	2,520	3,340
Household Equip & Furnishings	1,419	5,152	6,720
Household Operations	1,067	3,665	4,708
Housing Costs	310	978	1,303

Consumer Spending Report

Dollar General

1978-1990 N Bluff St, Fulton, MO 65251

2020 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$5,577	\$21,315	\$28,157
Vehicle Purchases	2,138	8,809	12,007
Gasoline	2,122	7,932	10,210
Vehicle Expenses	144	522	677
Transportation	382	1,193	1,569
Automotive Repair & Maintenance	792	2,859	3,694
Total Health Care	\$1,610	\$5,941	\$7,612
Medical Services	871	3,212	4,141
Prescription Drugs	596	2,211	2,807
Medical Supplies	143	517	663
Total Education/Day Care	\$1,419	\$4,804	\$6,332
Education	925	3,176	4,180
Fees & Admissions	494	1,628	2,152

Demographic Detail Report

Dollar General

1978-1990 N Bluff St, Fulton, MO 65251

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **13,500 SF**
 Year Built: **1999**

Total Available: **1,250 SF**
 % Leased: **90.74%**
 Rent/SF/Yr: **\$12.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	3,832	13,759	16,604
2020 Estimate	3,829	13,655	16,477
2010 Census	3,994	13,769	16,610
Growth 2020 - 2025	0.08%	0.76%	0.77%
Growth 2010 - 2020	-4.13%	-0.83%	-0.80%
2020 Population by Age			
	3,829	13,655	16,477
Age 0 - 4	229 5.98%	834 6.11%	984 5.97%
Age 5 - 9	201 5.25%	777 5.69%	943 5.72%
Age 10 - 14	171 4.47%	704 5.16%	885 5.37%
Age 15 - 19	219 5.72%	818 5.99%	1,018 6.18%
Age 20 - 24	332 8.67%	1,159 8.49%	1,356 8.23%
Age 25 - 29	373 9.74%	1,303 9.54%	1,476 8.96%
Age 30 - 34	347 9.06%	1,207 8.84%	1,371 8.32%
Age 35 - 39	310 8.10%	1,083 7.93%	1,258 7.63%
Age 40 - 44	228 5.95%	809 5.92%	969 5.88%
Age 45 - 49	216 5.64%	774 5.67%	951 5.77%
Age 50 - 54	215 5.62%	765 5.60%	952 5.78%
Age 55 - 59	236 6.16%	835 6.11%	1,049 6.37%
Age 60 - 64	188 4.91%	697 5.10%	890 5.40%
Age 65 - 69	161 4.20%	603 4.42%	776 4.71%
Age 70 - 74	120 3.13%	431 3.16%	555 3.37%
Age 75 - 79	96 2.51%	321 2.35%	409 2.48%
Age 80 - 84	74 1.93%	233 1.71%	286 1.74%
Age 85+	114 2.98%	302 2.21%	350 2.12%
Age 65+	565 14.76%	1,890 13.84%	2,376 14.42%
Median Age	35.70	35.10	35.80
Average Age	38.30	37.50	37.90

Demographic Detail Report

Dollar General						
1978-1990 N Bluff St, Fulton, MO 65251						
Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	3,829		13,655		16,477	
White	3,173	82.87%	11,484	84.10%	14,121	85.70%
Black	459	11.99%	1,495	10.95%	1,576	9.56%
Am. Indian & Alaskan	21	0.55%	90	0.66%	107	0.65%
Asian	64	1.67%	192	1.41%	209	1.27%
Hawaiian & Pacific Island	5	0.13%	12	0.09%	12	0.07%
Other	107	2.79%	382	2.80%	452	2.74%
Population by Hispanic Origin	3,829		13,655		16,477	
Non-Hispanic Origin	3,706	96.79%	13,264	97.14%	16,033	97.31%
Hispanic Origin	123	3.21%	391	2.86%	444	2.69%
2020 Median Age, Male	36.10		35.10		35.60	
2020 Average Age, Male	37.50		36.80		37.20	
2020 Median Age, Female	35.00		35.10		36.10	
2020 Average Age, Female	39.30		38.40		38.80	
2020 Population by Occupation Classification	3,186		11,174		13,462	
Civilian Employed	1,296	40.68%	5,084	45.50%	6,436	47.81%
Civilian Unemployed	57	1.79%	225	2.01%	267	1.98%
Civilian Non-Labor Force	1,833	57.53%	5,860	52.44%	6,754	50.17%
Armed Forces	0	0.00%	5	0.04%	5	0.04%
Households by Marital Status						
Married	418		1,717		2,291	
Married No Children	263		1,084		1,445	
Married w/Children	155		633		846	
2020 Population by Education	2,821		9,904		11,956	
Some High School, No Diploma	599	21.23%	1,891	19.09%	2,157	18.04%
High School Grad (Incl Equivalency)	924	32.75%	3,295	33.27%	3,980	33.29%
Some College, No Degree	714	25.31%	2,486	25.10%	2,972	24.86%
Associate Degree	143	5.07%	542	5.47%	664	5.55%
Bachelor Degree	206	7.30%	1,049	10.59%	1,417	11.85%
Advanced Degree	235	8.33%	641	6.47%	766	6.41%

Demographic Detail Report

Dollar General						
1978-1990 N Bluff St, Fulton, MO 65251						
Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	2,441		9,522		12,027	
Real Estate & Finance	65	2.66%	261	2.74%	344	2.86%
Professional & Management	553	22.65%	2,020	21.21%	2,506	20.84%
Public Administration	89	3.65%	434	4.56%	538	4.47%
Education & Health	445	18.23%	1,790	18.80%	2,172	18.06%
Services	248	10.16%	1,186	12.46%	1,473	12.25%
Information	5	0.20%	41	0.43%	59	0.49%
Sales	302	12.37%	1,290	13.55%	1,613	13.41%
Transportation	2	0.08%	5	0.05%	5	0.04%
Retail	212	8.68%	609	6.40%	739	6.14%
Wholesale	17	0.70%	48	0.50%	65	0.54%
Manufacturing	67	2.74%	352	3.70%	481	4.00%
Production	166	6.80%	629	6.61%	825	6.86%
Construction	37	1.52%	223	2.34%	325	2.70%
Utilities	117	4.79%	328	3.44%	430	3.58%
Agriculture & Mining	48	1.97%	125	1.31%	178	1.48%
Farming, Fishing, Forestry	39	1.60%	84	0.88%	115	0.96%
Other Services	29	1.19%	97	1.02%	159	1.32%
2020 Worker Travel Time to Job	1,171		4,681		5,982	
<30 Minutes	892	76.17%	3,621	77.36%	4,557	76.18%
30-60 Minutes	237	20.24%	954	20.38%	1,280	21.40%
60+ Minutes	42	3.59%	106	2.26%	145	2.42%
2010 Households by HH Size	1,266		4,491		5,533	
1-Person Households	522	41.23%	1,597	35.56%	1,836	33.18%
2-Person Households	383	30.25%	1,447	32.22%	1,832	33.11%
3-Person Households	161	12.72%	650	14.47%	822	14.86%
4-Person Households	121	9.56%	481	10.71%	623	11.26%
5-Person Households	51	4.03%	194	4.32%	257	4.64%
6-Person Households	16	1.26%	67	1.49%	91	1.64%
7 or more Person Households	12	0.95%	55	1.22%	72	1.30%
2020 Average Household Size	2.10		2.30		2.30	
Households						
2025 Projection	1,222		4,573		5,621	
2020 Estimate	1,219		4,526		5,566	
2010 Census	1,267		4,491		5,534	
Growth 2020 - 2025	0.25%		1.04%		0.99%	
Growth 2010 - 2020	-3.79%		0.78%		0.58%	

Demographic Detail Report

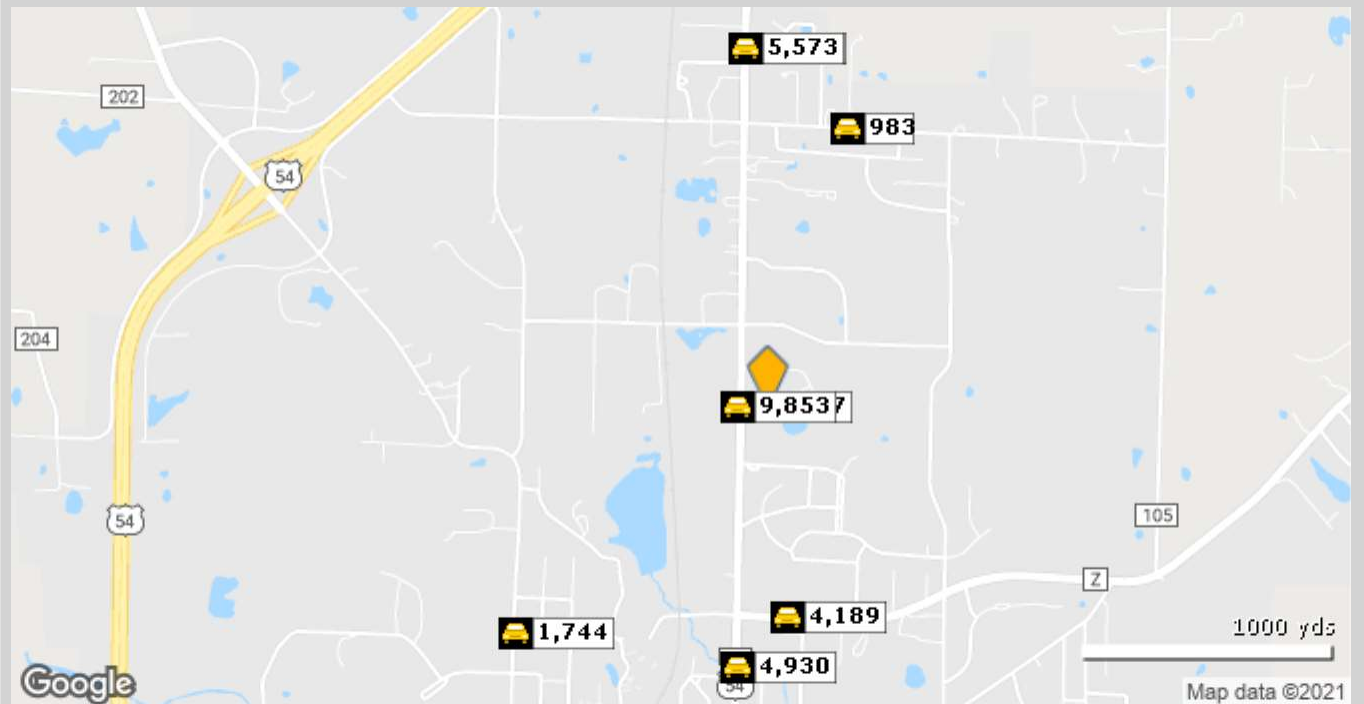
Dollar General						
1978-1990 N Bluff St, Fulton, MO 65251						
Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	1,220		4,525		5,565	
<\$25,000	268	21.97%	1,336	29.52%	1,513	27.19%
\$25,000 - \$50,000	373	30.57%	1,169	25.83%	1,388	24.94%
\$50,000 - \$75,000	227	18.61%	950	20.99%	1,168	20.99%
\$75,000 - \$100,000	178	14.59%	458	10.12%	608	10.93%
\$100,000 - \$125,000	62	5.08%	289	6.39%	419	7.53%
\$125,000 - \$150,000	11	0.90%	66	1.46%	130	2.34%
\$150,000 - \$200,000	27	2.21%	125	2.76%	169	3.04%
\$200,000+	74	6.07%	132	2.92%	170	3.05%
2020 Avg Household Income	\$68,241		\$58,675		\$62,179	
2020 Med Household Income	\$47,615		\$44,341		\$47,667	
2020 Occupied Housing	1,220		4,526		5,565	
Owner Occupied	615	50.41%	2,549	56.32%	3,364	60.45%
Renter Occupied	605	49.59%	1,977	43.68%	2,201	39.55%
2010 Housing Units	1,395		4,984		5,928	
1 Unit	975	69.89%	3,749	75.22%	4,621	77.95%
2 - 4 Units	306	21.94%	869	17.44%	922	15.55%
5 - 19 Units	98	7.03%	328	6.58%	346	5.84%
20+ Units	16	1.15%	38	0.76%	39	0.66%
2020 Housing Value	615		2,549		3,364	
<\$100,000	203	33.01%	791	31.03%	967	28.75%
\$100,000 - \$200,000	244	39.67%	1,188	46.61%	1,521	45.21%
\$200,000 - \$300,000	111	18.05%	436	17.10%	665	19.77%
\$300,000 - \$400,000	16	2.60%	62	2.43%	106	3.15%
\$400,000 - \$500,000	14	2.28%	25	0.98%	36	1.07%
\$500,000 - \$1,000,000	27	4.39%	47	1.84%	69	2.05%
\$1,000,000+	0	0.00%	0	0.00%	0	0.00%
2020 Median Home Value	\$142,827		\$140,698		\$147,008	
2020 Housing Units by Yr Built	1,412		5,167		6,323	
Built 2010+	5	0.35%	71	1.37%	81	1.28%
Built 2000 - 2010	187	13.24%	528	10.22%	684	10.82%
Built 1990 - 1999	165	11.69%	680	13.16%	966	15.28%
Built 1980 - 1989	133	9.42%	598	11.57%	793	12.54%
Built 1970 - 1979	227	16.08%	828	16.02%	1,034	16.35%
Built 1960 - 1969	250	17.71%	890	17.22%	1,025	16.21%
Built 1950 - 1959	135	9.56%	493	9.54%	559	8.84%
Built <1949	310	21.95%	1,079	20.88%	1,181	18.68%
2020 Median Year Built	1969		1970		1973	

Traffic Count Report

Dollar General

1978-1990 N Bluff St, Fulton, MO 65251

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **13,500 SF**
 Year Built: **1999**
 Total Available: **1,250 SF**
 % Leased: **90.74%**
 Rent/SF/Yr: **\$12.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Bluff St	Douglas Blvd	0.28 S	2020	10,567	MPSI	.07
2	2662	Douglas Blvd	0.28 S	2015	9,853	MPSI	.07
3	State Road Z	Park Dr	0.13 E	2014	3,710	MPSI	.47
4	3782	Park Dr	0.13 E	2015	3,746	MPSI	.47
5	State Hwy Z	Not Available	0.00 No	2020	4,189	MPSI	.47
6	North Bluff Street	E 13th St	0.02 S	2020	4,930	MPSI	.58
7	East Saint Eunice Road	Gates Blvd	0.06 W	2020	983	MPSI	.69
8	Westminster Avenue	W 14th St	0.02 S	2020	1,744	MPSI	.77
9	N Bluff St	Glover St	0.05 N	2020	6,096	MPSI	.85
10	3783	Glover St	0.05 N	2015	5,573	MPSI	.85

Dollar General
1978-1990 N Bluff St, Fulton, MO 65251

Building Type: **General Retail** Total Available: **1,250 SF**
 Secondary: **Storefront** % Leased: **90.74%**
 GLA: **13,500 SF** Rent/SF/Yr: **\$12.00**
 Year Built: **1999**



Description	2010		2020		2025	
Population	3,994		3,829		3,832	
Age 0 - 4	187	4.68%	229	5.98%	237	6.18%
Age 5 - 9	162	4.06%	201	5.25%	220	5.74%
Age 10 - 14	138	3.46%	171	4.47%	195	5.09%
Age 15 - 19	452	11.32%	219	5.72%	192	5.01%
Age 20 - 24	547	13.70%	332	8.67%	237	6.18%
Age 25 - 29	344	8.61%	373	9.74%	303	7.91%
Age 30 - 34	278	6.96%	347	9.06%	335	8.74%
Age 35 - 39	225	5.63%	310	8.10%	331	8.64%
Age 40 - 44	210	5.26%	228	5.95%	287	7.49%
Age 45 - 49	258	6.46%	216	5.64%	243	6.34%
Age 50 - 54	268	6.71%	215	5.62%	219	5.72%
Age 55 - 59	194	4.86%	236	6.16%	215	5.61%
Age 60 - 64	136	3.41%	188	4.91%	204	5.32%
Age 65 - 69	140	3.51%	161	4.20%	178	4.65%
Age 70 - 74	111	2.78%	120	3.13%	143	3.73%
Age 75 - 79	102	2.55%	96	2.51%	109	2.84%
Age 80 - 84	104	2.60%	74	1.93%	78	2.04%
Age 85+	139	3.48%	114	2.98%	109	2.84%
Age 15+	3,508	87.83%	3,229	84.33%	3,183	83.06%
Age 20+	3,056	76.51%	3,010	78.61%	2,991	78.05%
Age 65+	596	14.92%	565	14.76%	617	16.10%
Median Age	33		36		38	
Average Age	37.50		38.30		39.20	

Population By Race	3,994		3,829		3,832	
White	3,353	83.95%	3,173	82.87%	3,161	82.49%
Black	481	12.04%	459	11.99%	461	12.03%
Am. Indian & Alaskan	20	0.50%	21	0.55%	22	0.57%
Asian	51	1.28%	64	1.67%	68	1.77%
Hawaiian & Pacific Islander	2	0.05%	5	0.13%	4	0.10%
Other	88	2.20%	107	2.79%	116	3.03%

Dollar General

1978-1990 N Bluff St, Fulton, MO 65251

Description	2010	2020	2025
Population by Race (Hispanic)	93	123	131
White	76 81.72%	95 77.24%	100 76.34%
Black	5 5.38%	7 5.69%	8 6.11%
Am. Indian & Alaskan	3 3.23%	4 3.25%	3 2.29%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	2 1.63%	2 1.53%
Other	9 9.68%	14 11.38%	17 12.98%
Household by Household Income	1,268	1,220	1,223
<\$25,000	492 38.80%	268 21.97%	243 19.87%
\$25,000 - \$50,000	313 24.68%	373 30.57%	382 31.23%
\$50,000 - \$75,000	162 12.78%	227 18.61%	232 18.97%
\$75,000 - \$100,000	173 13.64%	178 14.59%	179 14.64%
\$100,000 - \$125,000	37 2.92%	62 5.08%	63 5.15%
\$125,000 - \$150,000	50 3.94%	11 0.90%	12 0.98%
\$150,000 - \$200,000	6 0.47%	27 2.21%	29 2.37%
\$200,000+	35 2.76%	74 6.07%	83 6.79%
Average Household Income	\$53,646	\$68,241	\$71,026
Median Household Income	\$36,691	\$47,615	\$48,976

Demographic Summary Report

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Growth 2020 - 2025	0.08%	0.76%	0.77%
Growth 2010 - 2020	-4.13%	-0.83%	-0.80%
2020 Population by Hispanic Origin	122	391	444
2020 Population	3,829	13,655	16,477
White	3,173 82.87%	11,484 84.10%	14,121 85.70%
Black	459 11.99%	1,495 10.95%	1,576 9.56%
Am. Indian & Alaskan	21 0.55%	90 0.66%	107 0.65%
Asian	64 1.67%	192 1.41%	209 1.27%
Hawaiian & Pacific Island	5 0.13%	12 0.09%	12 0.07%
Other	107 2.79%	382 2.80%	452 2.74%
U.S. Armed Forces	0	5	5
Households			
2025 Projection	1,222	4,573	5,621
2020 Estimate	1,219	4,526	5,566
2010 Census	1,267	4,491	5,534
Growth 2020 - 2025	0.25%	1.04%	0.99%
Growth 2010 - 2020	-3.79%	0.78%	0.58%
Owner Occupied	615 50.45%	2,549 56.32%	3,364 60.44%
Renter Occupied	605 49.63%	1,977 43.68%	2,201 39.54%
2020 Households by HH Income	1,220	4,525	5,565
Income: <\$25,000	268 21.97%	1,336 29.52%	1,513 27.19%
Income: \$25,000 - \$50,000	373 30.57%	1,169 25.83%	1,388 24.94%
Income: \$50,000 - \$75,000	227 18.61%	950 20.99%	1,168 20.99%
Income: \$75,000 - \$100,000	178 14.59%	458 10.12%	608 10.93%
Income: \$100,000 - \$125,000	62 5.08%	289 6.39%	419 7.53%
Income: \$125,000 - \$150,000	11 0.90%	66 1.46%	130 2.34%
Income: \$150,000 - \$200,000	27 2.21%	125 2.76%	169 3.04%
Income: \$200,000+	74 6.07%	132 2.92%	170 3.05%
2020 Avg Household Income	\$68,241	\$58,675	\$62,179
2020 Med Household Income	\$47,615	\$44,341	\$47,667