

PRICE REDUCED



Small Town Busy Dollar General

- 9,014 SF Available
- NN Lease
- Lease Expires July 31, 2030
- Five 5-year Extensions Available to Tenant

For more information:

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816.412.8466
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Building Specifications

Total Building Square Feet:	9,014 SF
Year Built:	2005
Remodeled:	2018
Construction:	Metal on Wood Frame
Type of Lease:	NN
Land Area:	33,482 SF
2024 Taxes:	\$23,529.38
Linn County Parcel ID:	054-119-31-0-20-23-003.00-0

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Demographics

605 Holly St Pleasanton, KS 66075	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	1,020	1,455	1,886	5,518
2030 Projected Population	938	1,346	1,756	5,278
2020 Census Population	1,085	1,553	2,011	5,312
2010 Census Population	1,080	1,557	2,040	5,486
Projected Annual Growth 2025 to 2030	-1.6%	-1.5%	-1.4%	-0.9%
Historical Annual Growth 2010 to 2025	-0.4%	-0.4%	-0.5%	-
2025 Median Age	40.0	40.5	41.2	43.1
Households				
2025 Estimated Households	424	602	782	2,293
2030 Projected Households	384	548	718	2,170
2020 Census Households	445	636	826	2,190
2010 Census Households	471	677	881	2,290
Projected Annual Growth 2025 to 2030	-1.9%	-1.8%	-1.7%	-1.1%
Historical Annual Growth 2010 to 2025	-0.7%	-0.7%	-0.7%	-
Race and Ethnicity				
2025 Estimated White	97.1%	96.7%	96.3%	95.2%
2025 Estimated Black or African American	-	0.3%	0.6%	0.9%
2025 Estimated Asian or Pacific Islander	0.2%	0.3%	0.3%	0.5%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.3%
2025 Estimated Other Races	2.4%	2.5%	2.6%	3.2%
2025 Estimated Hispanic	3.4%	3.5%	3.3%	2.7%
Income				
2025 Estimated Average Household Income	\$74,916	\$75,587	\$78,763	\$85,365
2025 Estimated Median Household Income	\$59,141	\$60,807	\$61,891	\$65,746
2025 Estimated Per Capita Income	\$31,214	\$31,362	\$32,752	\$35,507
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.3%	1.3%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	8.0%	7.2%	6.0%	4.6%
2025 Estimated High School Graduate	33.5%	32.6%	32.9%	35.0%
2025 Estimated Some College	27.2%	27.0%	26.6%	24.8%
2025 Estimated Associates Degree Only	7.4%	7.9%	8.5%	8.6%
2025 Estimated Bachelors Degree Only	18.5%	18.6%	18.1%	17.4%
2025 Estimated Graduate Degree	4.1%	5.4%	6.5%	7.7%
Business				
2025 Estimated Total Businesses	52	71	77	190
2025 Estimated Total Employees	372	528	566	1,288
2025 Estimated Employee Population per Business	7.1	7.5	7.3	6.8
2025 Estimated Residential Population per Business	19.6	20.6	24.3	29.0

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Confidentiality Agreement



REAL ESTATE SERVICES, LLC

REAL ESTATE. REAL STRATEGIES. REAL SUCCESS.®

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PRINCIPAL CONFIDENTIALITY AGREEMENT
Property: 605 Holly, Pleasanton, KS

The undersigned has been advised that Block Real Estate Services, LLC., (“BRES”) has received all materials with respect to the offering for sale of the property indicated above from the owner of the above referenced property (the “Property”). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such property be directed to BRES. BRES will serve as the Listing Broker in any sale transaction, and will receive any sales compensation from the Owner. The undersigned hereby acknowledges that it is a principal or an investment advisory in connection with the possible acquisition of the Property. The undersigned also hereby acknowledges that it has not dealt with any broker, other than BRES, regarding the acquisition of the Property, or if it has, the undersigned hereby agrees to indemnify the Owner and BRES against any compensation, liability or expense, arising from claims by any other broker or other party the undersigned had dealings with (excluding BRES) in connection with the sale of the Property.

BRES has available for review certain information (“Confidential Information”) concerning the Property. On behalf of the Owner, BRES may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the Property, and has been prepared by BRES primarily from information supplied by the Owner. It does not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither BRES nor Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality you agree that the Information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior authorization of the Owner and BRES, except that the information may be disclosed, as needed to evaluate the potential purchase of the Property, to your partners, employees, consultants, legal counsel and lenders or pursuant to a court order. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations you hereby agree to return the Confidential Information to BRES.

ACCEPTED AND AGREED TO THIS ___ DAY OF _____, 2025

Signature _____ Name (Printed) _____

Title: _____ Company _____

Address _____ City: _____ State _____ Zip _____

Phone Number _____ E-Mail _____

ASSOCIATIONS

Accredited Management Organization

Building Owners and Managers Association

Certified Commercial Investment Member

Chartered Financial Analyst

Certified Leasing Specialist

Certified Property Manager

International Council of Shopping Centers

Institute of Real Estate Management

Kansas City Regional Association of REALTORS®

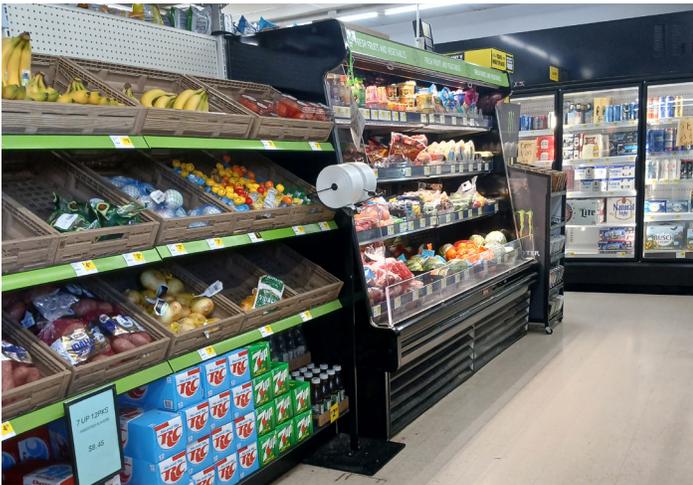
National Association of Industrial and Office Parks

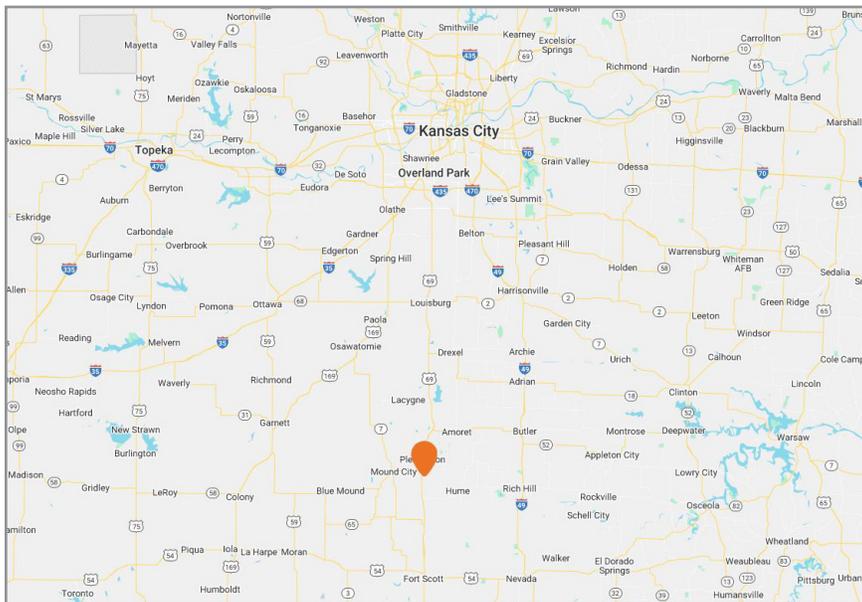
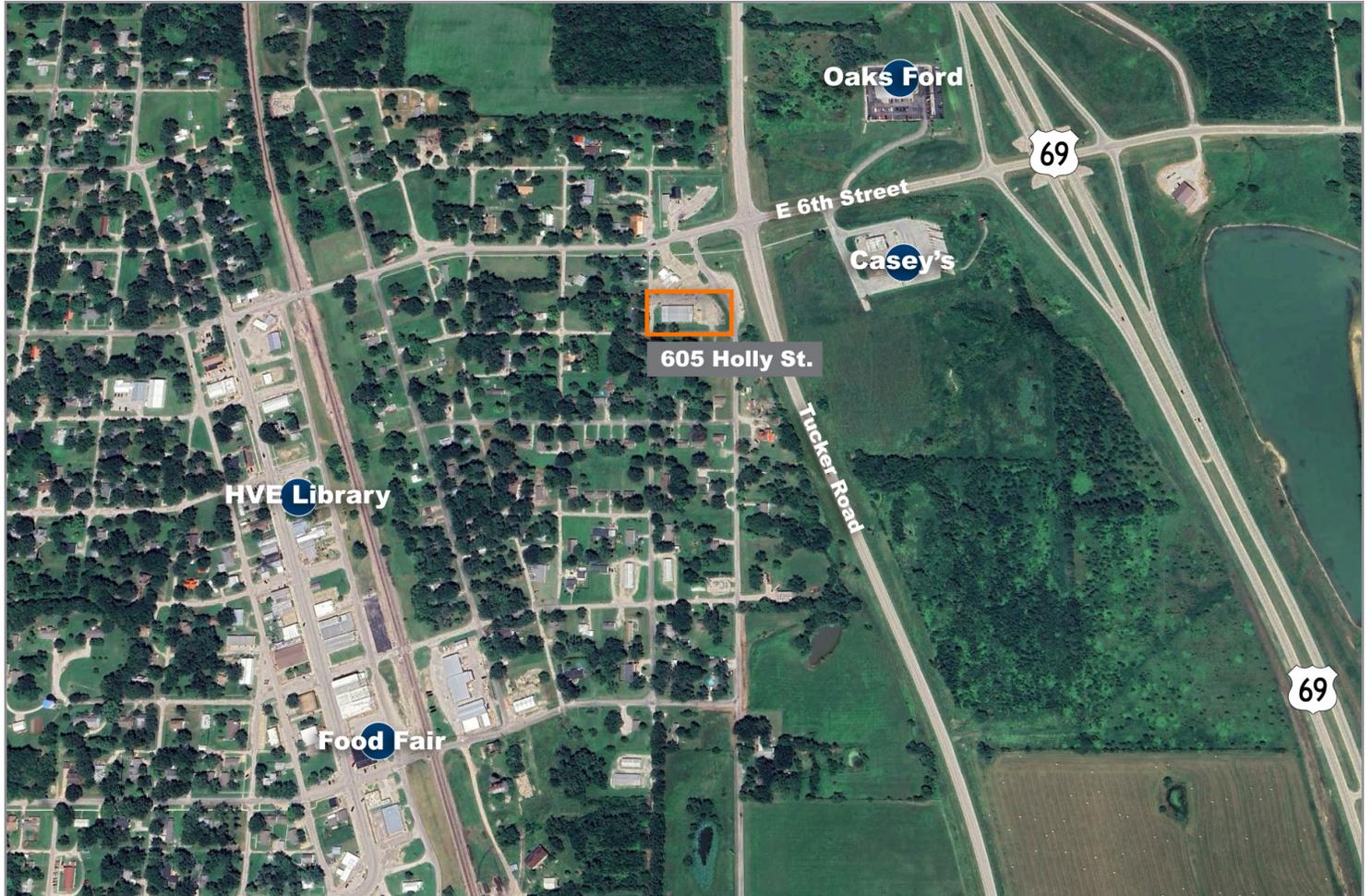
National Association of REALTORS®

Society of Industrial and Office REALTORS®

Urban Land Institute

Property Photos





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