



# FAMILY DOLLAR - DOLLAR TREE COMBO STORE

10585 AR-89, LONOKE, AR 72086

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TABLE OF CONTENTS	
PROPERTY INFORMATION	3
Property Summary	
FINANCIAL ANALYSIS	5
Financial Summary	
DEMOGRAPHICS	7
Demographics Map & Report	
Back Page	





# PROPERTY INFORMATION

## SECTION 1





## PROPERTY HIGHLIGHTS

- New 10 Year Net Leased Family Dollar
- Brand New Hybrid Store Concept
- Minimal Landlord Obligations
- Corporate Guarantee
- New Construction
- Well Positioned along Highway 89
- Nearby access to Highway 40 (44,000 VPD)

## PROPERTY DESCRIPTION

This is an opportunity to purchase a new 10-year net-leased Family Dollar in Lonoke, Arkansas. The lease calls for minimal landlord obligations. This building features the latest dual-branded format, offering both Family Dollar and Dollar Tree merchandise. The lease includes six 5-year renewal options with \$0.50/SF rent increases in each option period. The asset is ideally situated along Highway 89, offering convenient access to Highway 40, which carries 44,000 vehicles per day.

## LOCATION DESCRIPTION

Lonoke is the second most populous city in Lonoke County, Arkansas, United States, and serves as its county seat. According to 2010 United States Census, the population of the city is 4,245. It is part of the Little Rock–North Little Rock–Conway Metropolitan Statistical Area.

## OFFERING SUMMARY

Sale Price:	\$1,417,500
Building Size:	10,500 SF
NOI:	\$113,400.00
Cap Rate:	8.00%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,102	2,687	28,953
Total Population	2,759	6,892	75,106
Average HH Income	\$89,415	\$102,226	\$83,291



# FINANCIAL ANALYSIS

## SECTION 2

INVESTMENT OVERVIEW	
Price	\$1,417,500
CAP Rate	8.00%
Net Operating Income	\$134,400
Lease Term	10 Years
Lease End	1/31/2034
Options	Six, 5-Year
Increases	\$.50/SF Increases in Each Option





# DEMOGRAPHICS

## SECTION 3

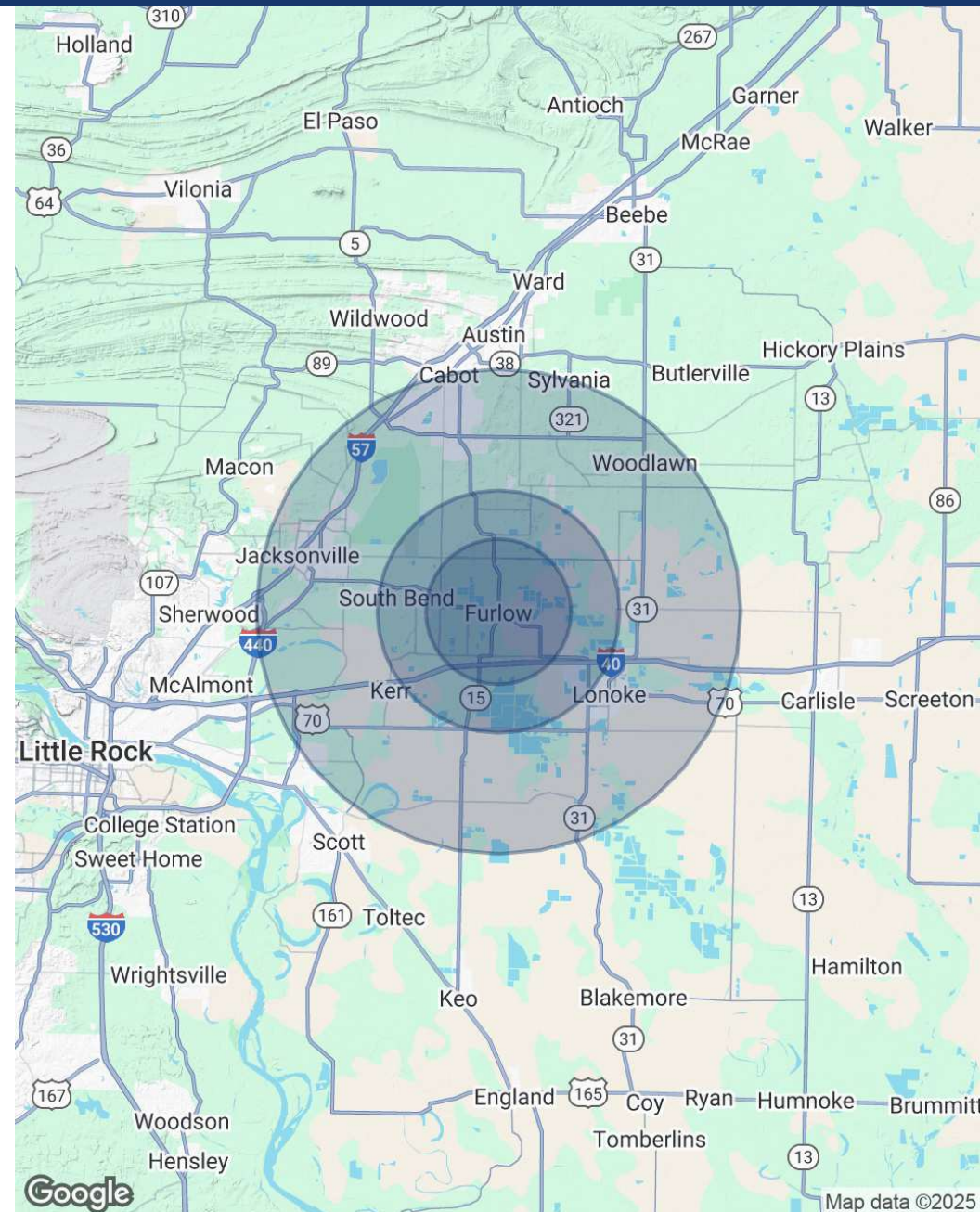
# DEMOGRAPHICS MAP & REPORT

10585 AR-89  
LONOKE, AR 72086

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,759	6,892	75,106
Average Age	43	43	38
Average Age (Male)	42	42	37
Average Age (Female)	43	43	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,102	2,687	28,953
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$89,415	\$102,226	\$83,291
Average House Value	\$224,595	\$227,858	\$206,896

\* Demographic data derived from 2020 ACS - US Census







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