



Over 9 Years Remaining – 5 (5 Year) Options - Corporate Guaranteed Lease

Commercial Realty LLC

BROKERAGE & DEVELOPMENT

**7895 Edgemont Rd,
Greers Ferry, AR 72067**

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Commercial Realty, LLC
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**DOLLAR
GENERAL®**



\$1,414,577

NOI

\$95,484



6.75% Cap Rate

PROPERTY SPECIFICATIONS

Property Address	7985 Edgemont RdGreers Ferry, Arkansas 72067
Rentable Area	10,566 SF
Land Area	2.43 AC
Year Built	2020
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	Beginning Each Option Period
Options	Five 5-Year Options
Lease Commencement	October 14, 2020
Lease Expiration	October 31, 2035

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