



In Association with ParaSell, Inc. | A Licensed Arkansas Broker #PB00078916

KASE ABUSHARKH

Founding Principal

925-348-1844

kase@thekasegroup.com

Lic #: TX #708586

JACOB ABUSHARKH

Managing Principal

650-315-2112

jacob@thekasegroup.com

Lic #: CA 01385529

SCOTT REID

Broker - ParaSell, Inc.

949-942-6585

scott@parasellinc.com

Lic #: AR #PB00078916

**FAMILY DOLLAR
NET LEASED OFFERING
10585 Arkansas 89, Lonoke, AR**



Family Dollar
10585 Arkansas 89, Lonoke, AR

PROPERTY INFORMATION

PROPERTY SUMMARY

The Kase Group is pleased to offer the opportunity to acquire a newly-leased Family Dollar location in Lonoke, Arkansas, featuring a 10-year net lease with minimal landlord responsibilities. The lease includes six 5-year renewal options, each with \$0.50/SF rent increases, ensuring future income growth. The lease is backed by a corporate guarantee, providing stability and security for the investor.

This Family Dollar property is located along Highway 89 South, providing accessibility and visibility to both local residents and those passing through. The property is strategically positioned in a growing residential area within Lonoke County, which has seen steady population growth over the past decade. The county's population has increased from 68,356 in 2010 to 76,389 in 2024, reflecting a positive demographic trend that supports the demand for retail services. Additionally, the property is well-connected to Interstate 40, a key transportation route, offering access to a broader regional market.

PROPERTY HIGHLIGHTS

- **New 10-Year Net Lease**
- **Minimal Landlord Obligations**
- **Corporate Guarantee**
- **6 x 5-Year Renewal Options with \$0.50/SF Rent Increases**
- **Located Along Highway 89 South with Easy Access**
- **Proximity to Interstate 40 for Regional Access**



OFFERING SUMMARY



Offering Summary

Property Address	10585 Highway 89 South, Lonoke, AR
Price	\$1,296,000
Net Operating Income	\$113,400
Cap Rate	8.75%
Building SF	10,500 SF
Lease End	1/31/2034
Lease Type	Net Lease (NN)
Options	Six 5-Year Renewal Options
Rent Increases	\$0.50/SF Every 5 Years in Renewal Options



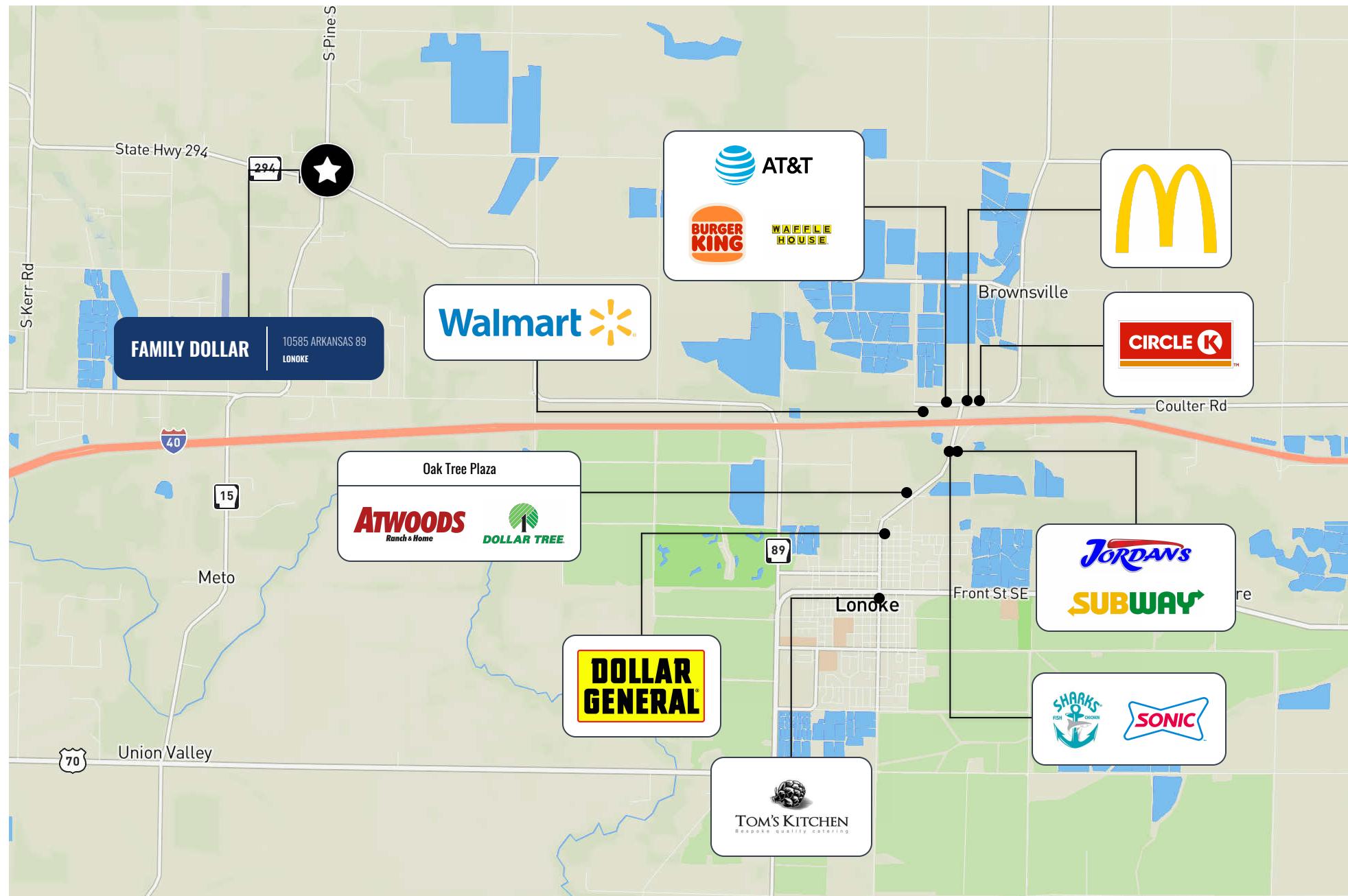
LOCATION DESCRIPTION

Lonoke, Arkansas, is strategically positioned within the (MSA), providing excellent access to the broader retail and commercial market in central Arkansas. This MSA is home to over 750,000 residents as of 2024, with the city of Little Rock being the economic hub of the region. The MSA has seen steady growth in both population and economic activity, with the population increasing by nearly 4% over the past decade, reflecting strong demand for retail services and commercial development. The median household income within the Little Rock metro area is approximately \$58,000, which supports a diverse and growing retail market.

The property is located along Highway 89 South in Lonoke, just 20 miles east of Little Rock, benefiting from the extensive connectivity and infrastructure that comes with being part of the Little Rock metro area. This prime location provides easy access to Interstate 40, a major transportation corridor that connects Little Rock to neighboring cities like Memphis, as well as rural areas within the MSA, enhancing the site's accessibility for both local residents and passing travelers.

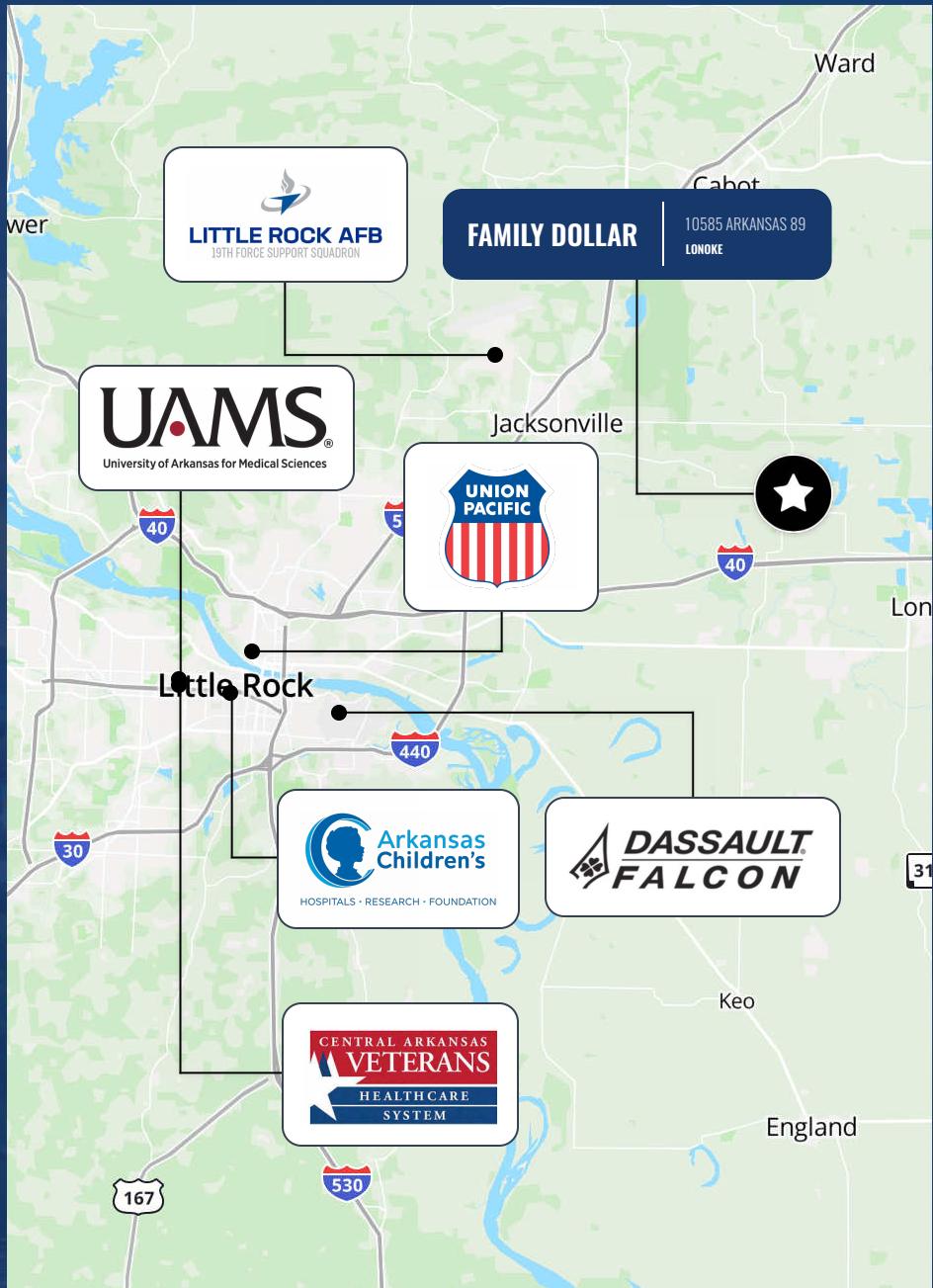
Retail demand in the Little Rock metro area has consistently grown due to a combination of population growth and urban expansion. The region has seen retail sales increase year over year, driven by the region's economic diversity, which includes sectors like healthcare, education, and manufacturing. Lonoke, as part of this growing metro area, benefits from limited retail competition, giving Family Dollar a unique opportunity to serve both the local population and the surrounding communities. Additionally, the area's growing residential base presents an expanding customer pool for daily needs retail like Family Dollar.

AREA MAP



Family Dollar
10585 Arkansas 89

MAJOR EMPLOYERS



Family Dollar
10585 Arkansas 89

The property is strategically located to benefit from the diverse and resilient employment landscape of the greater Little Rock metropolitan area. The regional economy is anchored by a formidable concentration of recession-resistant sectors, including healthcare and government. Major institutions such as UAMS Medical Center, Arkansas Children's Hospital, and the John L. McClellan Memorial Veterans Hospital form a critical healthcare nexus, making UAMS the state's largest public employer and ensuring a stable, non-cyclical employment base. This is complemented by the significant federal presence of the Little Rock Air Force Base, one of the state's largest employers with a profound economic impact on the community. Further economic diversification is evident in the high-value manufacturing and logistics sectors, represented by global aerospace leader Dassault Falcon Jet, which operates its largest worldwide facility in Little Rock, and the extensive operations of the Union Pacific Railroad. This robust and varied employer base provides a foundation of economic stability and drives consistent housing demand, underpinning the long-term investment potential of the asset.

Employer	Industry	Employees	Distance
University of Arkansas for Medical Sciences	Healthcare	12,000	24.8 mi
Little Rock Air Force Base	Military	7,500	12.9 mi
Arkansas Children's Hospital	Healthcare	4,500	22.8 mi
Central Arkansas Veterans Healthcare System	Healthcare	3,500	24.5 mi
Dassault Falcon Jet	Manufacturing	2,000	22.7 mi
Union Pacific Railroad	Transportation	1,500	21.3 mi



The Kase Group

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