

Commercial Realty CO LLC

**Offering Memorandum
Dollar General
7895 Edgemont Rd, Greers Ferry, AR 72067, USA**



Executive Summary

This offering presents a single-tenant net-leased Dollar General in Greers Ferry, Arkansas, supported by a 15-year absolute NNN lease structure that places no landlord responsibilities on ownership. The property contains 10,566 square feet on 2.43 acres and was built in 2020, combining recent construction with a corporate guaranty and a long remaining primary term through October 31, 2035.

At the offering price of \$1,414,577, the asset generates \$95,484 in annual NOI, equating to a 6.75% cap rate. The lease includes five 5-year renewal options with 10% rent increases beginning in each option period, creating a defined framework for continued cash flow beyond the initial term while preserving the low-management profile associated with an absolute NNN investment.

The investment is straightforward: acquire a newer-vintage, corporate-guaranteed Dollar General asset with durable in-place income, no landlord expense burden, and embedded contractual extension and rent-growth potential in a small-market retail format suited for passive ownership.

Investment Summary

Metric	Value
Asking Price	\$1,414,577
Cap Rate	6.75%
Lot Size	105,850.8 SF / 2.43 AC
Net Operating Income (NOI)	\$95,484
Occupancy	100%
Square Footage	10,566 SF
Year Built	2020

Investment Highlights

- Long-term, passive income stream backed by a corporate-guaranteed Dollar General lease.
- The offering delivers a defined return profile at acquisition.
- Embedded renewal structure extends the income horizon beyond the initial term.
- Full site size supports a proven retail model.
- Single-tenant occupancy simplifies asset management.

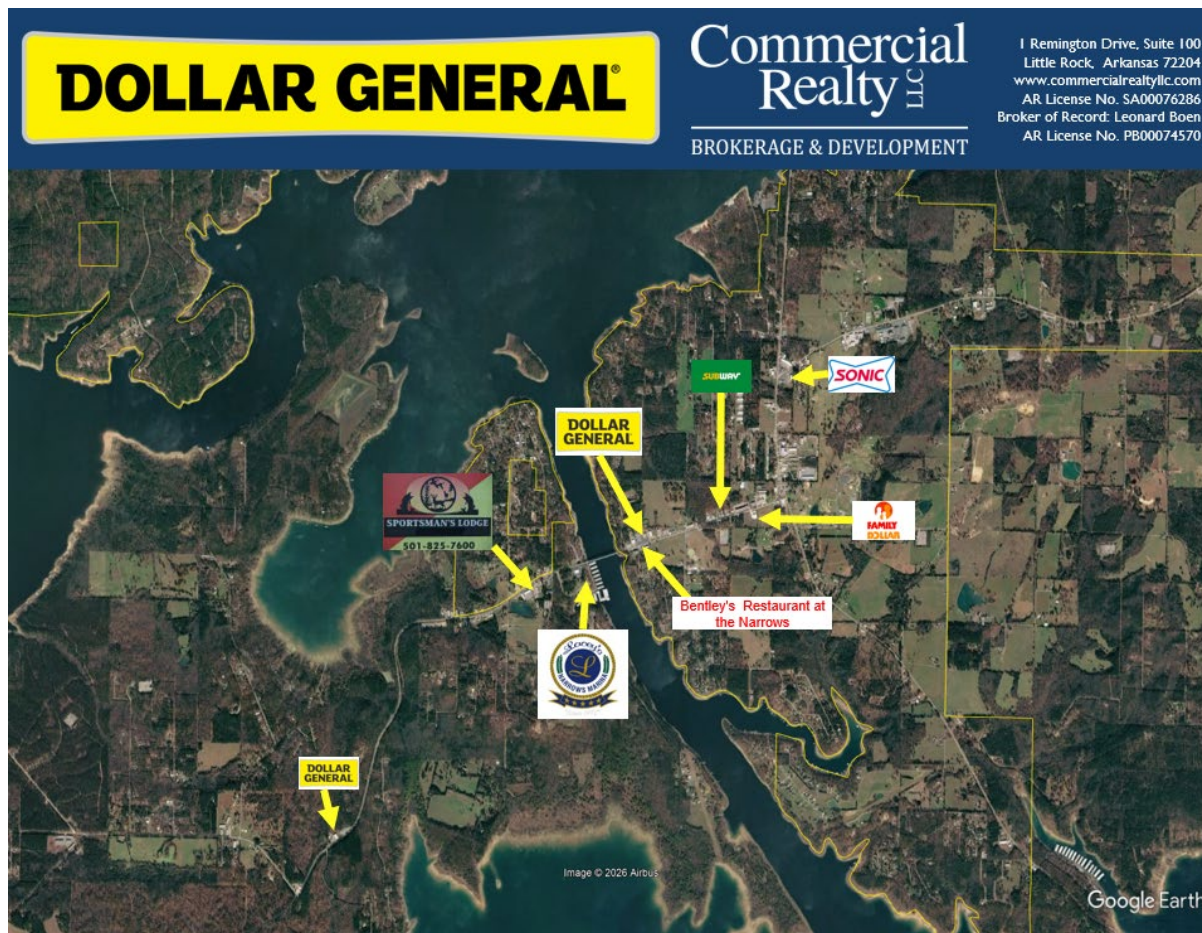
Rent Roll

The property is **100.00% occupied** by **Dollar General** in a single-tenant configuration totaling **10,566 SF**. Based on the updated rent schedule and absolute NNN structure, the current contractual base rent is presented at **\$95,484 annually**, or **\$9.04/SF**. The lease extends through **October 31, 2035** under the current primary term, with **five 5-year renewal options** reflected in the rent schedule at **10.00% increases** at each option period.

Rent Roll Summary	Value
Total Rentable Area	10,566 SF
Occupied Area	10,566 SF
Occupancy	100.00%
Number of Tenants	1
Average Rent/SF	\$9.04/SF
Annual Base Rent	\$95,484
Lease Expiration	October 31, 2035
Renewal Options	Five 5-year options

Lease Expiration Schedule	SF Expiring	% of NRA	Annual Base Rent
2035	10,566 SF	100.00%	\$95,484
Renewal Option Schedule	Option Term Rent	Monthly Base Rent	Rent/SF
Option 1	\$105,024	\$8,752	\$9.94/SF
Option 2	\$115,536	\$9,628	\$10.93/SF
Option 3	\$127,080	\$10,590	\$12.03/SF
Option 4	\$139,788	\$11,649	\$13.23/SF
Option 5	\$153,768	\$12,814	\$14.55/SF

Location



- **Bentley’s Restaurant and Buffet** is approximately **0.04 miles away, about a 1-minute drive**, reinforcing the property’s location within an established commercial node rather than an isolated outparcel, which supports repeat local traffic and tenant visibility.
- **Lacey’s Narrows Marina** is approximately **0.31 miles away, about a 2-minute drive**, tying the asset to Greers Ferry Lake recreation traffic and seasonal visitor spending that can enhance retail sales volumes for value-oriented general merchandise.
- **Glass Doctor of Greers Ferry** is approximately **0.48 miles away, about a 2-minute drive**, and **Sportsman’s Lodge** is also approximately **0.48 miles away, about a 2-minute drive**, demonstrating that the corridor serves both local households and visitor-serving businesses, broadening the property’s customer base.
- **Paradise Pizza Company** is approximately **0.56 miles away, about a 2-minute drive**, while **Subway at 8249 Edgemont Road** is approximately **0.64 miles away, about a 2-minute drive**, providing recognizable food-service adjacency that helps sustain cross-shopping and stop-and-go traffic patterns beneficial to a discount retailer.
- **Main Street Kids Too** is approximately **0.69 miles away, about a 2-minute drive**, adding a nearby education-related demand driver that supports weekday convenience purchases by families and employees.
- **Las Playitas Greers Ferry** is approximately **0.79 miles away, about a 3-minute drive**, and **Chester’s Chicken / Tri Oaks** is approximately **0.80 miles away, about a 3-minute drive**, further evidencing a concentrated retail-services strip that improves tenant exposure and customer familiarity.
- **Large Mouth Pizza** is approximately **0.89 miles away, about a 3-minute drive**, and **The Boar House & Pizza** is approximately **0.92 miles away, about a 3-minute drive**, indicating a dense cluster of destination and convenience uses within roughly one mile of the site.

Demographics

Demographic Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
2024 Population	2,691	3,889	10,526
2020 Population	2,444	3,028	9,769
Population Growth 2020-2024	10.1%	28.4%	7.7%
2024 Median Household Income	\$52,253	\$53,043	\$59,263