



Dollar General

468975 US HIGHWAY 64, GANS, OK 74936 (FT. SMITH, AR/OK MSA)



Representative Photo

Price: \$ 1,293,000 · Cap Rate: 6.50 %



**INVESTMENT
GRADE TENANT**
(NYSE: DG)



**15-YR LEASE
W/ 10% INCREASES
IN OPTIONS**



**NEW CONSTRUCTION
LOCATION**
BUILT 2021



**STRATEGIC
LOCATION**
OFF OF INTERSTATE 40



**ABS. NNN
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OBLIGATIONS**

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**Chad
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