



WESTWOOD
NET LEASE ADVISORS



Representative Photo

DOLLAR GENERAL

1700 HWY 5 – ROMANCE, ARKANSAS - 72136

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PROPERTY DESCRIPTION



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HIGHLIGHTS

Purchase Price: \$1,004,593
Cap Rate: 7.75%
NOI: \$77,856
Building Size: 9,100 square feet*
Lot Size: 1.68 acres*
Year Built: 2018



LEASE SUMMARY

Lease Expiration: August 31, 2033
Options/Increases: Five, 5-year options with 10% increases
Lease Type: Absolute NNN
Guarantor: Dollar General Corporate

* Buyer responsible to verify



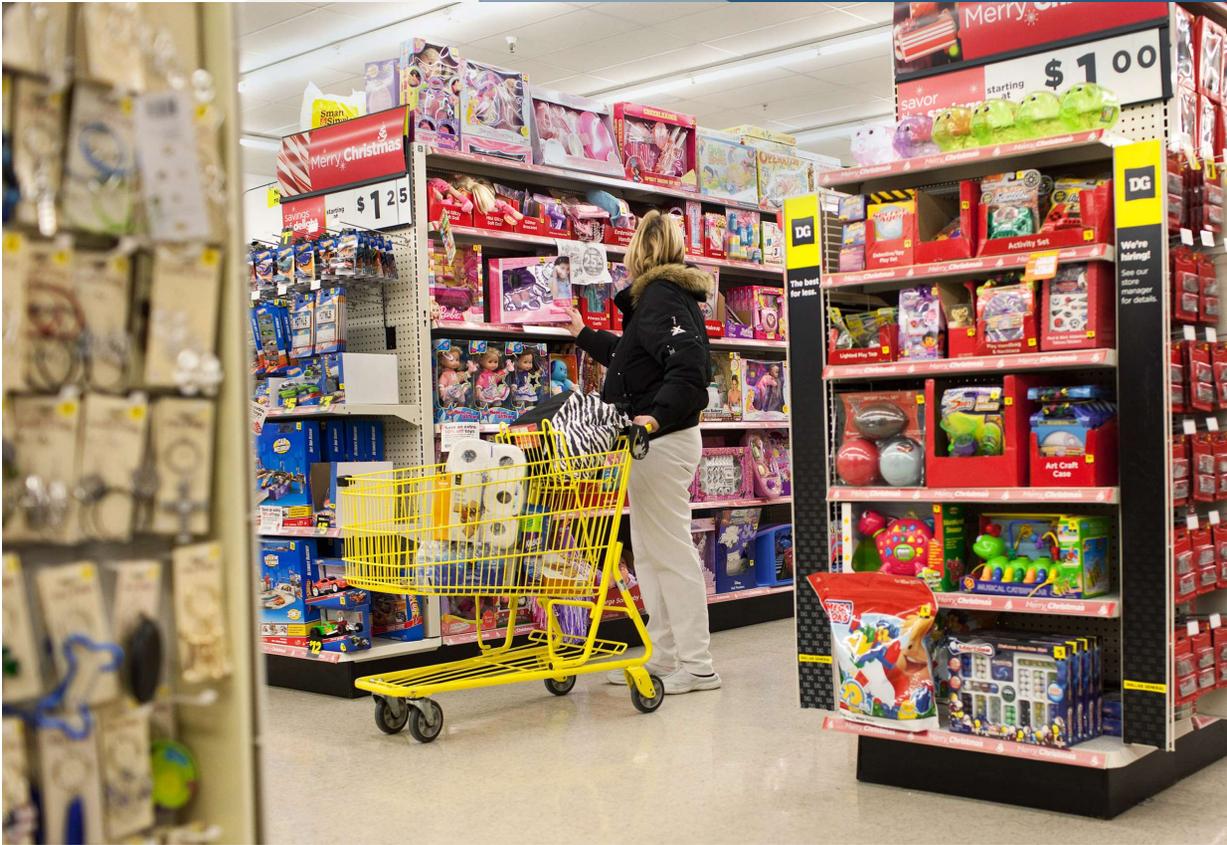
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HIGHLIGHTS

- ❑ Over 7.5 years remain on absolute NNN lease – lease expires in September of 2033
- ❑ Tenant remodeled the property in 2025 showing long term commitment to the site
- ❑ There are over 10,000 people living within a 10-mile radius of the subject property making this an ideal market for Dollar General
- ❑ Corporate guarantee from tenant with Revenues in excess of \$42 billion.



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PROPERTY DESCRIPTION

The subject property is a Dollar General located directly on Hwy 5 in Romance, Arkansas just outside of Mt Vernon. Mt Vernon and Romance both sit North of Little Rock and Conway.

This Dollar General benefits from central location to multiple other nearby towns in west-central Arkansas, such as Rose Bud to the North and El Paso and Floyd to the south. Romance is located just thirty miles outside of Conway, Arkansas and 45 miles outside of Little Rock.

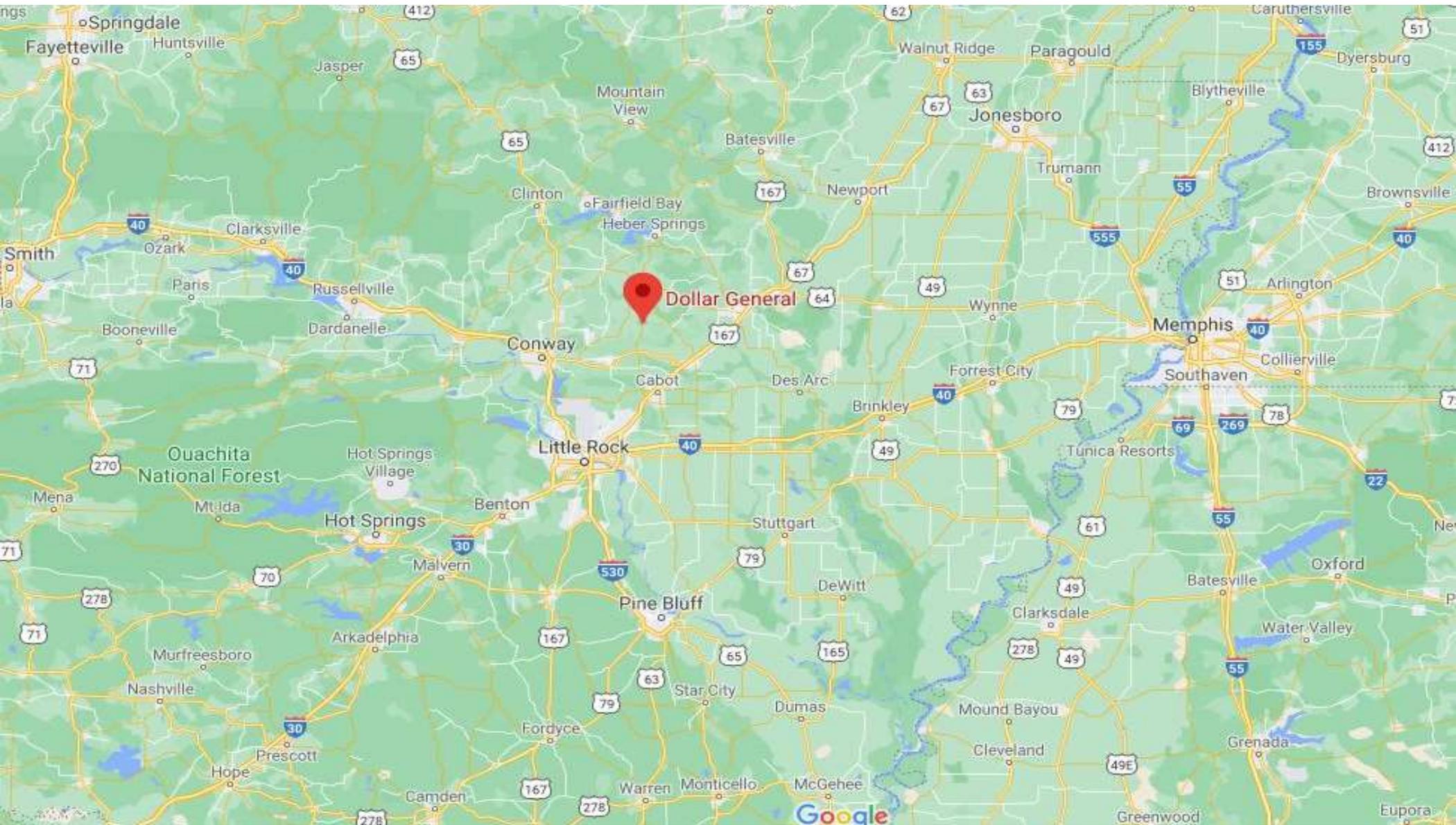
<u>Demographic Highlights</u>	<u>3 mile</u>	<u>5 miles</u>	<u>10 miles</u>
2025 Population	1,380	2,896	10,458
2025 Households	540	1136	4,386
Avg. Household Income	\$92,284	\$88,387	\$86,199



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TENANT OVERVIEW

Dollar General Corp. is a U.S. chain of variety stores headquartered in Goodlettsville, Tennessee. The stores were founded in 1939 by Cal Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. In 1968 the business changed its name to Dollar General Corporation. In 2007 the company was acquired by the private equity firm Kohlberg Kravis Roberts & Co. (KKR), which took the company public in 2009, and in December 2013 the entity controlled by investment funds affiliated with KKR sold its remaining shares of Dollar General common stock.

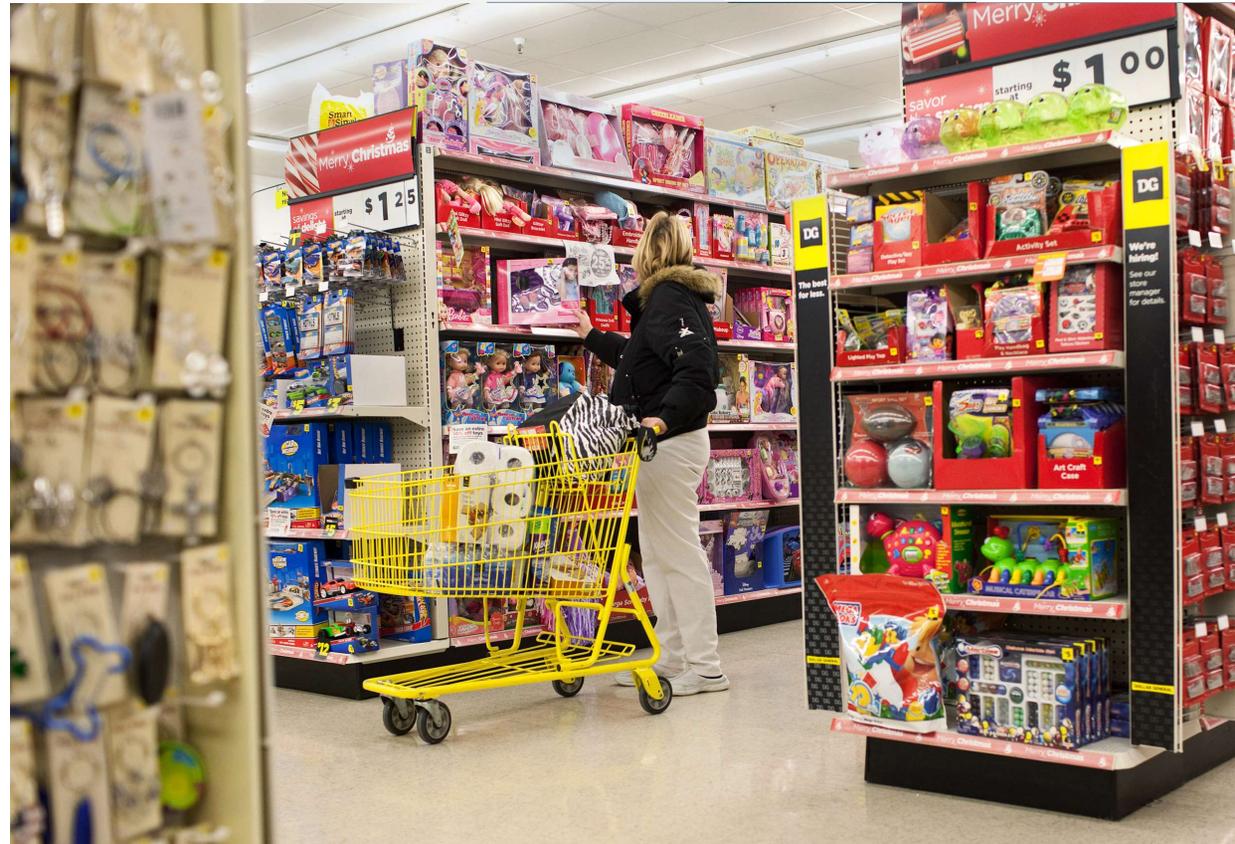
Dollar General is the nation's largest small-box discount retailer, offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General has more stores than any other dollar store in the country and is currently the largest dollar store chain. 2024-2025 Revenues were approx \$42 billion.

Dollar General offers merchandise at everyday low prices (typically \$10 or less) through our convenient small-box locations, with selling space averaging approximately 7,400 square feet. Approximately 70% of its stores are in towns of 20,000 or fewer people.

Website: <http://www.dollargeneral.com/>



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ROMANCE, ARKANSAS

Romance is an unincorporated community in west-central White County, Arkansas, United States. The community is located approximately halfway between the town of Rose Bud to the north, and the unincorporated community of El Paso to the south.

Romance is directly to the East of Mount Vernon, Arkansas. Mount Vernon is a town in northeastern Faulkner, County, located on Highway 36. It is home to the high school of Mount Vernon-Enola School District. Mount Vernon has several businesses, including the school district, the high school, the post office, and the city hall, as well as two churches, a landscaping company, a veterinarian, a trucking firm, an engineering lab, and a resort. Mount Vernon is just a short 49-minute drive to Little Rock and a 40-minute drive to Conway.

Conway is the county seat of Faulkner County, located in the state's most populous MSA, Central Arkansas. Conway is unique in that most of its residents commute out of the city to work. The city also serves as a regional shopping, educational, work, healthcare, sports, and cultural hub for Faulkner County and surrounding areas. Conway's growth can be attributed to its jobs in technology and higher education with its largest employers being Acxiom, the University of Central Arkansas, Hewlett Packard, Hendrix College, Insight Enterprises, and many technology startup companies. Conway is also home to three post-secondary educational institutions, earning it the nickname "The City of Colleges".



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