



Actual Site

**ABSOLUTE NNN
CORPORATE GUARANTEE**

DOLLAR GENERAL®

109028 S 4770 RD | ROLAND, OK 74954

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

SEAN STEPHENSON

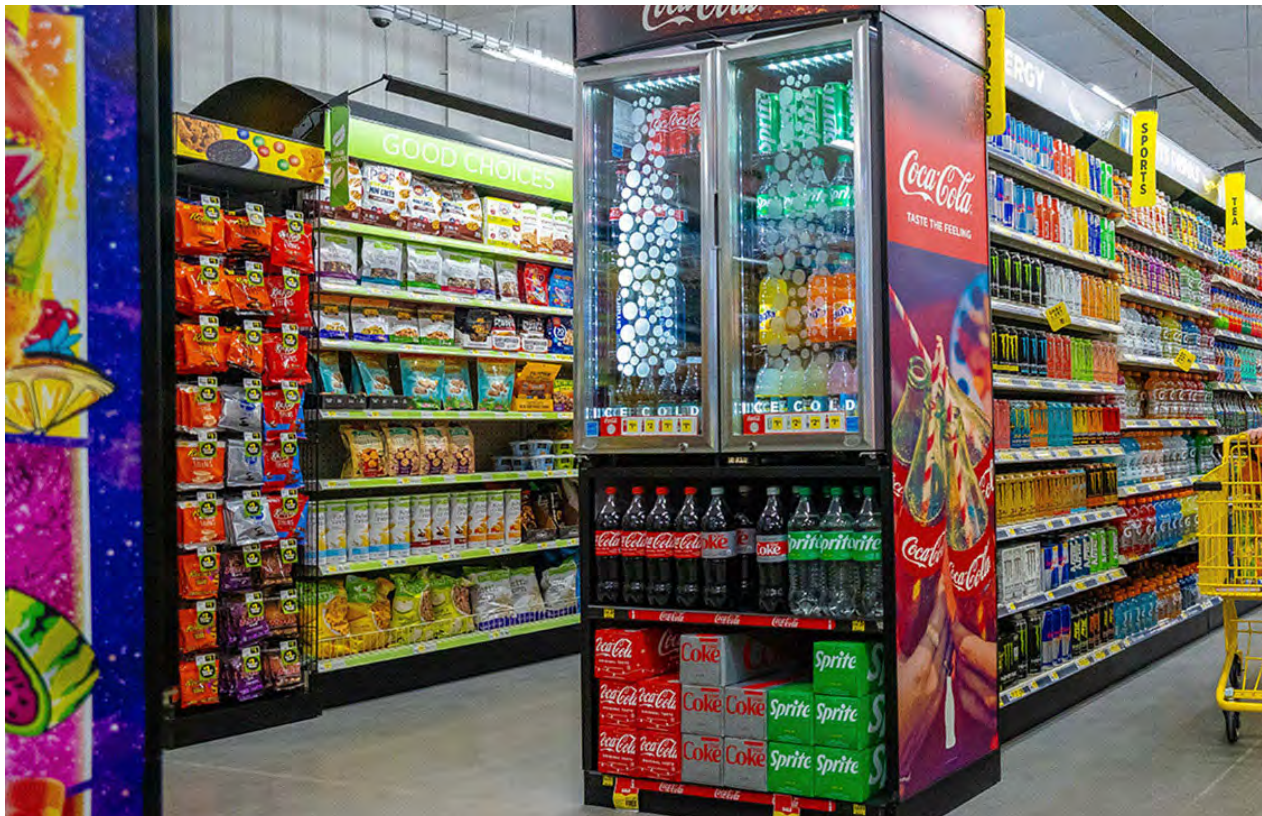
Senior Advisor
AZ Lic: SA672380000
619.944.6477
sean@retail1031.com

STEVEN DAVIS

Managing Partner
AZ Lic: BR101032000
602.625.8338
steven@retail1031.com

BRIAN BROCKMAN – BROKER

Bang Realty-Oklahoma Inc
Lic: 177814
513.898.1551
bor@bangrealty.com



INTRODUCTION

Retail Investment Group & Bang Realty are pleased to offer for sale this Dollar General in Roland, Oklahoma.

This opportunity features a long-term Absolute NNN lease with ±11 years remaining and a Corporate Guarantee.

Built in 2020, this ±9,026 square foot building sits on a ±1.53 acre lot situated on a hard corner.

\$1,248,857
PRICE**7.0%**
CAP RATE**\$87,420**
NOI**±9,026 SF**
BUILDING SIZE**±1.53 AC**
LAND SIZE**2020**
YEAR BUILT**EXECUTIVE SUMMARY**

ADDRESS	109028 S 4770 Rd Roland, OK 74954
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	December 31, 2035
LESSEE	Dollar General
GUARANTOR	Corporate
OPTIONS	(5) 5-Year Options
INCREASES	In Option Periods
ROFR	No

PROPERTY HIGHLIGHTS

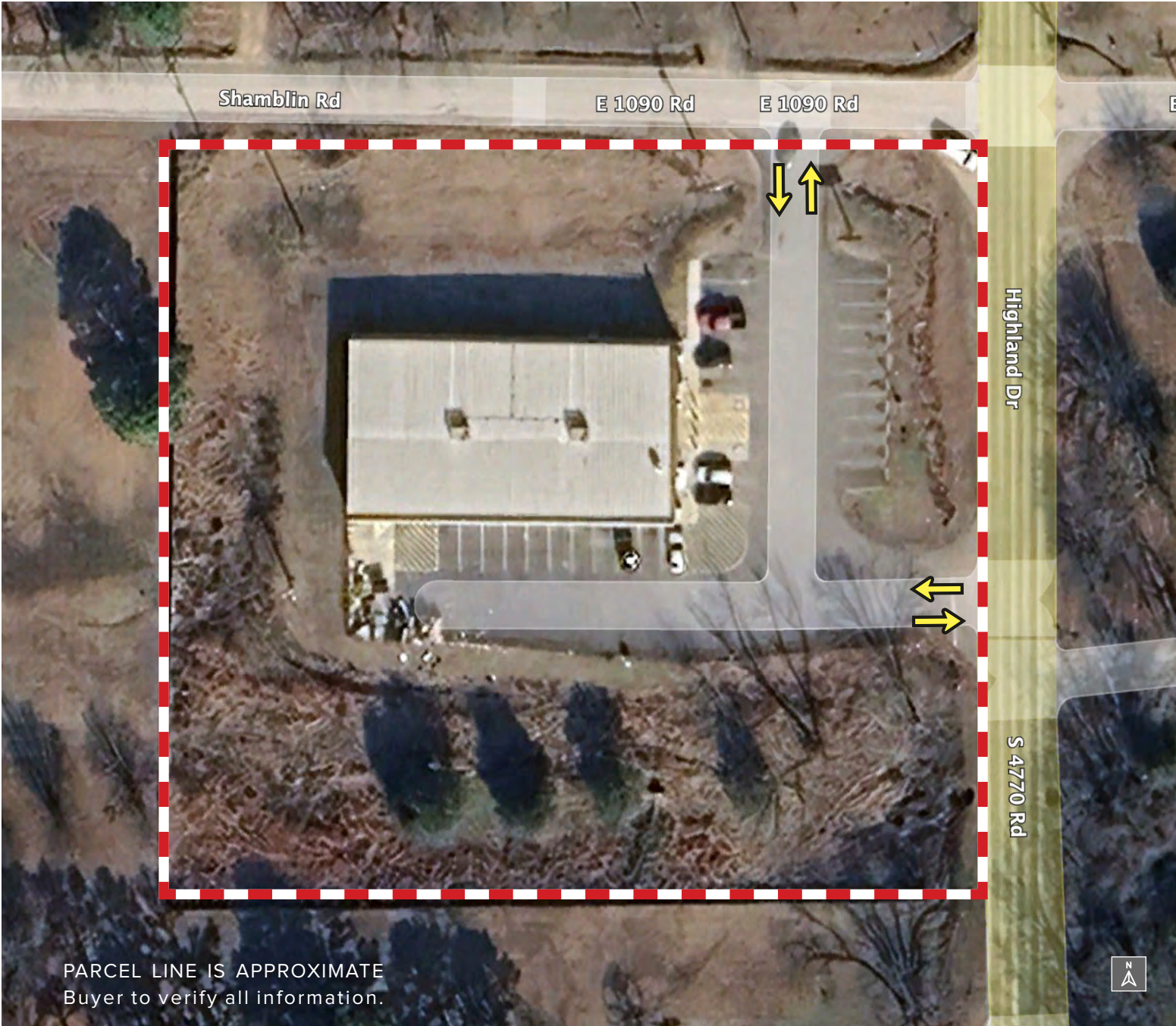
- Absolute NNN with ±11 years remaining
- 2020 construction on a hard corner location
- Growing population estimated at a rate of 4.16% annually
- Located about 3 miles from Cherokee Casino and Hotel, a ±24,000 square foot casino with ±120 hotel rooms
- Approximately a 30 minute drive from Fort Smith Regional Airport

**Dollar General Corporation
has been delivering value to
shoppers since 1939**

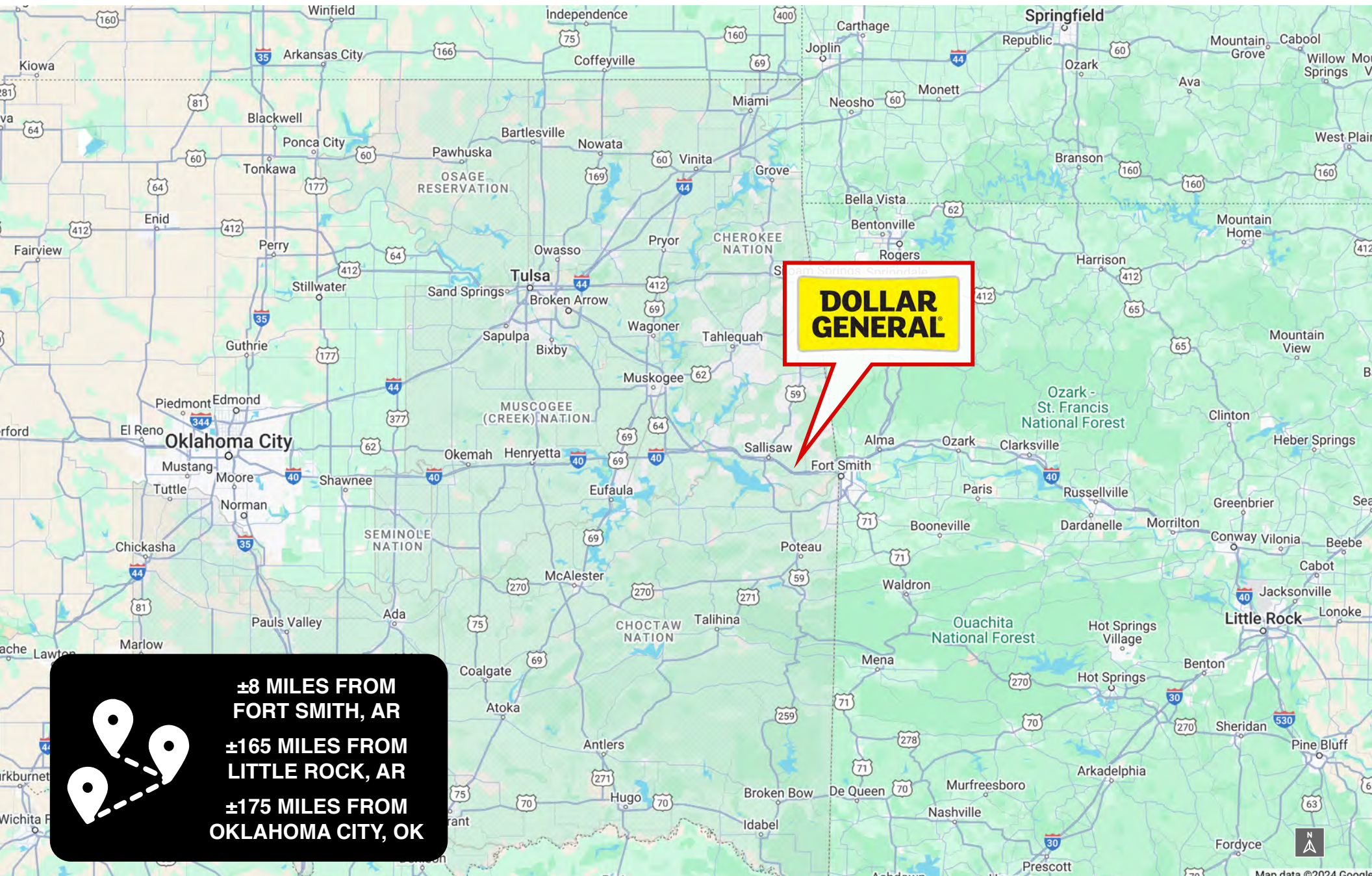




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PARCEL LINE IS APPROXIMATE
Buyer to verify all information.



DOLLAR GENERAL**DG**
NYSE**+20,000**
LOCATIONS**±48**
U.S. STATES**+170,000**
EMPLOYEES**+80 YEARS**
IN BUSINESS**DG.COM**
WEBSITE**TENANT PROFILE**

Dollar General Corporation, an American chain of variety stores, is headquartered in Goodlettsville, Tennessee. Established in 1939 as a family-owned business named J.L. Turner and Son in Scottsville, Kentucky, the company adopted the name Dollar General Corporation in 1955 and became publicly traded on the New York Stock Exchange in 1968. Today, Dollar General operates more than 20,000 convenient, easy-to-shop stores across 48 states, remaining dedicated to its founding mission of “Serving Others.”

In addition to offering high-quality private-label products, Dollar General features items from many of America’s most trusted brands, including Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestlé, Kimberly-Clark, Kellogg’s, General Mills, and PepsiCo.



QUICK FACTS

2024 POPULATION
±3,977

2022 MSA POPULATION
±250,368

COUNTY
SEQUOYAH

ABOUT ROLAND, OK

Located in Sequoyah County, Roland is a town that's part of the Fort Smith, Arkansas-Oklahoma Metropolitan Statistical Area, home to approximately 250,368 residents as of 2022. Spanning a total area of 2.7 square miles, Roland offers a small-town feel while being just 4 miles east of Muldrow and 6 miles west of Fort Smith, Arkansas.

Its proximity to major highways, including U.S. Highway 64 and Interstate 40, makes it an ideal location for those seeking both tranquility and connectivity.

2024 DEMOGRAPHICS (within 5-miles)

POPULATION
11,502



MEDIAN HH INCOME
\$71,874



AVG HH SIZE
2.60



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**480.429.4580 | retail1031.com****CONFIDENTIALITY DISCLAIMER**

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

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