



# Dollar General

46 E. PRIDY ST | MAGAZINE, AR 72943



Representative Photo

Price: \$1,216,000 • Cap Rate: 6.75%



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



**LONG-TERM LEASE**  
W/ 10% INCREASES  
IN OPTIONS



**BUILT-TO-SUIT  
CONSTRUCTION**  
BUILT 2020



**ABS. NNN**  
**ZERO LANDLORD**  
OBLIGATIONS

Click to View Offering Memorandum

*Additional Dollar General locations available –  
Please reach out to broker to discuss*

**Chad  
Byerly**

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