

PROPERTY SUMMARY



Representative Photo

OFFERING SUMMARY

SALE PRICE:	\$1,810,000
LOT SIZE:	2.97 Acres
BUILDING SIZE:	10,542 SF
NOI:	\$117,612.00
CAP RATE:	6.5%

PROPERTY DESCRIPTION

15 Year Dollar General Plus Absolute NNN Lease Investment.
2685 Highway 7 N, Harrison, Arkansas 72601

PROPERTY HIGHLIGHTS

- Rent Commencement Jan 24, 2024
- 15 year Lease w/5% increases every 5 years
- Absolute NNN Lease - No LL Responsibilities
- Over 20,600 stores with \$41.65 Billion Revenue

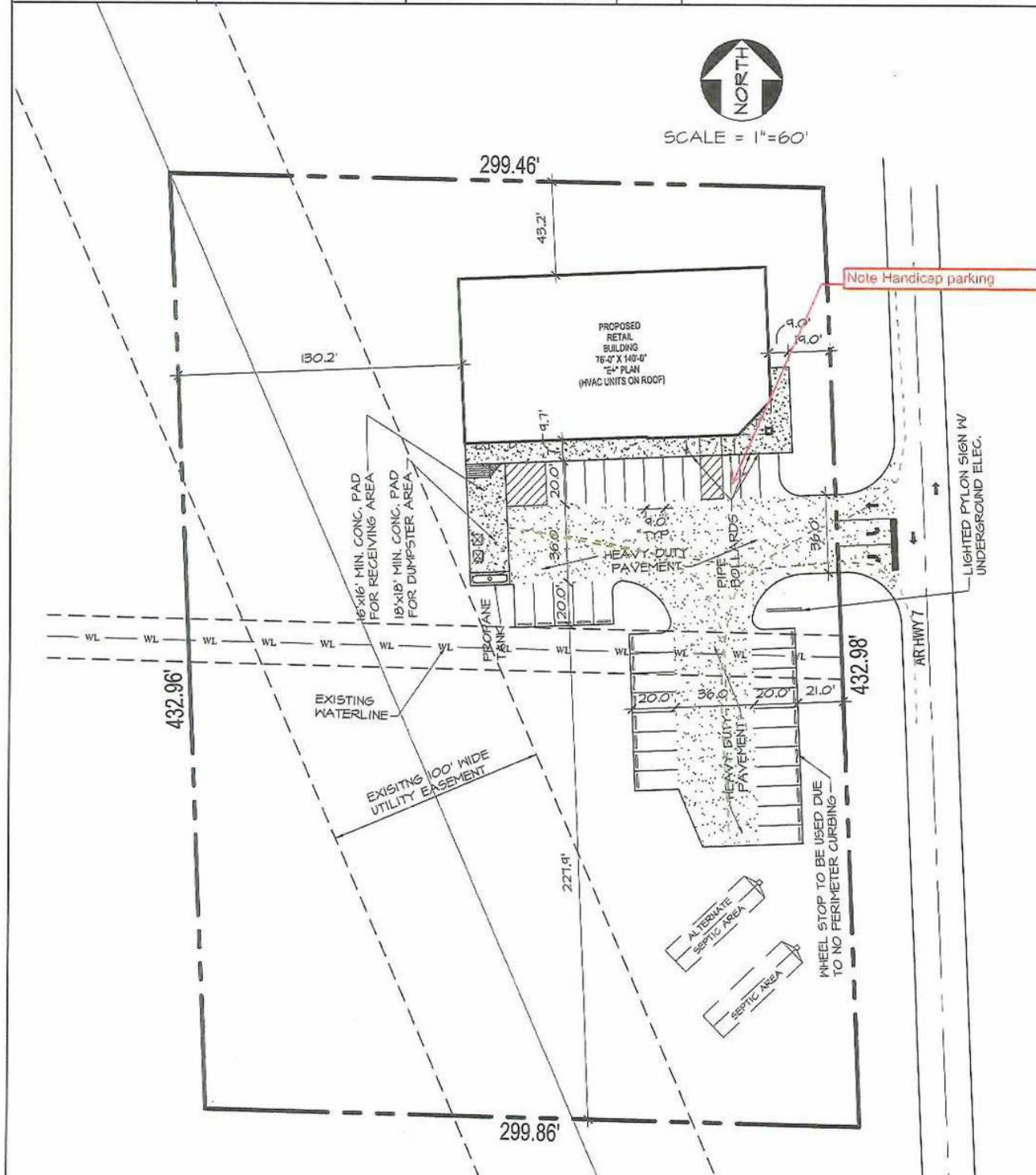
C. STERLING SCOTT, CCIM

O: 816.436.4600
sterling.scott@svn.com
KS #BR00052095

SURVEY

PROJECT:	E-PLAN	DEVELOPER	DESIGNER	DATE:	By Bridges Cunningham at 1:45 pm, Feb 01, 2023
BLDG/SALES SP:	10542/8496	COMPANY: PB GENERAL HOLDINGS, LLC	COMPANY: BARTLETT ARCHITECTURE, inc.	1/26/2023	
ACREAGE:	2.97 ACRES	NAME: SCOTT PROCTOR	NAME: DANIEL BARTLETT		
PARKING SPACES:	35	PHONE #: 501-219-5899	PHONE #: 501-794-4448		

Flood Zone X. No wetlands on site



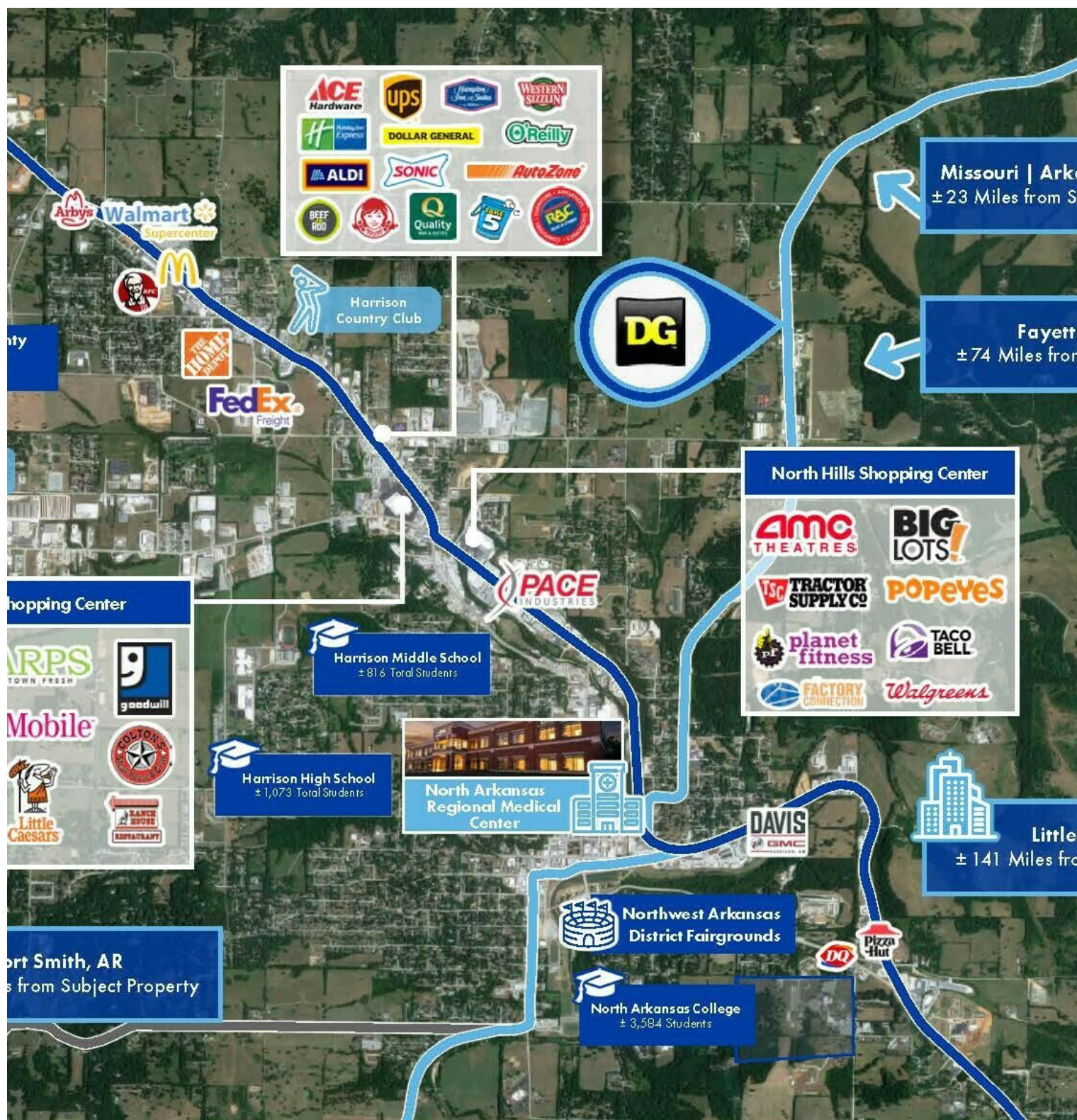
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AREA RETAILERS



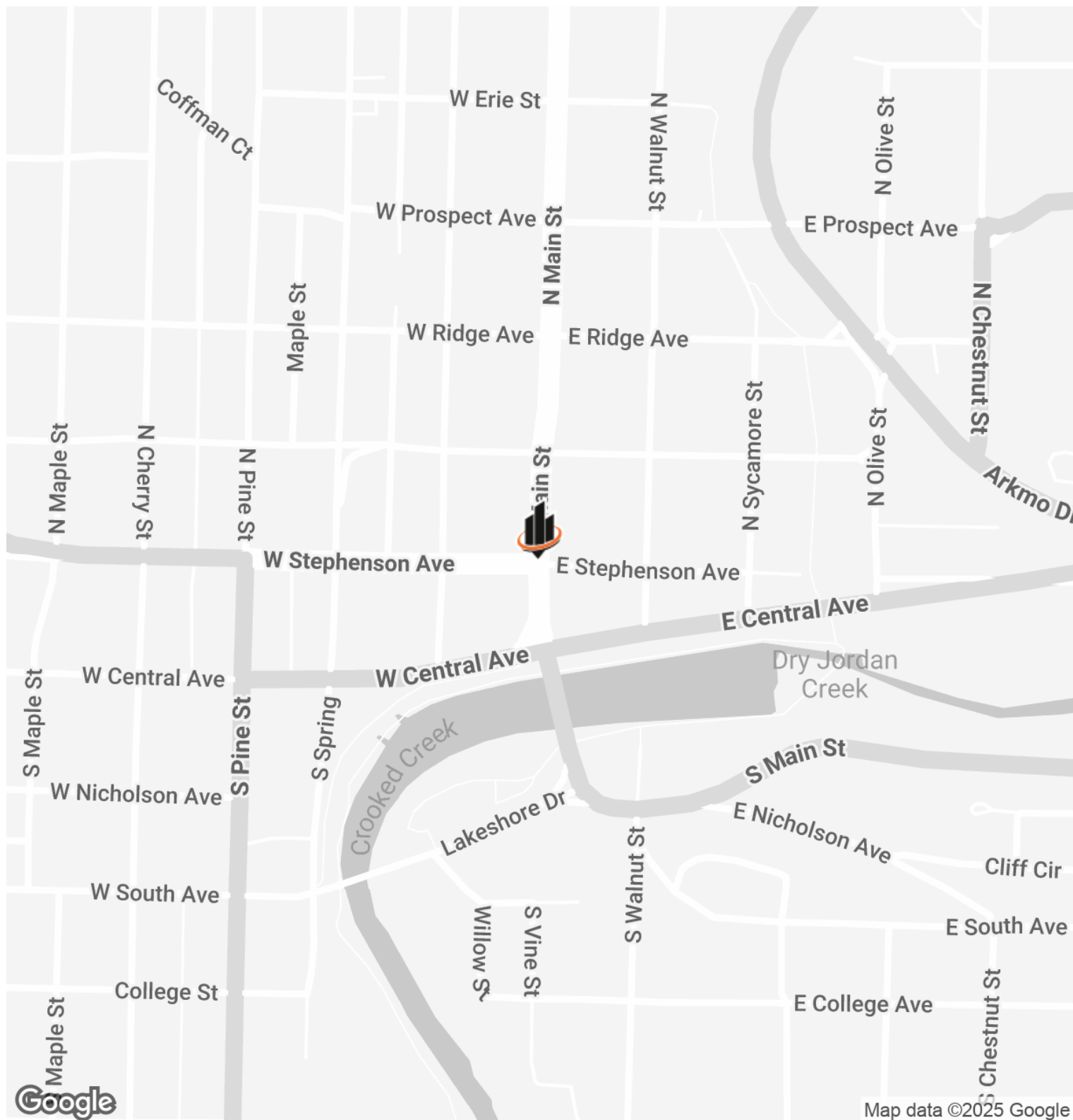
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LOCATION MAP



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