



REPRESENTATIVE PHOTO

DOLLAR GENERAL "PLUS"

7720 US HWY 62, POLLARD, AR 72456

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
NJ #1970382
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,471,767
Current NOI:	\$88,306.00
Initial Cap Rate:	6.00%
Land Acreage:	2.00
Year Built	2022
Building Size:	10,566 SF
Price PSF:	\$139.29
Lease Type:	Absolute NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,566 SF Dollar General PLUS store located in Pollard Arkansas. The property is encumbered with a 15-Year NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (5) Year Options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB” and is classified as Investment Grade. The store is scheduled to open with rent commencing in November 2022.

This Dollar General is highly visible as it is strategically positioned at the intersection of Hwy 36 35 N and Southwest Dr which sees 2,000 vehicles passing the site each day. The five-mile population from the site is 1,948 between 824 households. Meanwhile, the three-mile average household income is \$63,257 per year, making this location optimal for a Dollar General. This location receives very little competition with no other dollar store or national retailer in town. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee of simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store.



PRICE \$1,471,767



CAP RATE 6.00%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN | Zero Landlord Responsibilities
- Dollar General "PLUS" | 10,640 SF Footprint
- 15-Year Term | 15 Years Remaining
- 5 (5 Year) Options | 10% Rental Increase At Each Option
- Five Mile Population | 1,948
- Three Mile Household Income | \$63,257
- 2,000 Vehicles Cross the Property Per Day
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 31 Consecutive Quarters of Same-Store Sales Growth

DOLLAR GENERAL PLUS

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FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL PLUS	PER SF
Gross Income	\$88,306.00	\$8.36
EXPENSE	DOLLAR GENERAL PLUS	PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$88,306.00	\$8.36

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	1.1 Acres
Building Size:	10,566 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$88,306.00
Rent PSF:	\$8.36
Landlord Responsibilities:	Zero
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	Nov 2022
Lease Expiration Date:	Nov 2037
Lease Term Remaining:	15 Years
Rent Bumps:	10% at each Option
Renewal Options:	5 (5 Year) Options
Lease Guarantor:	Corporate
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$34.2 BILLION



STORE COUNT:
18,000+



GUARANTOR:
DG CORP

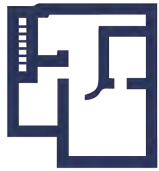


S&P:
BBB

DOLLAR GENERAL PLUS

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT
Dollar General	10,566	Nov 2022	Nov 2037	\$88,306.00
Totals/Averages	10,566			\$88,306.00



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$88,306.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$8.36



NUMBER OF TENANTS
1



DOLLAR GENERAL PLUS

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2.8% INCREASE
IN NET SALES Q4



1,110 STORES
OPENING IN 2022



\$34.2 BIL
IN SALES



83 YEARS
IN BUSINESS



31 YEARS
SAME STORE GROWTH

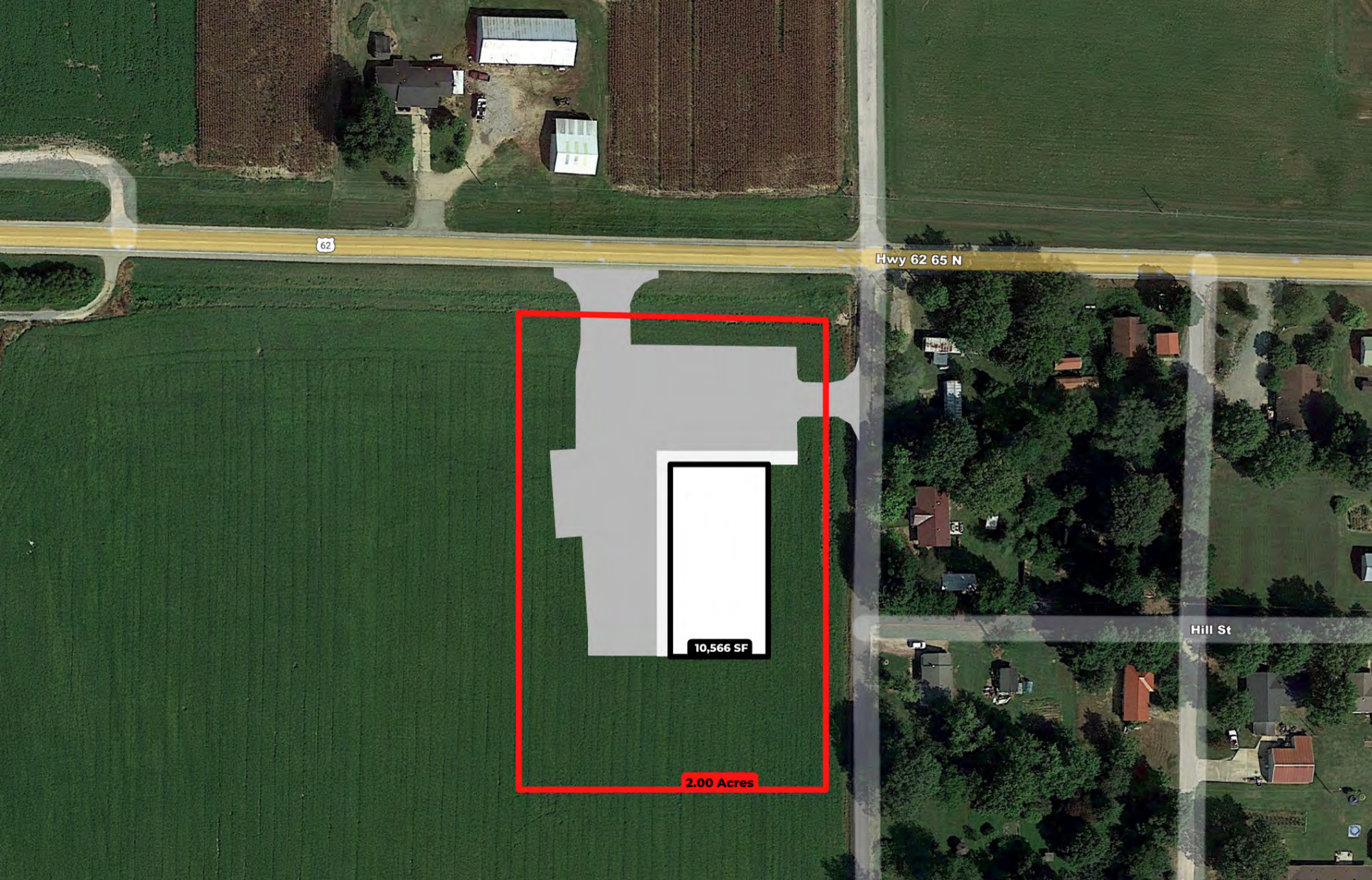
DOLLAR GENERAL is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



18,000+ STORES ACROSS 47 STATES

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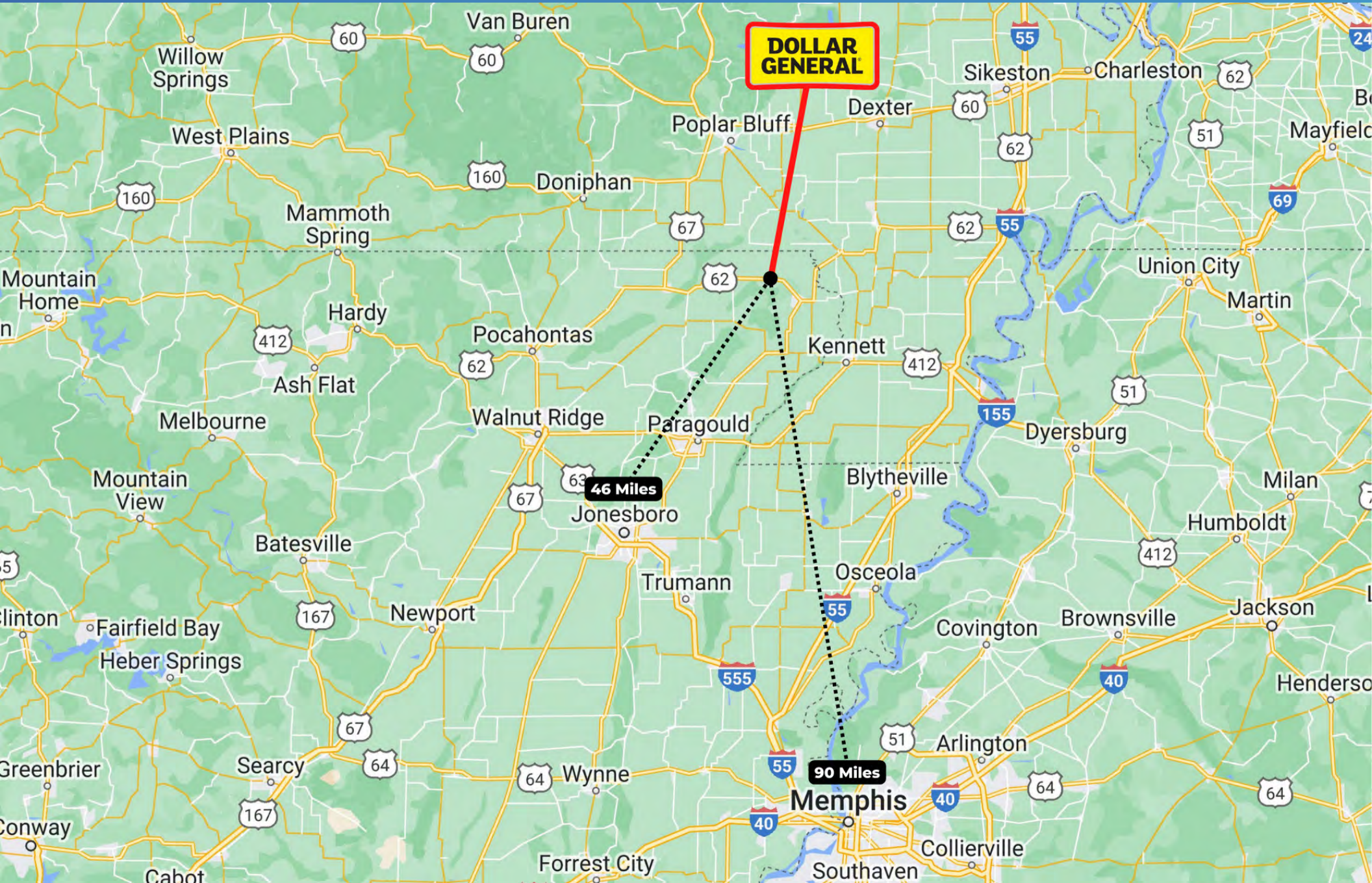
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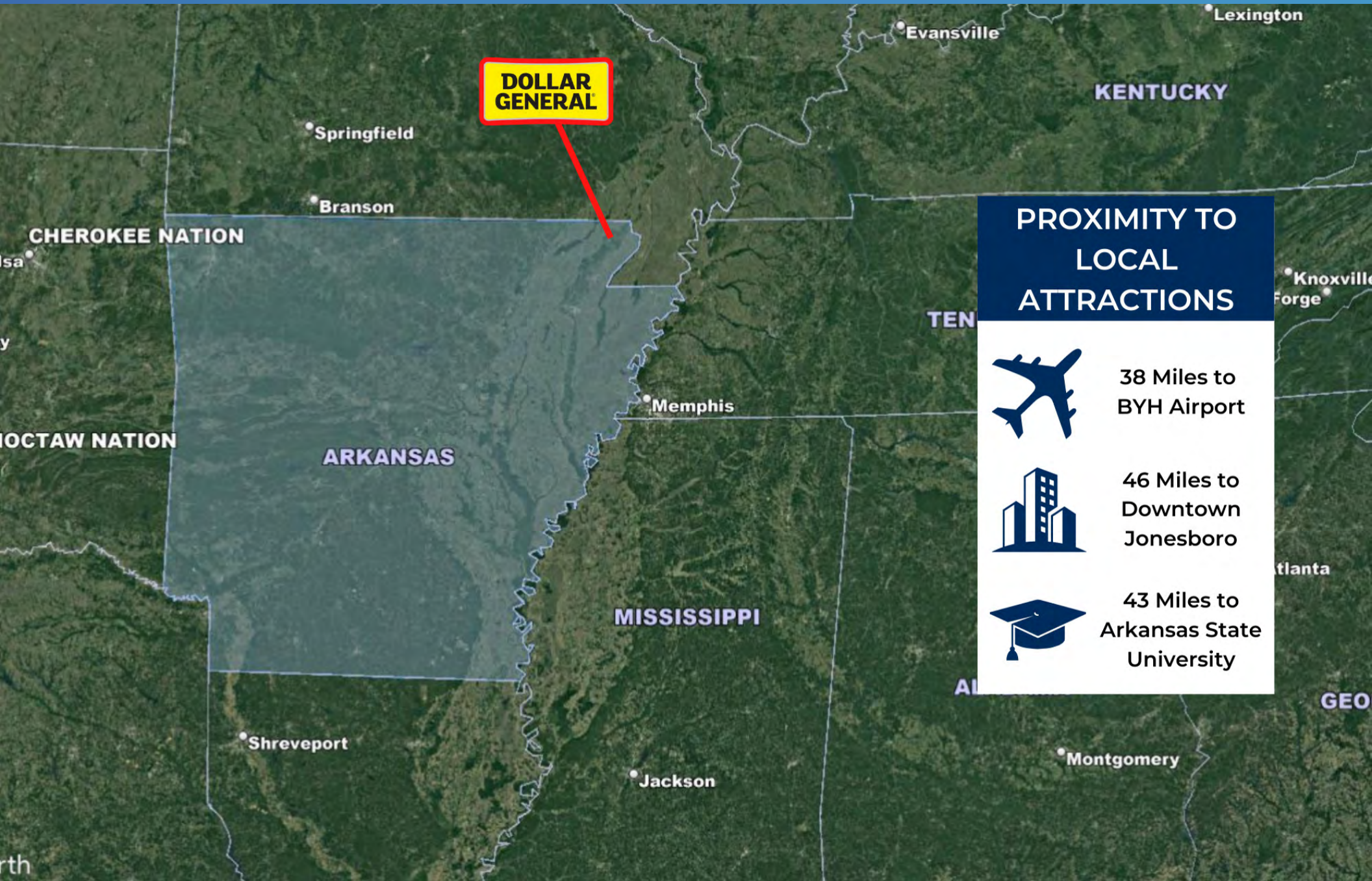
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**DOLLAR
GENERAL**

PROXIMITY TO LOCAL ATTRACTIONS



38 Miles to
BYH Airport



46 Miles to
Downtown
Jonesboro



43 Miles to
Arkansas State
University



POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2022	598	1,948	7,012
Median Age	46.7	45.6	44.7
# Of Persons Per HH	2.4	2.4	2.3
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	245	824	2,989
Average HH Income	\$63,257	\$63,042	\$55,470
Median House Value	\$83,196	\$94,241	\$86,959
Consumer Spending	\$7M	\$23.4M	\$77.9M

Pollard is a city in Clay County, a few miles west of Piggott (Clay County) on U.S. Highway 62, in the foothills of Crowley’s Ridge. Pollard has witnessed the emergence and decline of the railroad and the timber industry; its focus in the twenty-first century is on local agriculture.

Following Piggott’s annual Fourth of July picnic, the city of Pollard has a community picnic every summer on the first Saturday after Independence Day. The celebration, which was first held in 1932, raises between \$15,000 and \$18,000 each year to maintain the New Hope Baptist Church cemetery and the Pollard picnic grounds.





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

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