

FOR SALE | NN+ LEASED DOLLAR GENERAL

100% LEASED DOLLAR GENERAL



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively present the opportunity to acquire a fully leased Dollar General retail property in North Little Rock, Arkansas. The offering features a NN+ lease structure with approximately 3.3 years remaining on a corporate-guaranteed lease, creating a predictable income stream with limited landlord responsibilities.

Located just off Highway 264 with connectivity to I-40 and Highway 65, the asset offers excellent accessibility within the North Little Rock trade area. This offering presents investors with the opportunity to acquire a stabilized retail asset leased to an established national tenant in a highly accessible location.

ADDRESS 15620 MacArthur Rd, North Little Rock, AR 72118

OFFERING PRICE \$540,000

NOI* \$43,200

CAP RATE 8.00%

PRICE PSF \$59.91/SF

BUILDING SF 9,014 ±

TOTAL LAND AREA 3.00 ±

YEAR BUILT 2004

TENANT Dollar General

LEASE TYPE NN+

LEASE EXPIRATION September 30, 2029

TERM REMAINING 3.3 ± Years

OPTIONS Five, 5-Year | 10% bumps each option



PROPERTY FINANCIALS + DEMOGRAPHICS

RENT SCHEDULE

PERIOD	ANNUAL RENT	CAP RATE
Current	\$43,200	8.00%
Option 1	\$47,520	8.80%
Option 2	\$52,272	9.68%
Option 3	\$57,504	10.65%
Option 4	\$63,252	11.71%
Option 5	\$69,576	12.88%

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2025 Population	3,328	31,054	219,706
2025 Households	1,359	13,473	98,025
Avg HH Income	\$80,538	\$95,747	\$98,398
Median HH Income	\$56,139	\$71,526	\$70,408



PROPERTY AERIAL



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