



# Commercial Realty LLC

BROKERAGE & DEVELOPMENT

**7895 Edgemont Rd,  
Greers Ferry, AR 72067**

JT Meister  
Commercial Realty, LLC  
501.313-8477 cell  
501-219-0919 office

**DOLLAR  
GENERAL®**



**\$1,468,985**

**NOI**

**\$95,484**



**6.5% Cap Rate**

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	<b>7985 Edgemont Rd Greers Ferry, Arkansas 72067</b>
Rentable Area	10,566 SF
Land Area	2.43 AC
Year Built	2020
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	Beginning Each Option Period
Options	Five 5-Year Options
Lease Commencement	October 14, 2020
Lease Expiration	October 31, 2035

# DOLLAR GENERAL®

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1 Remington Drive, Suite 100  
Little Rock, Arkansas 72204  
www.commercialrealtyllc.com  
AR License No. SA00076286  
Broker of Record: Leonard Boen  
AR License No. PB00074570

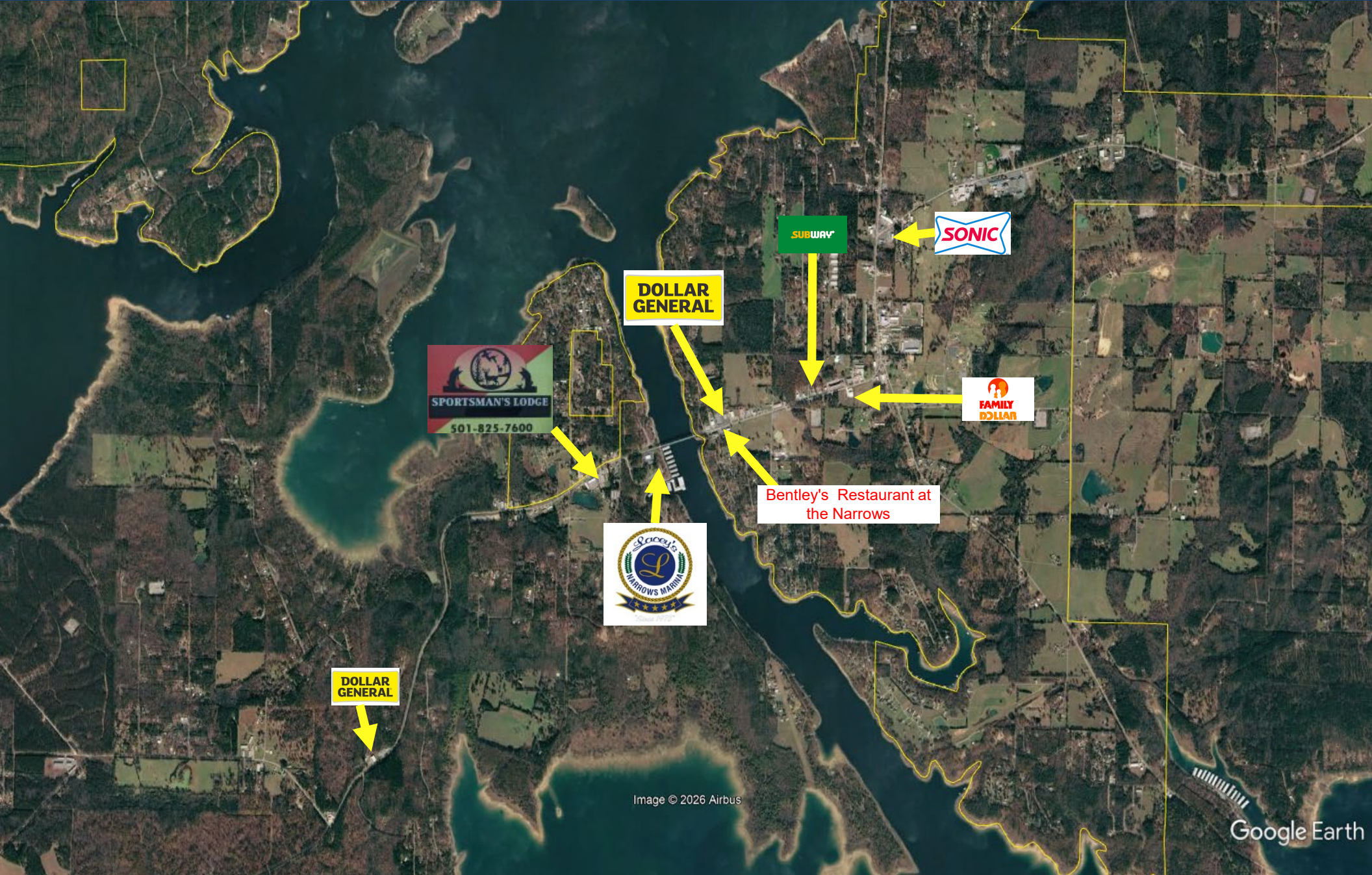


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