



Representative Image

DG Market | McAlester MSA
498 NW Electric Ave, McAlester, OK 74501



Property Overview

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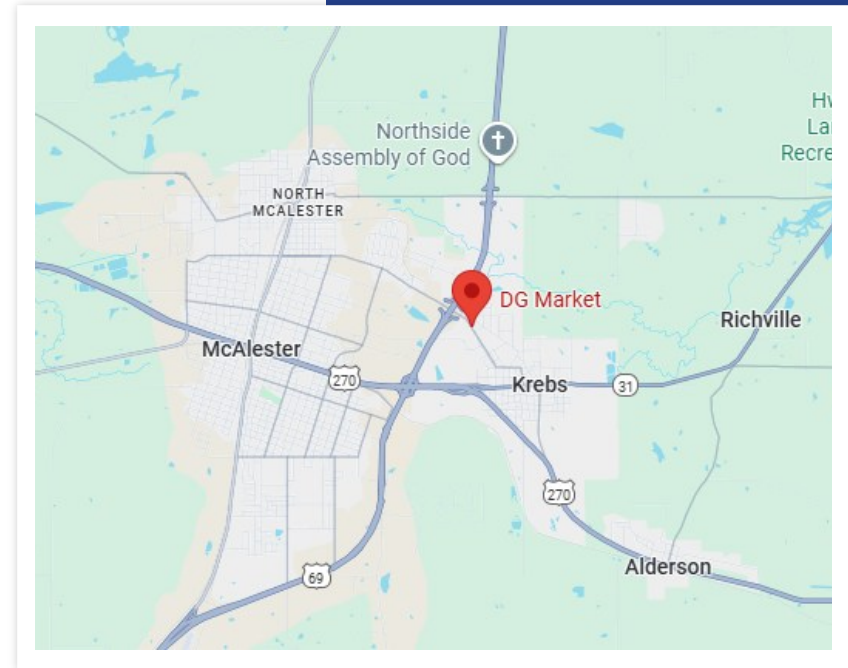
Tenant:	Dollar General
Price:	\$2,201,191
Cap Rate:	6.35%
NOI:	\$139,776
Building Size:	10,640 SF
Year Built:	2024
Lease Type:	NNN
Lease Expiration:	8/31/2039
Rental Escalations:	5% every five years
Renewal Options:	Five 5-year



Property Overview

Property Highlights

- Positioned within the McAlester MSA
- Investment grade tenant – S&P: BBB
- Absolute NNN lease – No landlord responsibilities
- Long-term lease—13+ years remain
- 2024 construction
- Dollar General Market property featuring the larger and highly desired prototype carrying additional grocery items such as fresh produce, refrigerated/frozen food offerings, dairy products, and more
- 5% rental escalations every five years
- Just off the US-69 interchange (25,000VPD)
- 28,000+ people live within a 10-mile radius
- Minutes from McAlester Regional Health Center (171 beds) & McAlester High School (1,000+ students)



Demographics

	3-Mile	5-Mile	10-Mile
Population:	17,953	22,843	28,193
Total Household Units:	7,240	8,647	10,756
Average Household Income:	\$66,342	\$69,362	\$73,312

www.bouldergroup.com

The information contained in this Offering Memorandum has been from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained Here in and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential measures to verify all of the information Set forth herein.

Location Aerial



Tenant Overview

Dollar General Corporation

Dollar General Corporation is an American discount retailer headquartered in Goodlettsville, Tennessee, operating over 20,000 stores across 48 states and Mexico as of 2025, primarily in rural and suburban communities. Founded in 1939 by J.L. Turner and Cal Turner as J.L. Turner and Son, the company rebranded to Dollar General in 1955 and went public in 1968 before being taken private in 2007 by Kohlberg Kravis Roberts & Co.; it returned to public trading on the New York Stock Exchange (NYSE: DG) in 2009. The chain focuses on low-cost everyday essentials, including groceries, household items, apparel, and seasonal goods, with most products priced under \$10, and generates annual revenues exceeding \$40 billion while employing approximately 200,000 people.

Website	www.dollargeneral.com
Founded	1939
Number of Locations	20,000
Company Type	Public (NYSE: DG)
Headquarters	Goodlettsville, TN



DOLLAR GENERAL®

Confidentiality & Disclaimer



CONFIDENTIALITY & DISCLAIMER

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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