



DOLLAR TREE

415 W Michigan St, Stuttgart, AR 72160

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DOLLAR TREE

415 W Michigan St | Stuttgart, AR 72160

CLICK ON THE FOLLOWING LINKS: [Google Map](#) [Street View](#)



OFFERING SUMMARY

List Price:	\$940,000
NOI:	\$83,991
Cap Rate:	8.94%
Land Acreage:	0.68 Acres
Year Built:	2013
Building Size:	8,320
Price / SF:	\$112.98

LEASE SUMMARY

Lease Type:	Double Net
Taxes / Insurance / CAM:	Tenant Responsible
Roof:	Landlord Responsible
Structure:	Landlord Responsible
Parking Lot:	Tenant Responsible
HVAC:	Tenant Responsible
Term Remaining:	4+ Years
Original Lease Term:	10 Years
Commencement Date:	October 11, 2013
Current Term Expiration:	June 30, 2030
Options:	Six (6) - Five (5) Year Options
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- Double Net Lease | Minimal Landlord Responsibilities | Corporate Guarantee | S&P Credit Rating "BBB"
- The Store Was Built in 2014 as a Prototype Family Dollar That Was Converted to a Dollar Tree in August 2015
- Established Tenant With Over 12 Years Of Occupancy In The Space
- Located on W Michigan St (Hwy 79) Between N Spring St and N Lowe St and Enjoys Access Points From All Three Roads
- Stuttgart is Just 1 Hour to Little Rock, 40 Minutes to Pine Bluff, and Almost 2 Hours to Memphis, Tennessee
- Average Household Income Exceeds \$63,000 Within a 5 Miles Radius
- 11.8% Growth In Store Traffic Over The Last 12 Months, Signifying Growing Performance
- Flanked By the Bayou Meto State Game Area (34,000 Acres) With Opportunities For Fishing, Hunting and Camping: The White River National Wildlife Refuge (161,000 Acres) is Home to Several Migrating Ducks and Geese, as well as Bald Eagles, Black Bears, and Woodpeckers

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LEASE ABSTRACT



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ANNUALIZED OPERATING DATA

RENT INCREASES

March 18, 2013 - June 30, 2030

ANNUAL RENT

\$83,991.00

\$6,999.25

Option 1 (July 1, 2030 - June 30, 2035)

MONTHLY RENT

\$7,699.17

Option 2 (July 1, 2035 - June 30, 2040)

\$101,629.08

\$8,469.09

Option 3 (July 1, 2040 - June 30, 2045)

\$111,791.04

\$9,315.92

Option 4 (July 1, 2045 - June 30, 2050)

\$122,970.00

\$10,247.50

Option 5 (July 1, 2050 - June 30, 2055)

\$135,267.00

\$11,272.25

Option 6 (July 1, 2055 - June 30, 2060)

\$148,793.04

\$12,399.42

Net Operating Income

\$83,991

LOCATION OVERVIEW

LOCATION OVERVIEW



Stuttgart is the county seat of the northern district of Arkansas County in the state of Arkansas. It is located on U.S. Route 165, approximately 45 miles southeast of Little Rock, and on U.S. Route 79, approximately 110 miles west of Memphis, Tennessee. Stuttgart is also on the Union Pacific Railroad between Memphis, Tennessee, and Pine Bluff, Arkansas. As of the 2018 estimated census, the city had a population of 8,773 residents.

Stuttgart is home to many companies. The city is home to Mack's Prairie Wings, known worldwide as the premier waterfowl sports outfitter, through its store and online presence. During the third week in November, Stuttgart holds the World Championship Duck Calling Contest, which brings in people of all ages from around the world to show off their talent using a duck call. The city is home to Riceland Foods, a farmer-owned agricultural marketing cooperative and the world's largest miller and marketer of rice; headquarters are in Stuttgart. Producers Rice Mill, another farmer-owned agricultural marketing cooperative that is also among the largest millers and marketers of rice, is also headquartered in Stuttgart. The city is home to Lennox Industries, an air conditioner factory. Stuttgart is home to Stratton Seed, a large marketer of soybeans and soybean seeds. Stuttgart is also home to Layne Arkansas, a business that installs water pumping wells to irrigate farms and also installs city water systems.



Stuttgart is home to the Museum of the Arkansas Grand Prairie, which has displays celebrating the history of Stuttgart and the surrounding Grand Prairie area. There is also an annual Arts Festival held in the Grand Prairie Center on the campus of Phillips County Community College in Stuttgart. There is a yearly Wings Over The Prairie Festival every November, from Wednesday through Saturday, during Thanksgiving week. The festival features the World's Championship Duck Calling Contest, carnival rides, craft tents, and a Queen Mallard Pageant, all celebrating duck hunting, which is Stuttgart's biggest tourist attraction.

DOLLAR TREE

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TENANT PROFILE



DOLLAR TREE®

OVERVIEW

Company:

Founded:

Total Revenue:

Headquarters:

Website:

Dollar Tree
1986
\$23.61 Billion
Chesapeake, VA
www.dollartree.com

TENANT OVERVIEW

Family Dollar & Dollar Tree serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar & Dollar Tree now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar & Dollar Tree to grow, offering broader, more compelling merchandise assortments with greater values to a more comprehensive array of customers.

Family Dollar & Dollar Tree offers a compelling mix of merchandise for the whole family. From an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar & Dollar Tree offers the lowest possible price, the name brand, and quality private-brand merchandise customers need and use daily.

Family Dollar is an American variety store chain. With over 8,000 locations throughout the U.S., it is the second-largest retailer of its type in the United States. Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brand Dollar Tree; Dollar Tree announced that it would purchase Family Dollar for \$ 8.5 billion in 2014.

ADDITIONAL PHOTOS





LENNOX

RICELAND®



Stuttgart High School

ACE
Hardware

Southern
Bancorp

Walmart

Valero
DUNKIN' DONUTS
Baskin Robbins

Wendy's

BURGER KING
Food GiANT
EMPLOYEE OWNERS SERVING YOU BETTER

McDonald's

Sutherlands
Home Improvement • Building Material

FAMILY
DOLLAR

COVER EARTH
SHERWIN WILLIAMS

AutoZone

TACO
BELL

DOLLAR GENERAL
market

SUBJECT PROPERTY



CADENCE
Bank

8,891 VPD+

Valero

UNITED STATES
POSTAL SERVICE

79

165

W Michigan St

PYLON SIGN

RICELAND



SAGE
V
FOODS



SUBJECT PROPERTY

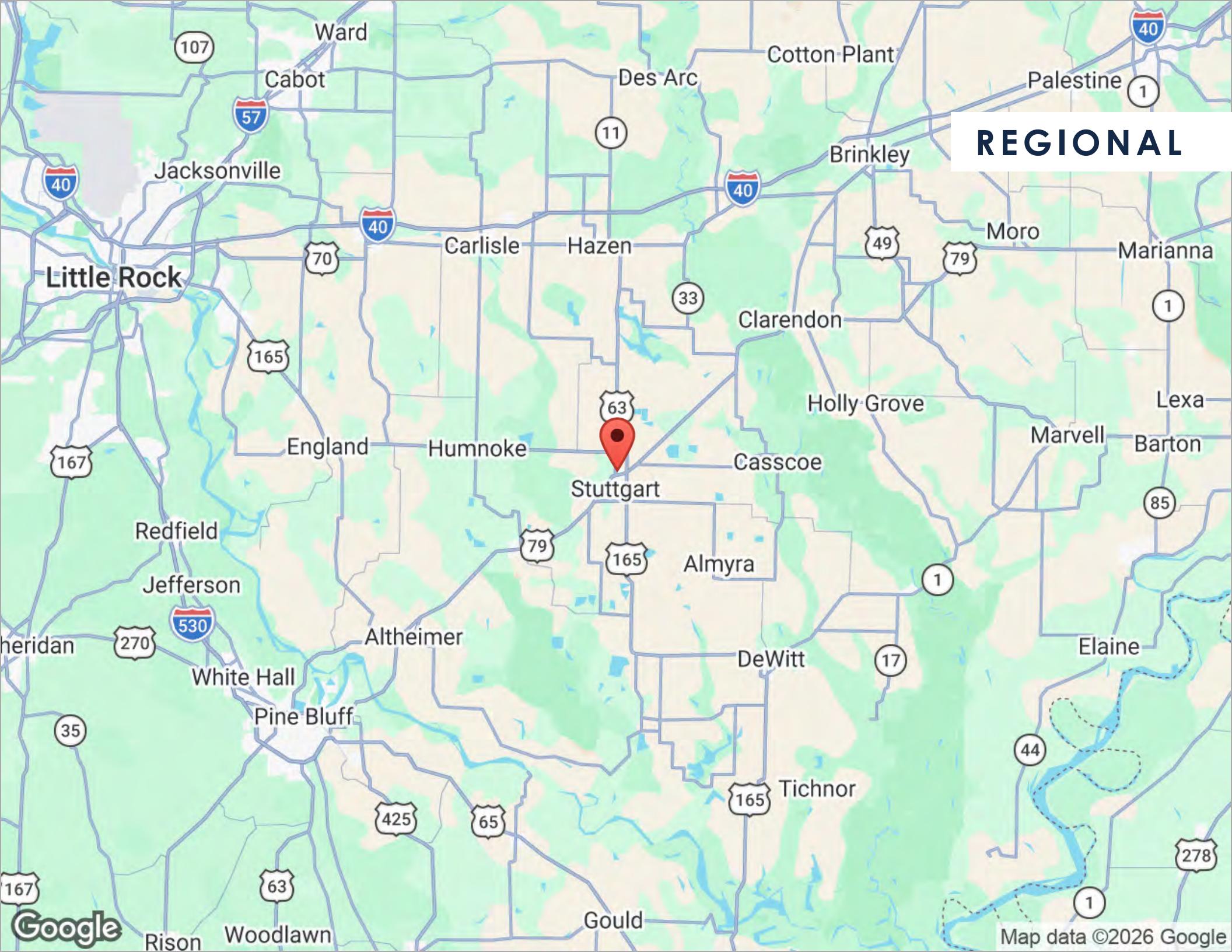
PYLON SIGN



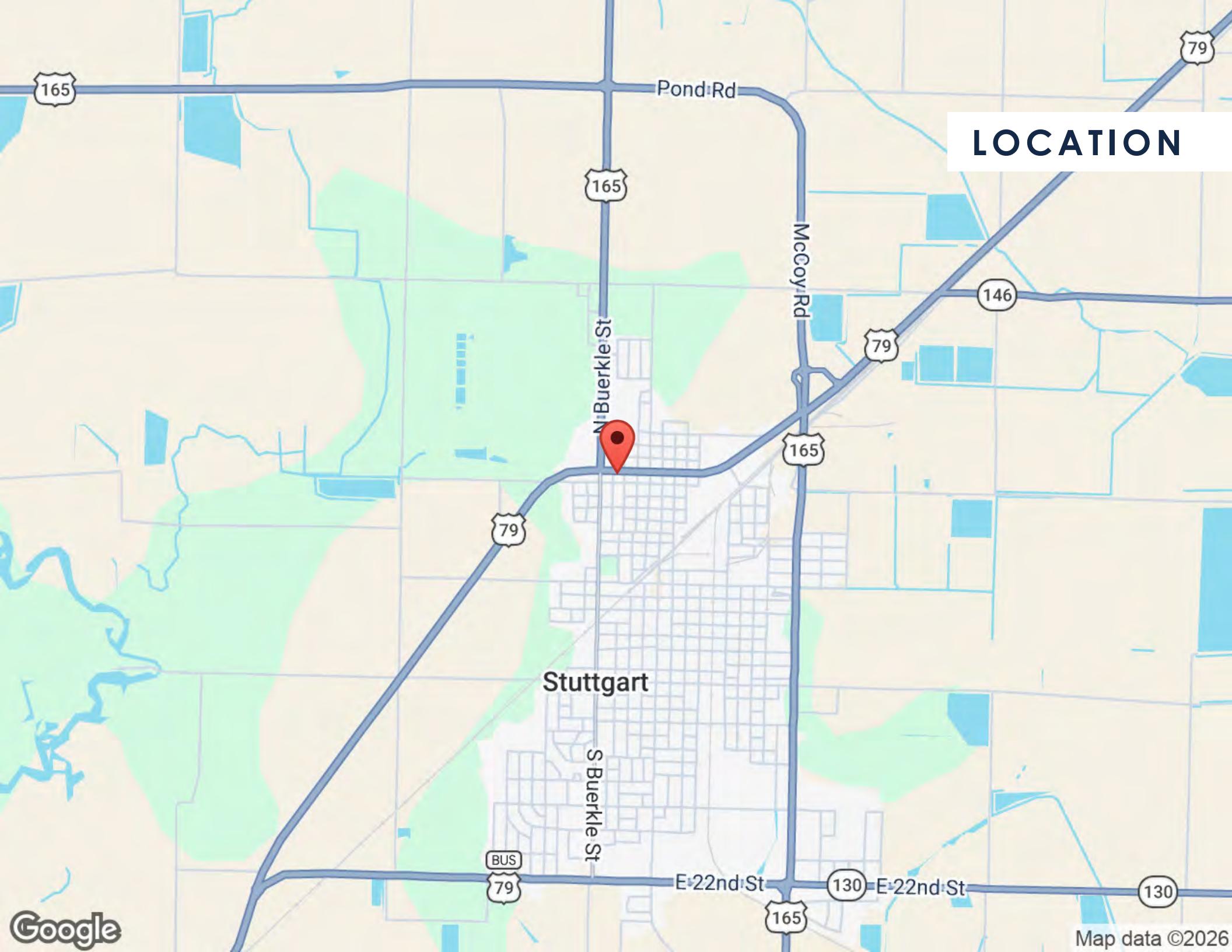
8,891 VPD+

CADENCE
Bank

REGIONAL



LOCATION



DOLLAR TREE

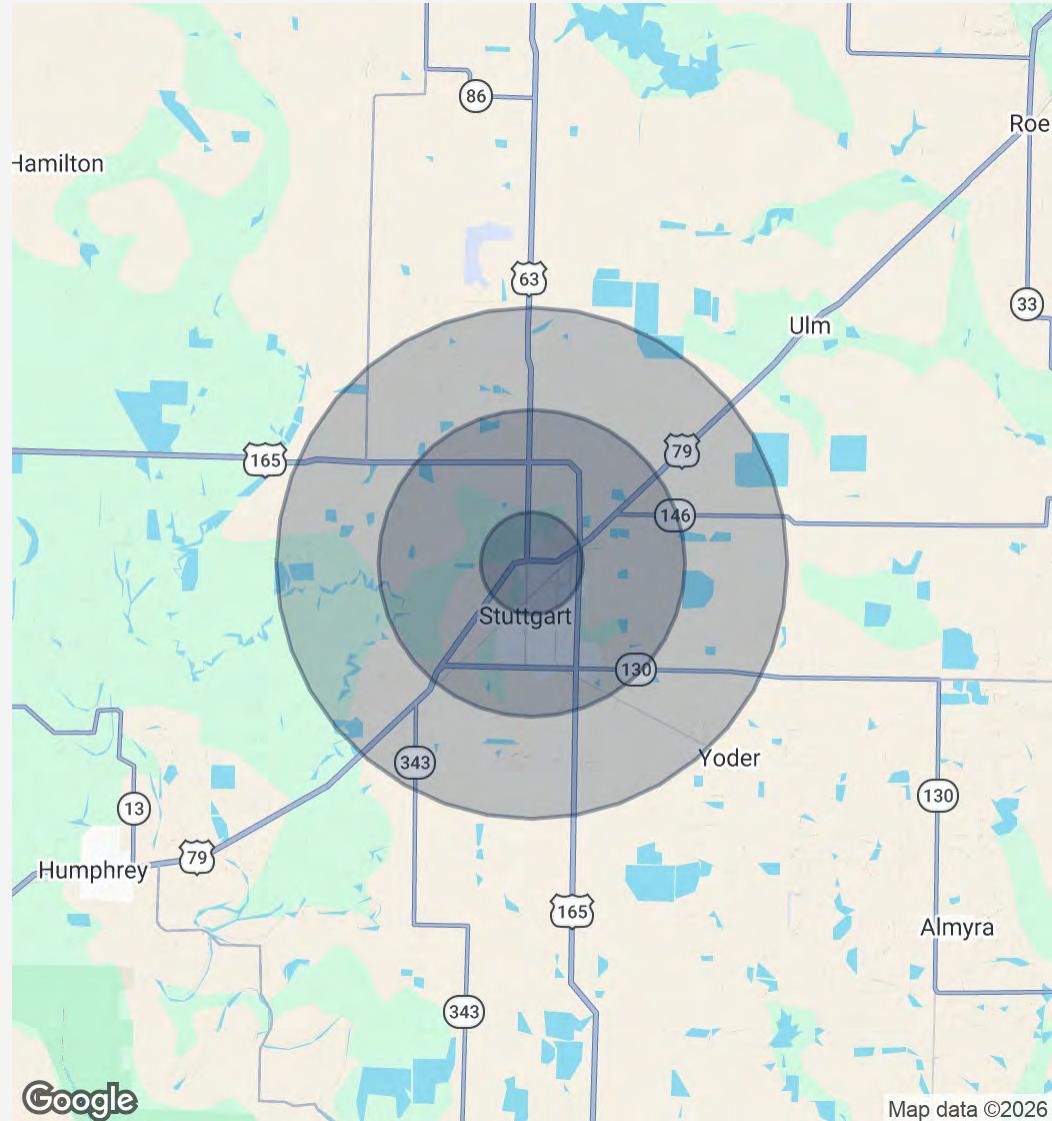
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,246	8,267	8,969
Average Age	42.9	39.0	39.0
Average Age (Male)	38.5	36.1	36.1
Average Age (Female)	46.2	41.6	41.5

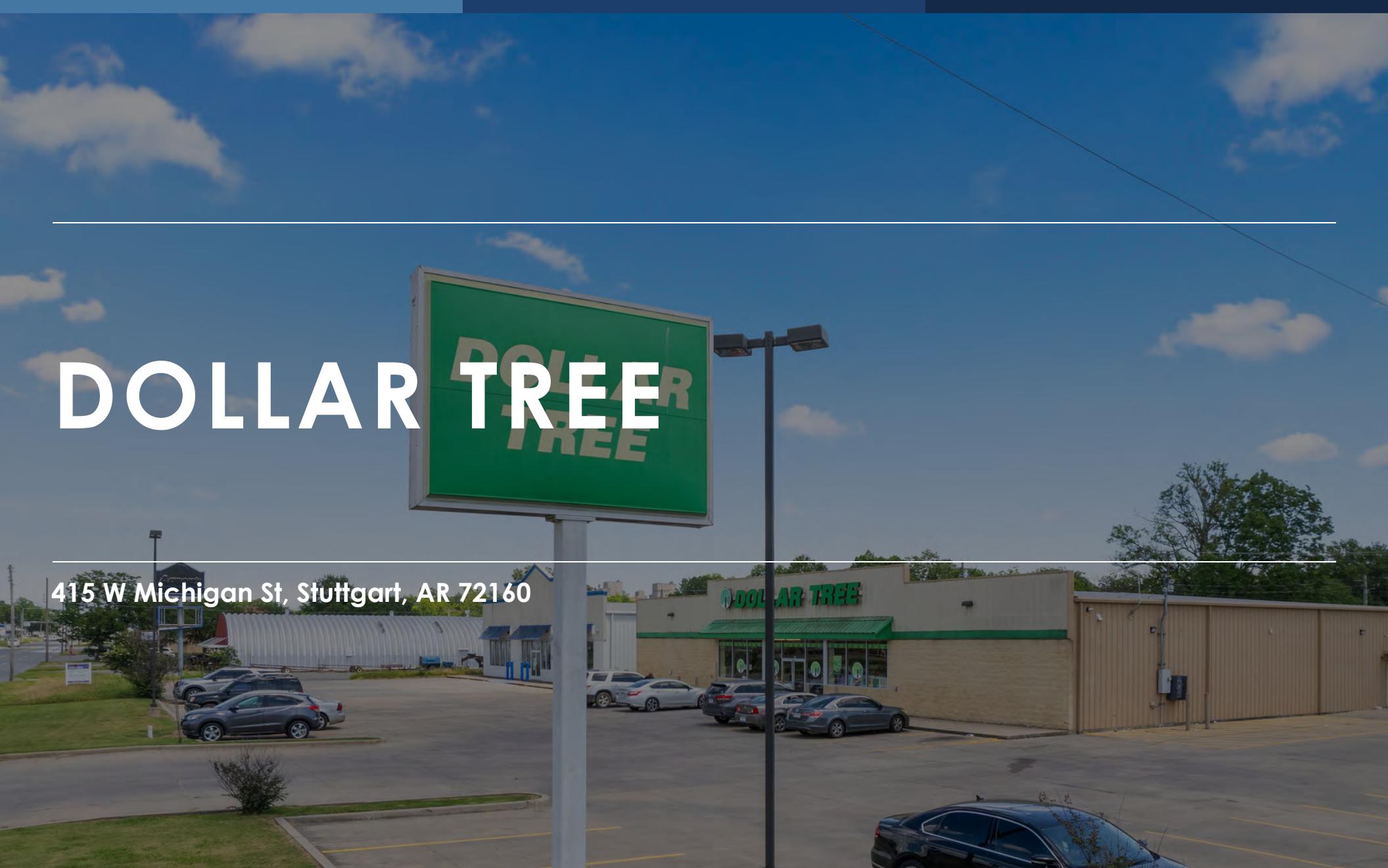
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,544	3,707	4,417
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$54,834	\$63,324	\$63,426
Average House Value	\$79,233	\$103,962	\$109,586

2020 American Community Survey (ACS)



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