



**DOLLAR GENERAL**<sup>®</sup>

570 Vine St | Newark, AR 72562



INTERACTIVE OFFERING MEMORANDUM

# TABLE OF CONTENTS

**03**

**INVESTMENT HIGHLIGHTS**

**04**

**FINANCIAL OVERVIEW**

**06**

**TENANT OVERVIEW**

**07**

**AREA OVERVIEW**

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*Representative Photo*

# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION

- Long operating history- Dollar General has occupied this location since 1999
- Recently extended long-term lease with six years remaining
- Located ±15 miles east of Batesville
- Average household income of \$56,616 in a 2-mile radius, considered to be ideal for Dollar General
- Limited competition - there only one other discount retailer in the city of Newark
- Extremely strong corporately guaranteed lease

## TENANT

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±20,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ±\$30 billion



*Representative Photo*

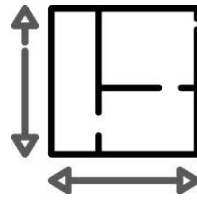
## FINANCIAL OVERVIEW



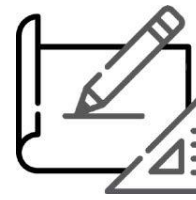
**\$440,533**  
PRICE



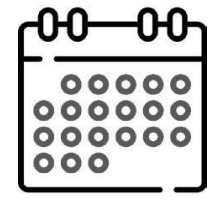
**7.50%**  
CAP RATE



**±8,000 SF**  
GLA



**±0.78 AC**  
LOT SIZE



**1999**  
YEAR BUILT

### TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	11/17/1999
Lease Expiration Date	5/31/2030
Term Remaining on Lease	±6 Years
Increases	8.35% In Options
Options	Two, 5-Year Options

### ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current	\$2,753.33	\$33,039.96	-	7.50%
Option 1	\$2,983.23	\$35,798.80	8.35%	8.13%
Option 2	\$3,232.33	\$38,788.00	8.35%	8.80%



**CEDAR RIDGE HIGH SCHOOL**  
365 STUDENTS ± 1.6 MILES



**CEDAR RIDGE ELEMENTARY**  
254 STUDENTS ± 1.4 MILES



**MOCKINGBIRD CREEK BREEDERS**

**HARPS**  
HOMETOWN FRESH



**Exxon**



W 6TH ST



**DOLLAR GENERAL**



HARRISON ST ± 4,300 VPD



**POP'S PIZZA PLACE**



# DOLLAR GENERAL®

## TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,600 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

With its small-box store model typically measuring  $\pm 8,000$  sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.



*Representative Photo*

## THE OFFERING

<b>PROPERTY NAME</b>	<b>DOLLAR GENERAL</b>
Property Address	570 Vine St   Newark, AR 72562
<b>SITE DESCRIPTION</b>	
Year Built	1999
GLA	$\pm 8,000$ SF
Type of Ownership	Fee Simple

COMPANY NAME  
**DOLLAR GENERAL**

EMPLOYEES  
 **$\pm 170,000$**

YEAR FOUNDED  
**1939**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

WEBSITE  
**DOLLARGENERAL.COM**

LOCATIONS  
**19,600+**

# AREA OVERVIEW

## Newark, AR

Newark, Arkansas, is a small town located in Independence County, in the scenic Ozark foothills. The town is characterized by its rural charm, with agriculture playing a significant role in the local lifestyle. Newark's residents enjoy a slower pace of life, surrounded by natural beauty and a strong sense of local heritage. The town's amenities are modest, with essential services and local businesses catering to the needs of the community. The schools in Newark are part of the Cedar Ridge School District, providing educational opportunities for the town's youth.

Economically, Newark benefits from its proximity to Batesville, which is approximately 15 miles to the north. Batesville serves as the economic hub for the region, offering a broader range of employment opportunities, shopping, healthcare, and educational institutions, including Lyon College. Many residents of Newark commute to Batesville for work, which helps sustain the local economy. While Newark itself has limited commercial activity, its agricultural roots and connection to Batesville ensure a stable economic environment for its residents. The presence of larger employers and industries in Batesville also contributes to the economic resilience of Newark, providing access to resources and services that might otherwise be unavailable in a smaller town.



# DEMOGRAPHICS

POPULATION	2-MILE	4-MILE	6-MILE
Current Year Estimate	1,725	2,348	4,206
HOUSEHOLDS	2-MILE	4-MILE	6-MILE
Current Year Estimate	720	978	1,726
INCOME	2-MILE	4-MILE	6-MILE
Average Household Income	\$56,616	\$58,948	\$63,620

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **570 Vine St, Newark, AR, 72562** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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