



9800 Strong Hwy
Strong, Arkansas 71765

Offering Summary

Sale Price:	\$927,000
Building Size:	9,100 SF
Lot Size:	1.01 Acres

Property Highlights

- Classic 9,100 sq. ft. Build-to-suit DG prototype store model
- Corporate Guaranty from Dollar General with investment grade credit
- Three (3) 5-Year Options at a 10% increase at each option period
- Limited Dollar Store Competition in Strong, AR
- Just under 9 Years remaining on the lease that expires on 7/31/2034
- Double Net Lease (Landlord responsible for Roof, Structure, and Parking)
- Long-Term occupancy since 2009 showing commitment to the site

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Executive Summary



Offering Summary

Sale Price:	\$927,000
Building Size:	9,100 SF
Lot Size:	1.01 Acres
Price / SF:	\$101.87
Cap Rate:	8.0%
NOI:	\$74,160 NN
Year Built:	2009

Property Overview

This classic 9,100 sq. ft. Dollar General in Strong, Arkansas has been a staple of the community for the past 15 years, consistently supported by loyal local shoppers. Recently, Dollar General demonstrated its continued confidence in this location by extending its lease term by over 9 years, reinforcing its long-term commitment. Strategically positioned just off the prime Highway 82 location, the property benefits from strong visibility and accessibility. This asset offers a compelling blend of tenant stability, community integration, and strategic location—ideal for investors seeking stabilized income long-term lease remaining with a corporate guaranty and minimal management.

Location Overview

This Dollar General is located at 9800 Strong Highway (U. S. Highway 82) in the City of Strong, Arkansas. It is conveniently positioned off this Highway with great visibility. Strong is located in the southern part of Arkansas near the border of Louisiana and is approx. 110 miles N/E of Shreveport, LA.

Additional Photos



Property Details

Sale Price

\$927,000

Location Information

Street Address	9800 Strong Hwy
City, State, Zip	Strong, AR 71765
County	Union

Building Information

Building Size	9,100 SF
NOI	\$74,160.00 NN
Cap Rate	8.0%
Number of Floors	1
Year Built	2009
Number of Buildings	1

Property Information

Property Type	Retail
Property Subtype	Street Retail
Lot Size	1.01 Acres
APN #	00000-11489-0367

Utilities & Amenities

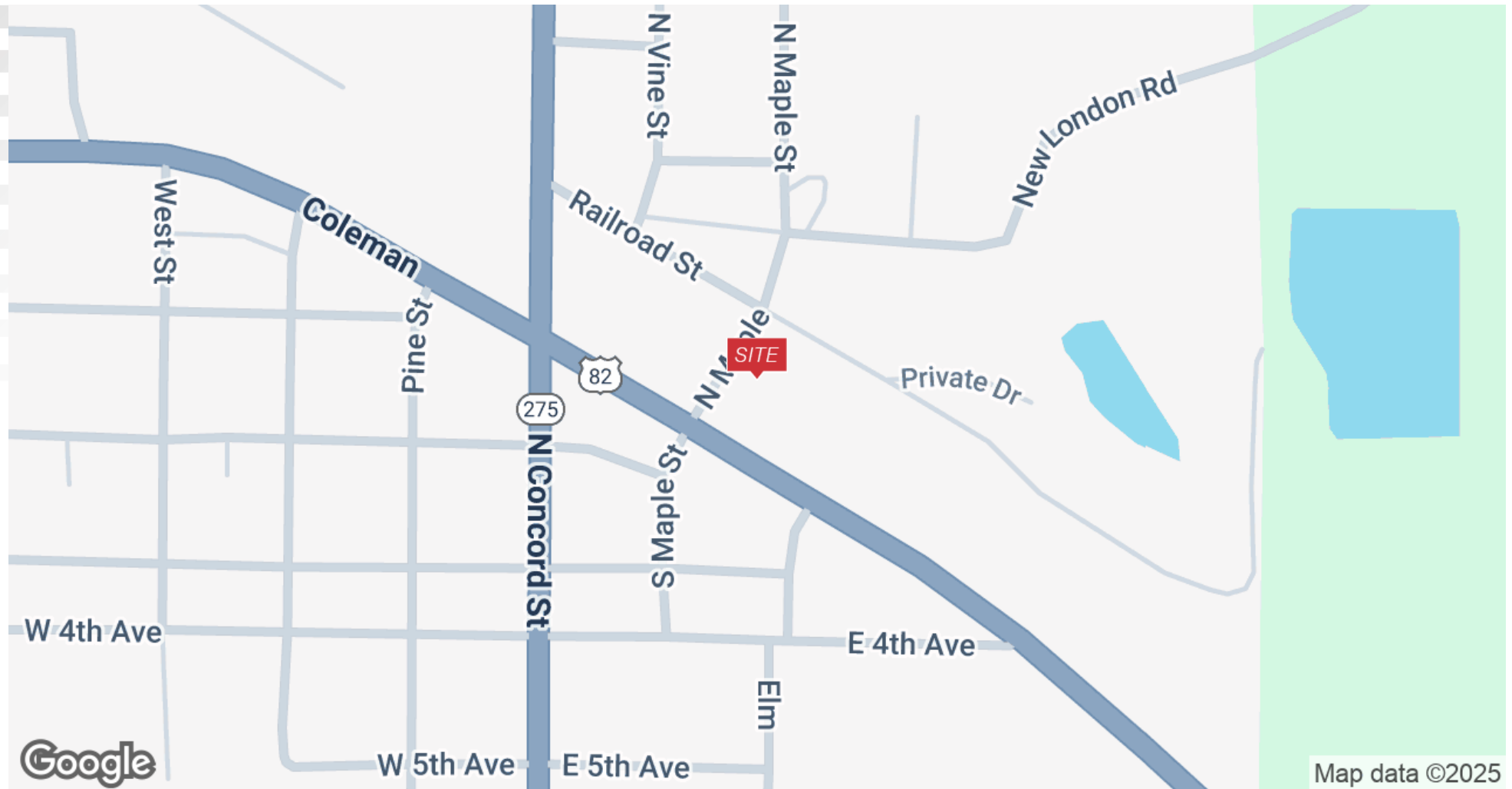
Restrooms	Dollar General
Guarantee	Corporate
Lease Commencement Date	3/1/2016
Lease Expiration Date	7/31/2034

Aerial Map



Imagery ©2025 Airbus, Maxar Technologies

Location Map



Demographics

Map & Report

Population	3 Miles	5 Miles	10 Miles
Total Population	753	1,235	3,132
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	44	44

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	340	556	1,385
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$79,582	\$76,325	\$70,564
Average House Value	\$105,408	\$112,087	\$122,795

Demographics data derived from AlphaMap

