



Dollar General

46 E. PRIDY ST | MAGAZINE, AR 72943



Representative Photo

Price: \$ 1,262,400 · Cap Rate: 6.50 %



**INVESTMENT
GRADE TENANT**
(NYSE: DG)



LONG-TERM LEASE
W/ 10% INCREASES
IN OPTIONS



**BUILT-TO-SUIT
CONSTRUCTION**
BUILT 2020



ABS. NNN
ZERO LANDLORD
OBLIGATIONS

Click to View Offering Memorandum

*Additional Dollar General locations available –
Please reach out to broker to discuss*

**Chad
Byerly**

Senior Vice President
cbyerly@northmarq.com
918.794.9516
AR License #PB00082928