



Dollar General Plus

4758 Highway 164, Hartman, AR 72840



Representative Photo

Price: \$ 1,998,000 · Cap Rate: 6.75 %



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



**NEW LEASE
W/ INCREASES**
5% INCREASES EVERY 5 YRS



**BRAND-NEW
BUILT-TO-SUIT**
DOLLAR GENERAL PLUS



**GOOD
DEMOGRAPHICS**
\$54.3K+ AHHI (3-MI)



**ABS. NNN
ZERO LANDLORD
OBLIGATIONS**

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

**Chad
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