



DOLLAR GENERAL[®]

5551 Highway 63 | Imboden, AR 72434



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- Strategically located on HWY 412, the main thoroughfare of AR
- Operating history- Dollar General has occupied this location for nearly 25 years
- Long term lease- Six years remaining on the recently extended lease term
- Low rent- Offering tenant a larger profit margin and reason to occupy this location for years to come
- Limited competition- Only one other discount retailer in the Imboden market
- Extremely strong corporately guaranteed lease

TENANT

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±19,600 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



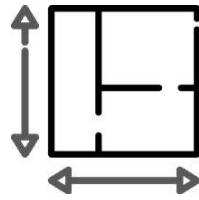
FINANCIAL OVERVIEW



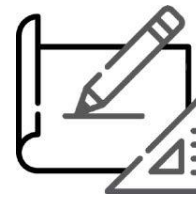
\$523,113
PRICE



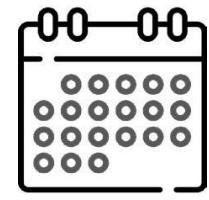
8.00%
CAP RATE



±8,556 SF
GLA



±0.8 AC
LOT SIZE



2000
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	2/24/2000
Lease Expiration Date	8/31/2030
Term Remaining on Lease	±6 Years
Increases	8.35% In Options
Options	One, 5-Year Option

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$3,487.47	\$41,849.64	-	8.00%
Option 1	\$3,778.67	\$45,344.08	8.35%	8.40%



63

SUBWAY



VIRGIE'S PLACE

BUCHANAN CREEK



US-63 ± 6,800 VPD

DOLLAR GENERAL



HARDING CREEK

ROBIN'S SERVICE CENTER



SLOAN-HENDRIX ELEMENTARY
429 STUDENTS

63

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 ±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.



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	5551 Highway 63 Imboden, AR 72434
SITE DESCRIPTION	
Year Built	2000
GLA	±8,000 SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
±170,000

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

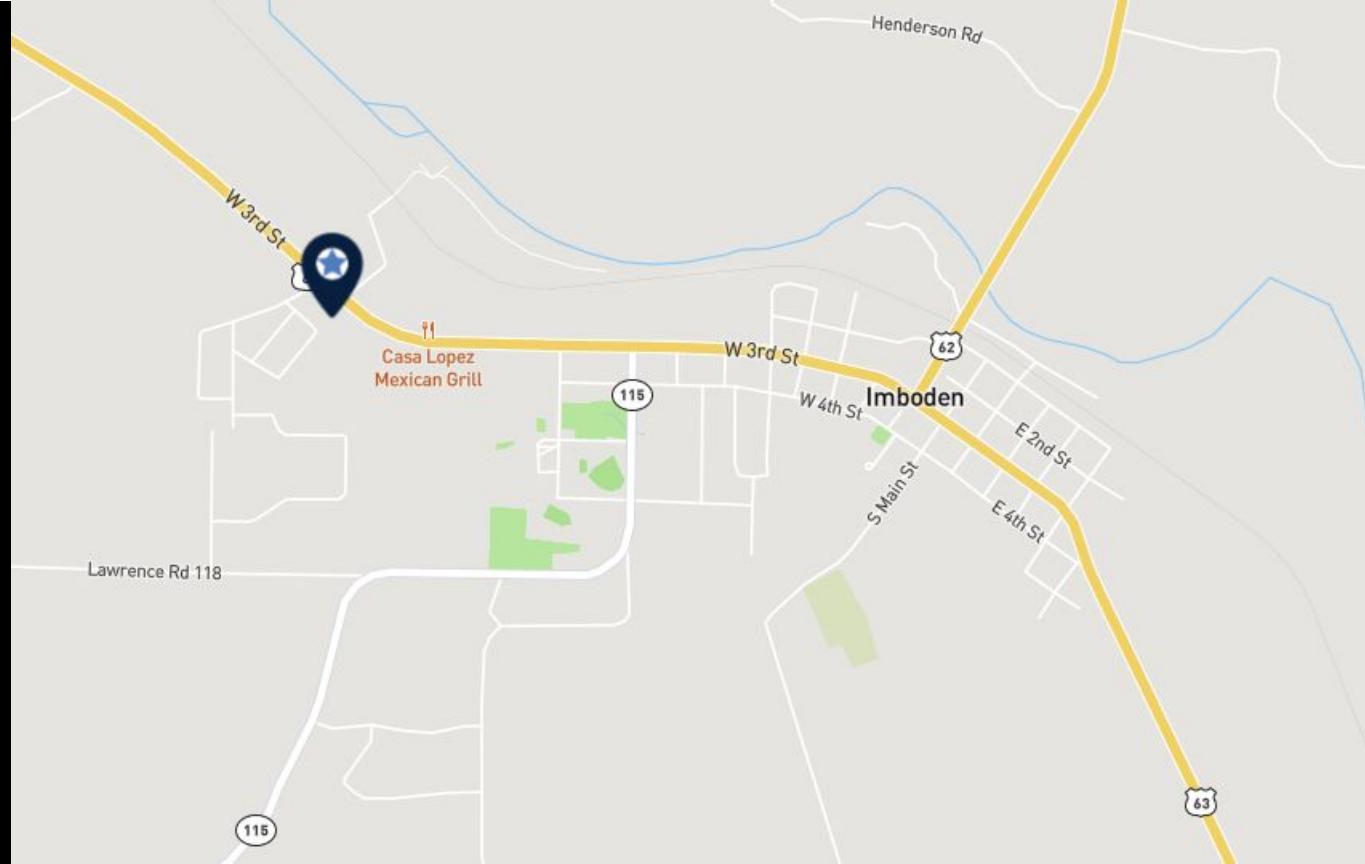
LOCATIONS
19,600+

AREA OVERVIEW

Imboden, AR

Imboden, Arkansas, is a small town located in Lawrence County in the northeastern region of the state. Nestled along the banks of the Spring River, Imboden is known for its scenic beauty and outdoor recreational opportunities, including fishing, canoeing, and kayaking. The town has a population of around 650 residents and exudes a peaceful, rural charm with a strong sense of community. Imboden is home to a few local businesses and essential services, contributing to a quiet, laid-back lifestyle. The town is also served by the Sloan-Hendrix School District, which provides education from kindergarten through high school.

Economically, Imboden is primarily supported by agriculture, local businesses, and the services provided within the town. Farming, particularly of soybeans, rice, and other crops, plays a significant role in the local economy. Additionally, some residents commute to nearby towns such as Walnut Ridge or Pocahontas for work, where there are more job opportunities in industries like manufacturing, healthcare, and retail. While Imboden itself has limited commercial activity, its proximity to these larger towns helps support the local economy and provides residents with access to broader employment and services. The town's economy is also bolstered by its appeal to tourists who visit the area for its natural beauty and outdoor activities.



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 **5551 Highway 63, Imboden, AR, 72434** (“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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Representative Photo



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