

SINGLE TENANT NN

Investment Opportunity

**DOLLAR
GENERAL®**

Early Lease Extension | Corporate Guaranty (S&P: BBB) | No HVAC Responsibilities



3817 AR-1

CHERRY VALLEY ARKANSAS

ACTUAL SITE

 **SRS**

JAIME SALAZAR

Senior Associate
National Net Lease

jaime.salazar@srsre.com
D: 954.703.3602 | M: 786.768.7700
200 SW First Avenue, Suite 970
Fort Lauderdale, FL 33301
FL License No. SL3452271

PATRICK NUTT

Senior Managing Principal &
Co-Head of National Net Lease

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
200 SW First Avenue, Suite 970
Fort Lauderdale, FL 33301
FL License No. BK3120739

WILLIAM WAMBLE

EVP & Principal
National Net Lease

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920

SABRINA SAPIENZA

Principal Broker
SRS Real Estate Partners, LLC

sabrina.sapienza@srsre.com
D: 512.236.4660 | M: 512.659.6207
6322 Annunciation Street
New Orleans, LA 70118
AR License No. PB00099377





OFFERING

Pricing	\$769,067
Net Operating Income	\$69,216
Cap Rate	9.00%

PROPERTY SPECIFICATIONS

Property Address	3817 AR-1 Cherry Valley, Arkansas 72324
Rentable Area	9,100 SF
Land Area	1.00 AC
Year Built	2010
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	NN
Landlord Responsibilities	Roof Repairs/Replacement, Structure, Parking Lot
Lease Term	5 Years
Increases	10% Increases at Beg. of Each Option
Options	4 (5-Year)
Rent Commencement	1/25/2010
Lease Expiration	1/31/2030

LEASE TERM					RENTAL RATES			
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,100	1/25/2010	1/31/2030	Current	-	\$5,768	\$69,216	4 (5-Year)
(Corporate Guaranty)							10% Increases at Beg. of Each Option	

10-Year Operating History | 5 Years Remaining | Corporate Guaranteed

- Dollar General has operated at this location for 15 years and has 5 years remaining on their current lease
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 20,345 location as of August 2024

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

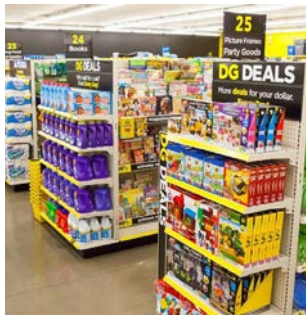
- Tenant pays for utilities, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities limited to parking lot, structure, and roof
- Ideal, low-management investment for a passive investor

Local Demographics in 10-mile Trade Area

- More than 3,000 residents and 500 employees support the trade area
- \$73,224 average household income

Fronting State Hwy 1 | Limited Competition | Excellent Visibility & Access

- Dollar General is strategically fronting State Hwy 1 averaging 4,200 VPD
- With extremely limited nearby competition, the subject property offers an immediate discount store option for highway travelers and locals alike
- The asset has excellent visibility via street frontage and a large pylon sign providing ease and convenience for customers



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,345+

2024 Employees: 185,800

2024 Revenue: \$38.69 Billion

2024 Net Income: \$1.66 Billion

2024 Assets: \$30.80 Billion

2024 Equity: \$6.75 Billion

Credit Rating: S&P: BBB

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of August 2, 2024, the Company's 20,345 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Source: newscenter.dollargeneral.com, finance.yahoo.com

PROPERTY OVERVIEW

DG

LOCATION



Cherry Valley, Arkansas
Cross County

ACCESS



State Highway 1: 1 Access Point

TRAFFIC COUNTS



State Highway 1: 4,200 VPD

IMPROVEMENTS



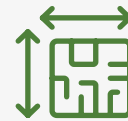
There is approximately 9,100 SF of existing building area

PARKING



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 3.29 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 710-06876-000
Acres: 1.00
Square Feet: 43,560

CONSTRUCTION



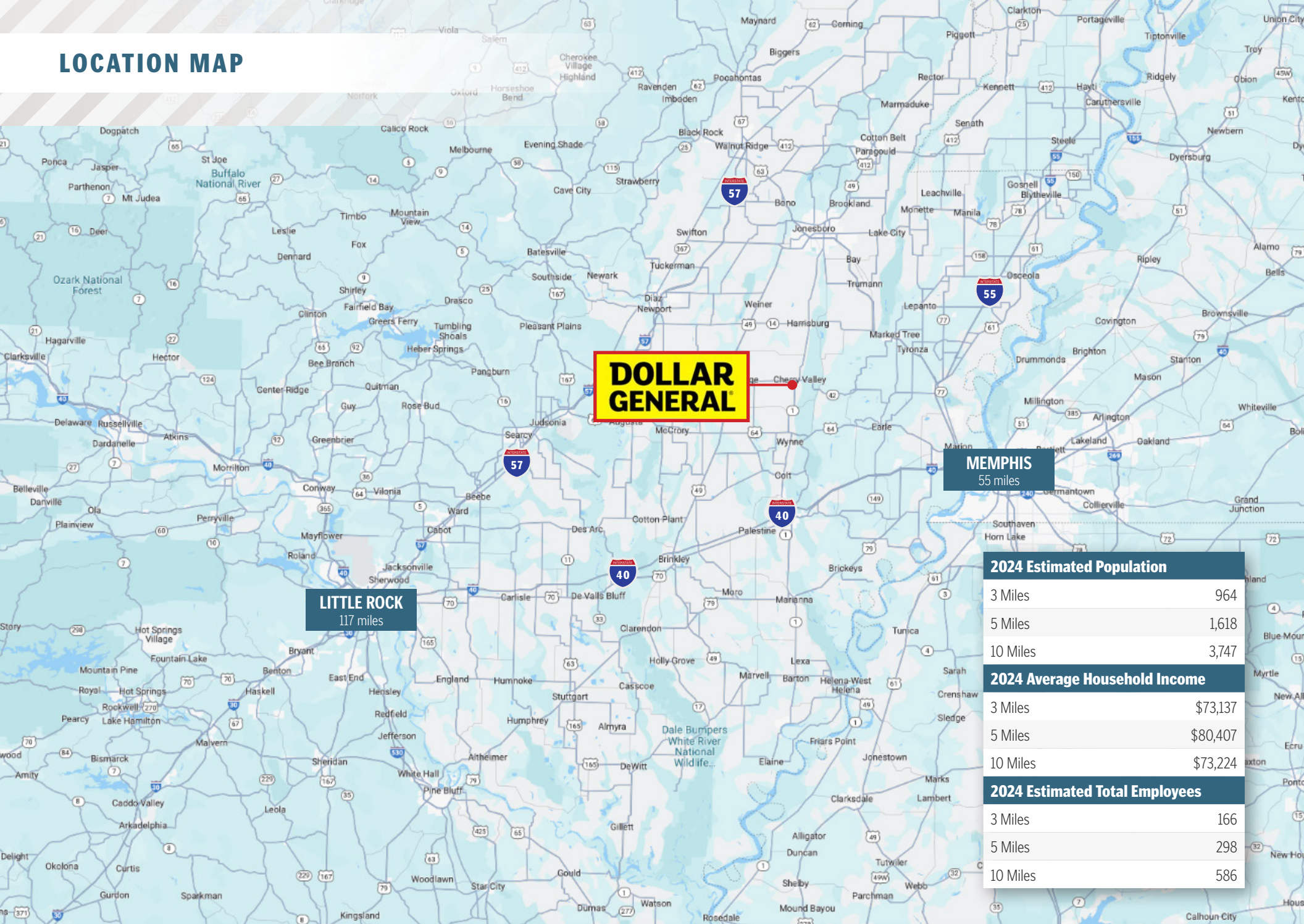
Year Built: 2010

ZONING



General Commercial

LOCATION MAP



MEMPHIS
55 miles

LITTLE ROCK
117 miles

2024 Estimated Population

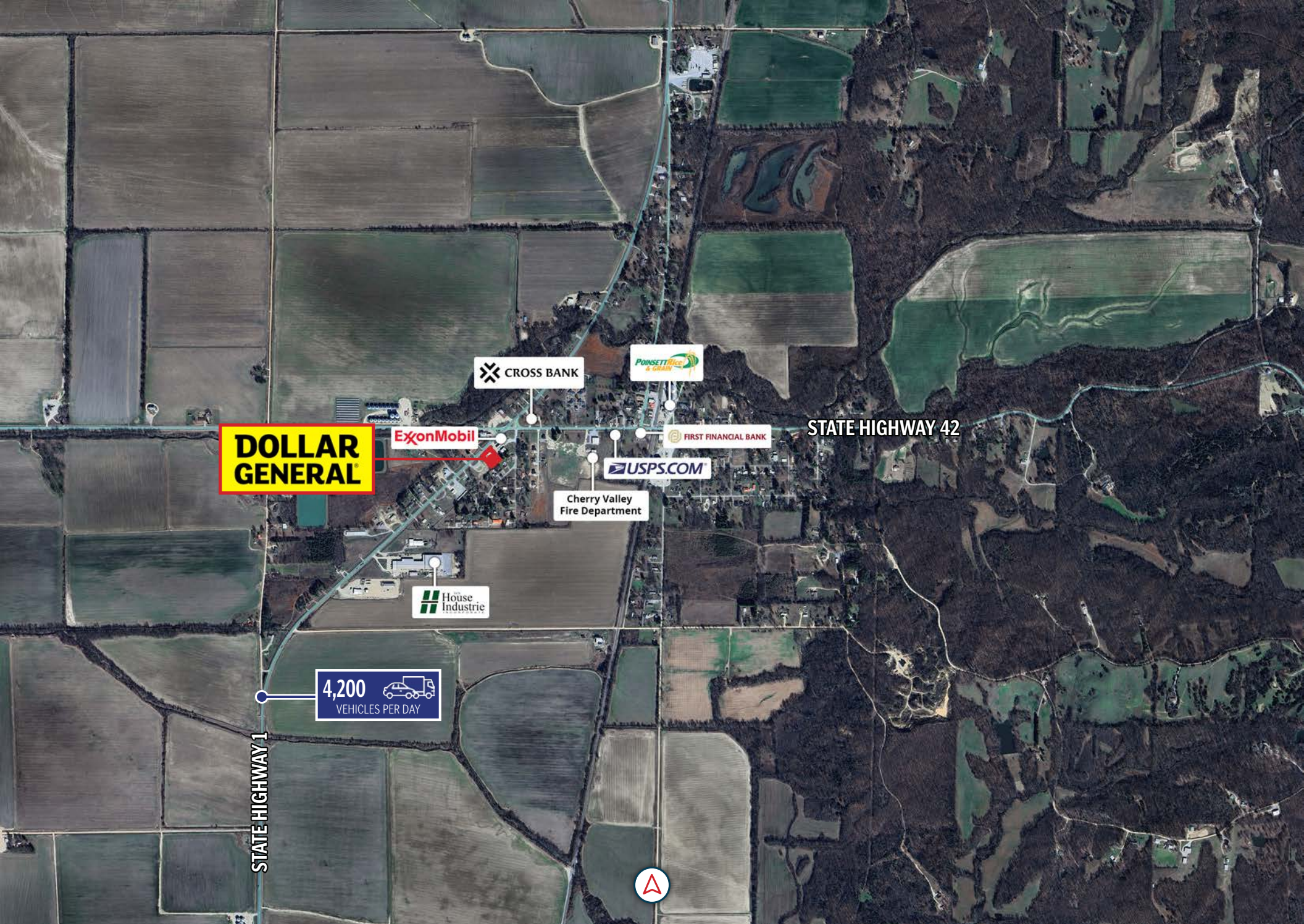
3 Miles	964
5 Miles	1,618
10 Miles	3,747

2024 Average Household Income

3 Miles	\$73,137
5 Miles	\$80,407
10 Miles	\$73,224

2024 Estimated Total Employees

3 Miles	166
5 Miles	298
10 Miles	586







	3 Miles	5 Miles	10 Miles
Population			
2024 Estimated Population	964	1,618	3,747
2029 Projected Population	932	1,567	3,633
2024 Median Age	43.8	44.6	45.3
Households & Growth			
2024 Estimated Households	365	622	1,432
2029 Projected Households	415	690	1,559
Income			
2024 Estimated Average Household Income	\$73,137	\$80,407	\$73,224
2024 Estimated Median Household Income	\$47,431	\$51,314	\$50,080
Businesses & Employees			
2024 Estimated Total Businesses	30	47	86
2024 Estimated Total Employees	166	298	586



CHERRY VALLEY, ARKANSAS

Cherry Valley, Arkansas, is a small city located in Cross County, situated on the western edge of Crowley’s Ridge, a unique geological formation in eastern Arkansas. It is intersected by Arkansas State Highways 1 and 42 and supported by a local railroad system. Historically agriculture-based; now home to the Cherry Valley Solar Project, a renewable energy initiative. The town is located at the edge of the Ozark Mountains and offers breathtaking views of the natural landscape.

Cherry Valley has a strong agricultural foundation, but recent economic developments include the Cherry Valley Solar Project, a 135 MW solar farm. This project is expected to generate significant economic benefits for the region, including increased property tax revenues and local school funding. The largest industries in Cherry Valley, AR are Retail Trade, Educational Services and Manufacturing, and the highest paying industries are Wholesale Trade, Manufacturing, and Health Care & Social Assistance.

Cherry Valley offers visitors a serene escape with its natural beauty and proximity to Crowley’s Ridge, a unique geological formation that provides opportunities for outdoor activities like fishing, hiking, birdwatching, and hunting. The city’s small-town charm is complemented by its historical landmarks, including remnants of its agricultural past and historic buildings that tell the story of its early settlement. Nearby parks and trails provide scenic spots for relaxation, while the rural landscape creates a perfect setting for exploring the region’s natural heritage.

The closest major airport to Cherry Valley, Arkansas is Jonesboro Municipal Airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners, LLC

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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