



Dollar General

98158 US HIGHWAY 59, SALLISAW, OK 74955 (FT. SMITH, AR/OK MSA)



Representative Photo

Price: \$ 1,378,000 · Cap Rate: 6.25 %



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



**15-YR LEASE
W/ 10% INCREASES
IN OPTIONS**



**NEW CONSTRUCTION
LOCATION**
BUILT 2022



**STRATEGIC
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**ABS. NNN
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OBLIGATIONS**

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