



NNN Lease

# DOLLAR GENERAL

Exclusively Listed With: Tri-Oak Consulting Group

305 Hwy 165 N  
Portland, AR 71663

Purchase Price: **\$1,283,684**

Cap Rate: **6.00%**

## HIGHLIGHTS

- ✓ NNN - No Landlord Responsibilities
- ✓ Average HHI at 1-Mile: \$65K+
- ✓ 142 Miles from Jackson, MS
- ✓ DG is expanding store to 10,000 +/- SF

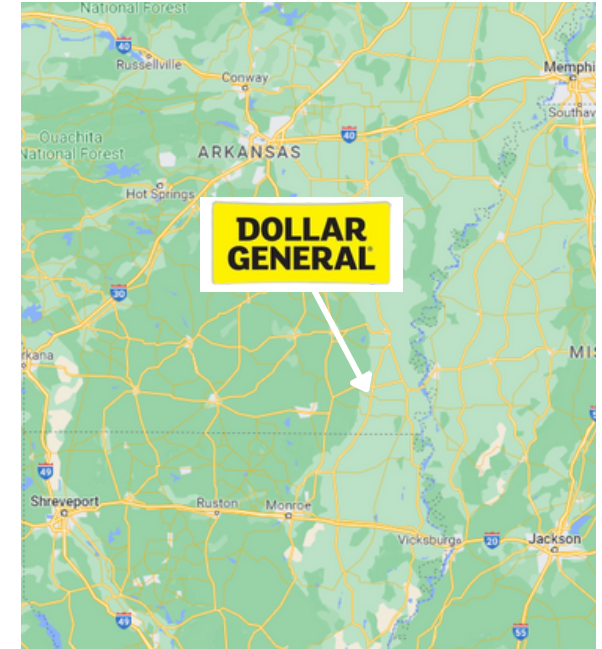


## Property Summary

<b>Asking Price:</b>	\$1,283,684
<b>Cap Rate:</b>	6.00%
<b>Rent/NOI:</b>	\$77,021
<b>Lease Commencement:</b>	10/29/2018
<b>Lease Expiration:</b>	10/31/2033
<b>Renewal Options:</b>	Four / 5-Year Renewals
<b>Building Size:</b>	7,489 +/- SF
<b>Land Size:</b>	1.49 +/- Approx. Acres
<b>Parking:</b>	Adequate
<b>Area Tenants:</b>	USPS, Barksdale Federal Credit Union, Portland Elementary School

## Responsibility

<b>Tenant</b>	RE Taxes, Building Insurance, Roof, HVAC, Structure, Parking Lot Maintenance
<b>Lessor</b>	None - Triple Net
<b>Lease Guarantor</b>	Dollar General Corporation NYSE: DG



## Demographics

	1-Mile	3-Mile	5-Mile
<b>Population:</b>	321	356	661
<b>Median Income:</b>	\$34,653	\$35,000	\$35,981
<b>Average Income:</b>	\$65,585	\$65,885	\$65,950

## CONTACT INFORMATION

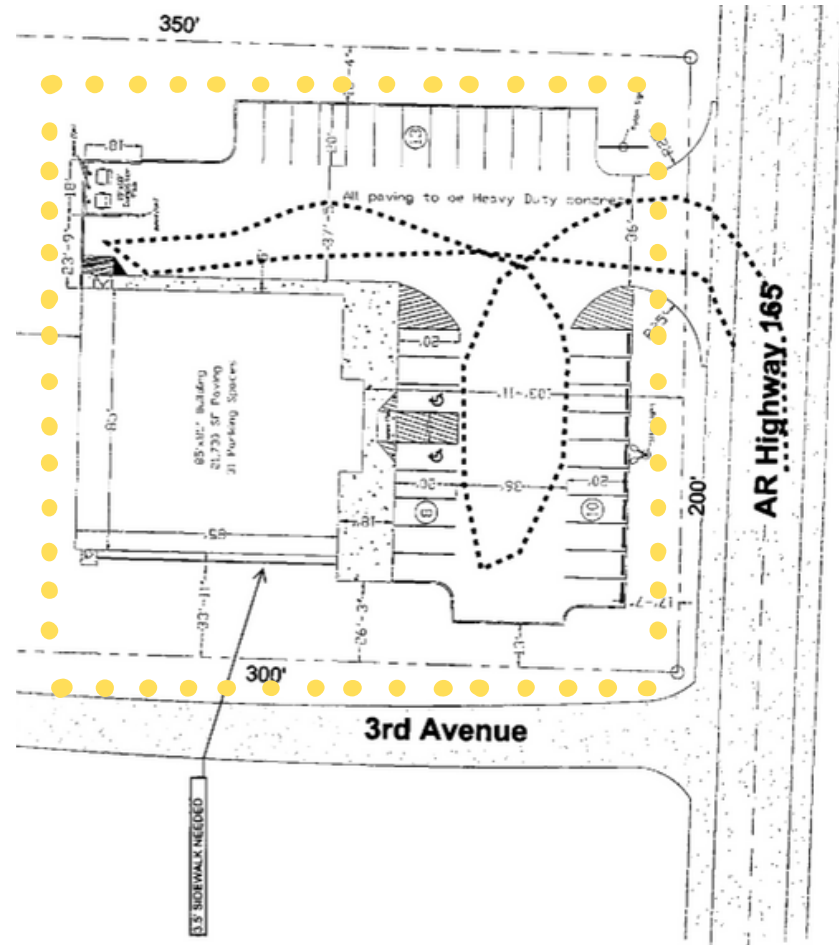
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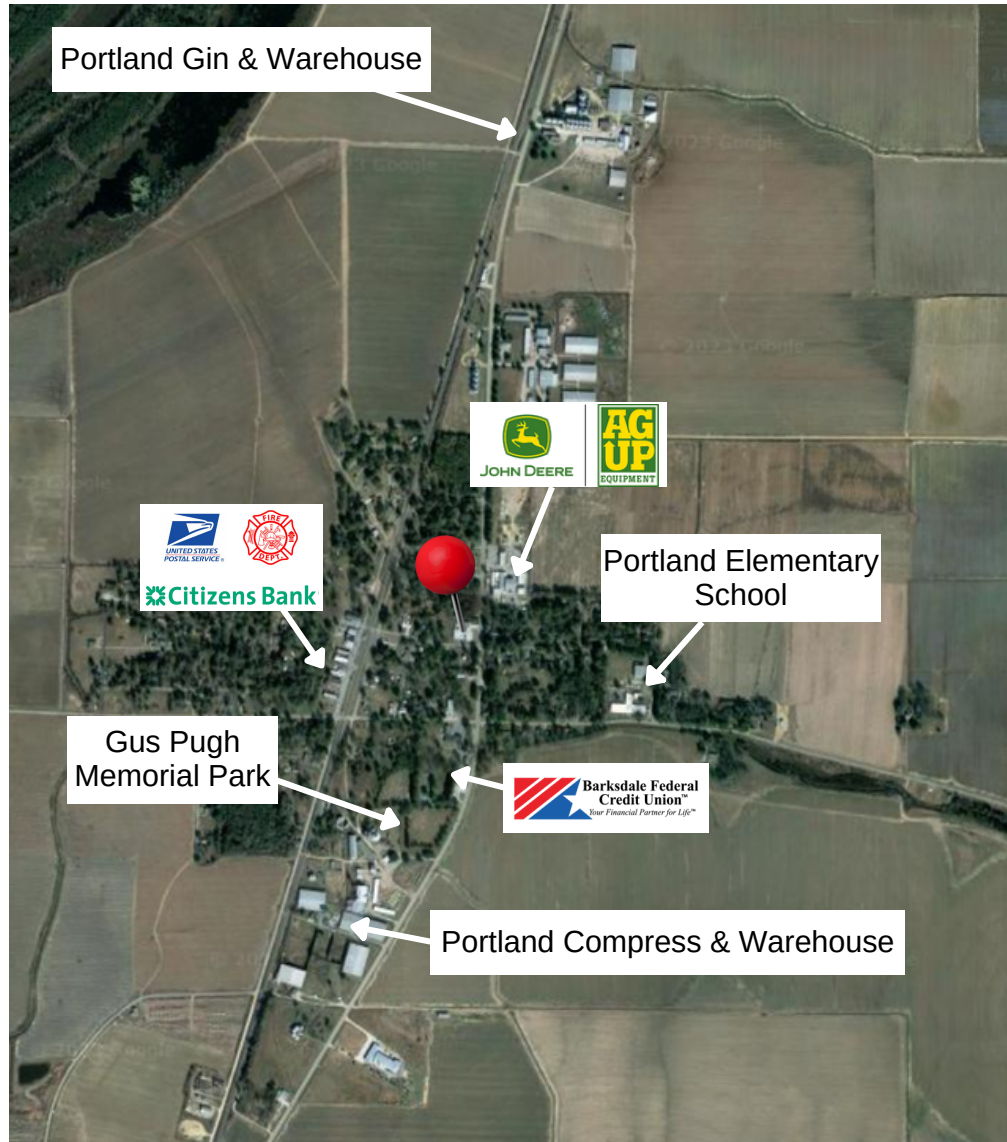
## Aerial View



## Site Plan



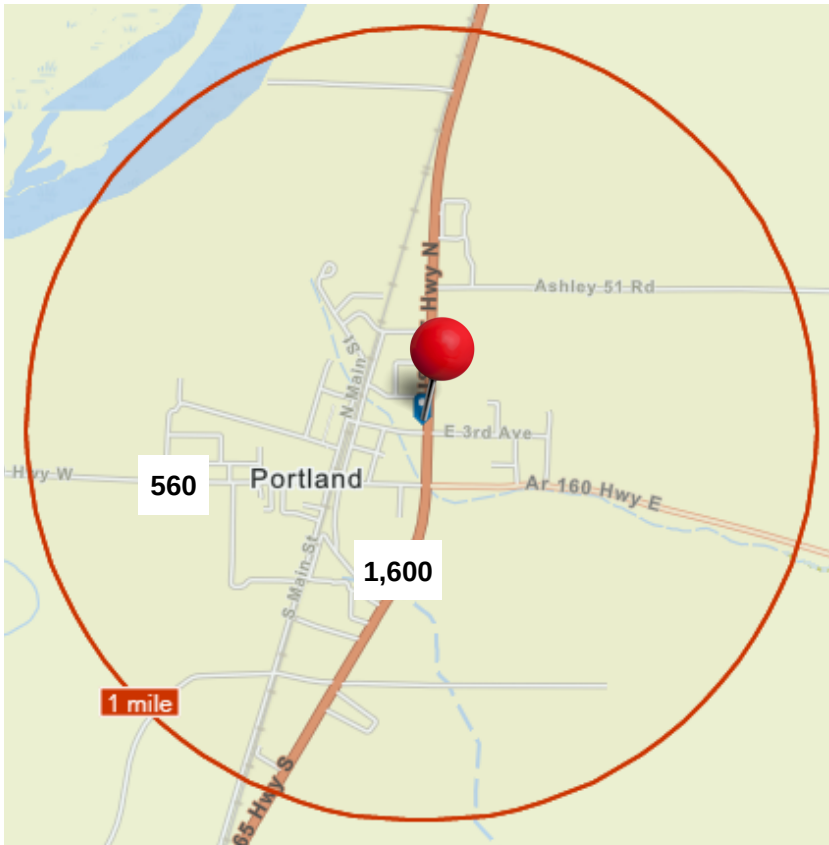
## Aerial View with Tenants ◆



# Traffic Counts ◆

Data from 2020

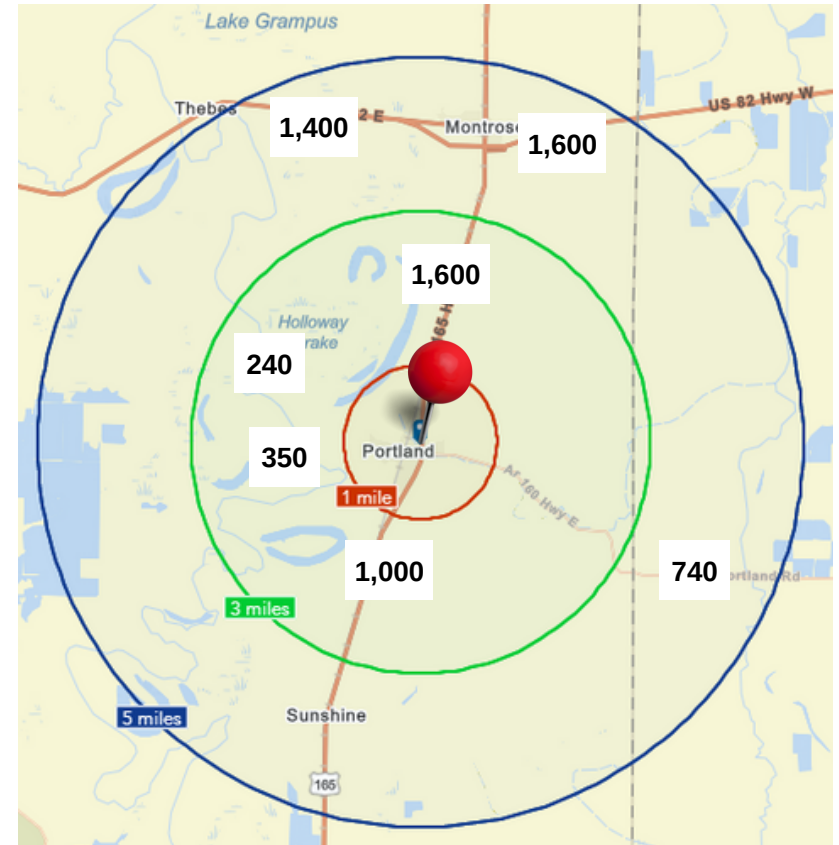
Red: 1 Mile Radius



Red: 1 Mile Radius

Green: 3 Mile Radius

Blue: 5 Mile Radius



# DOLLAR GENERAL®

## Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 18,818 stores in 47 states as of October 28, 2022. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Learn more about Dollar General at [www.dollargeneral.com](http://www.dollargeneral.com).

