

# FOR SALE

DOLLAR GENERAL  
3516 Harrisburg Road  
Jonesboro, Arkansas 72404



**EXCLUSIVE**  
— REALTY —



## INVESTMENT HIGHLIGHTS

- NN Lease/Minimal Landlord Responsibilities
- 7,500 sq. ft. Dollar General Store
- Retail Freestanding Building on 0.80 Acres of Land
- Brand New 5 Year Lease Extension with 10% Rent Increase
- Harrisburg Road converting to 5 Lane Hwy in 2023 Increasing Exposure to Site
- Lease Expires April 2028
- Dollar General occupied since 1997 showing Long Term Commitment to Site
- Corporate Guaranteed Lease
- Median home value within a 3 mile radius is \$174,319

PRICE:	\$679,692
NOI:	\$44,180
CAP RATE:	6.5%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 YEARS

**FOR MORE INFO CONTACT: JULIAN KARIM/STEVE SAGMANI**

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 7,500 SF Dollar General store located in Jonesboro, Arkansas. The property has a NN Lease. The lease is corporately guaranteed by Dollar General Corp.

The five mile average household income exceeds \$67,000 per year, making this location ideal for a Dollar General. The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores.

**DOLLAR  
GENERAL®**

## INVESTMENT SUMMARY

LIST PRICE:	\$679,692
NOI:	\$44,180
INITIAL CAP RATE:	6.5%
BUILDING SIZE:	7,500 sq. ft.
LAND ACREAGE:	0.8 acres
ZONING:	Commerical
YEAR BUILT:	1997
TENANT:	Dollar General
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years with Multiple Extensions
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE, PARKING:	Landlord Responsibility
LEASE START DATE:	May 1, 1997
LEASE EXPIRATION DATE:	April 30, 2028
LEASE TERM REMAINING:	5+ Years
OPTIONS:	Exercised Last Option
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	<a href="http://www.dollar general.com">www.dollar general.com</a>

## FOR MORE INFORMATION CONTACT:

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## TENANT PROFILE

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Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

## TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	27.8 Billion
Net Worth:	22.825 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

## TENANT HIGHLIGHTS

- Over 16,278 stores in the United States
- Ranked #354 as America's Best Employer by State in Forbes 2020
- Dollar General has over 143,000 Employees
- Ranked #179 as America's Largest Public company in Forbes 2018
- Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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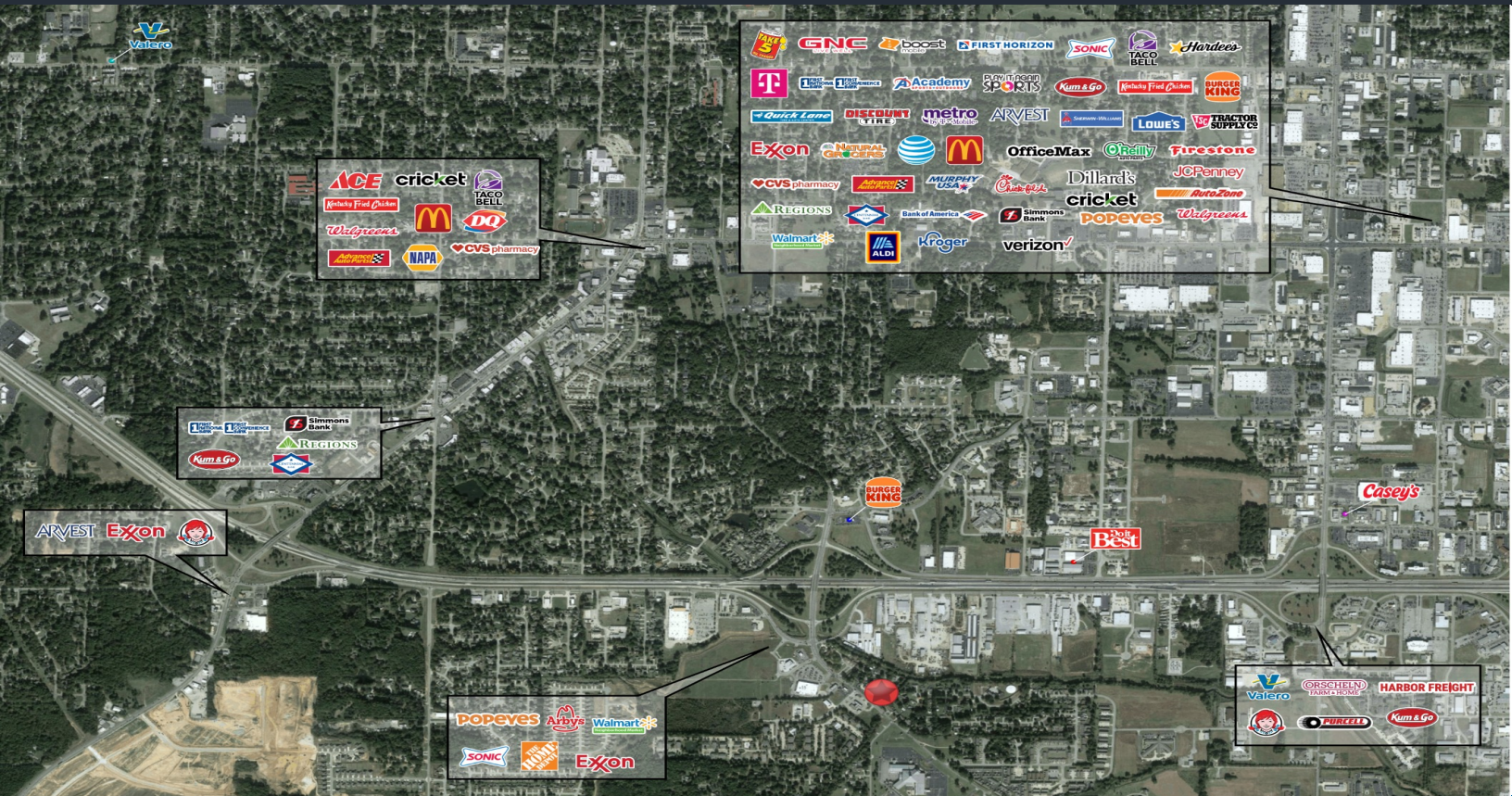
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TRAFFIC COUNTS		DEMOGRAPHICS			
INTERSECTION	CARS PER DAY	3 MILES	5 MILES	10 MILES	
Harrisburg Rd & Medallion Dr NW	11,975	Total Population	49,765	76,233	102,562
Joe N Martin Expy & Longview Dr NE	34,797	Total Households	19,578	29,669	39,599
Joe N Martin Expy & Joe N Martin Expy E	36,963	Average HH Income	\$67,537	\$67,102	\$68,794

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Jonesboro is a city located on Crowley's Ridge in the northeastern corner of the U.S. State of Arkansas. Jonesboro is one of two county seats of Craighead County. According to the 2020 Census, the city had a population of 78,576 and is the fifth-largest city in Arkansas. Jonesboro is the home of Arkansas State University and is the cultural and economic center of Northeast Arkansas. Craighead Forest Park is a city-owned park located on Crowley's Ridge featuring a 60-acre fishing lake, camping facilities, hiking/biking trails, nature areas, picnic sites and recreational fields. Crowley's Ridge Parkway runs through Jonesboro. It was designated one of Arkansas' Scenic Byways in 1997, and it was designated Arkansas' first National Scenic Byway in 1998. In 2004 the Arkansas Game and Fish Commission opened the 160-acre Forrest L. Wood Crowley's Ridge Nature Center in south Jonesboro, adjacent to Craighead Forest Park. The center includes exhibits on the origins and history of the Ridge, wildlife, educational models and displays, land and water features, hiking trails, an observation tower and an auditorium. Located on the ASU campus, the Arkansas State University Museum is accredited by the American Association of Museums and features 21,000 square feet of historic, archaeological, and natural history exhibits. The museum focuses on the history and cultural heritage of Northeast Arkansas and the Mississippi River Delta region



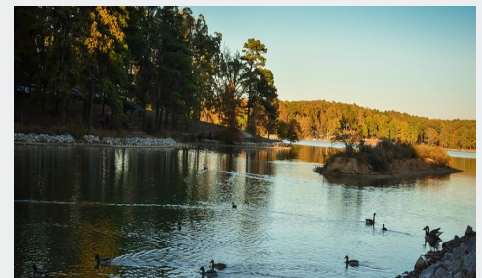
### Bradbury Art Museum

Bradbury Art Museum features changing exhibitions of contemporary art in all media with programming that promotes the understanding of art and its significance to society. Prominent regional, national and international artists are presented to inform viewers of cultural developments in our community, across the country and around the world.



### Centennial Bank Stadium

Centennial Bank Stadium is located on the campus of Arkansas State University and is home to their college football team, the Red Wolves. The stadium currently has a capacity of 30,406.



### Craighead Forest Park

Craighead Forest Park opened when the Young Men's Civic Club began work on the lake in 1937. It is now a city owned park that is situated in the scenic beauty of Crowley's Ridge. This 692 acre park offers many recreational opportunities for the public to enjoy.



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