

# WHITE OAK STATION

703 MAIN STREET  
FLIPPIN, AR 72634



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## PRICE

**\$1,020,579**

## CAP RATE

**7.25%**

TRANSWESTERN NATIONAL NET LEASE | SALE LEASEBACK GROUP

SINGLE TENANT NNN INVESTMENT



## INVESTMENT HIGHLIGHTS

- 1.75% ANNUAL INCREASES
- BRAND NEW 20-YEAR NNN LEASE
- ESTABLISHED & RESPECTED REGIONAL BRAND | 60+ UNITS AND GROWING
- WHITE OAK STATION COMPANY | CORPORATE GUARANTEE



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## LEASE ABSTRACT

Property Subtype	Convenience Store
Rent Increases	1.75% ANN INC
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Landlord Responsibilities	None
Tenant Responsibilities	All Expenses including Roof and Structure
Right of First Refusal/Offer	No

## LEASE TERM

Lease Commencement	Close of Escrow
Remaining Lease Term	20 Years
Renewal Options	Four   5-year
Base Rent	\$73,992
Asking Price	\$1,020,579
Cap Rate	7.25%

## ANNUAL INCOME

	YEARS	ANNUAL RENT
Primary Term Rent Schedule	YEAR 1-COE	\$73,992
	1ST INCREASE	\$75,287
	2ND INCREASE	\$76,604
	3RD INCREASE	\$77,945
	4TH INCREASE	\$79,309

## PROPERTY SUMMARY

Tenant	White Oak Station LCC
Property Address	703 Main Street Flippin, AR 72634
Year Built	
Gross Leasable Area	
Lot Size	
Ownership	Fee Simple

## SITE INFORMATION

Strategically located alongside E Main St with an Annual Daily Traffic Count of 9,600 vehicles per day - a main street that intersects the town of Flippin, AR.

## AREA OVERVIEW

Flippin is a city in Marion County, Arkansas, United States. Flippin is located on a major non-interstate highway, US 412/62, in the Ozarks near the South Shore of Bull Shoals Lake. The town lies between the White River and the Buffalo National River.

## TRAFFIC COUNTS

E Main St	9,600 AADT
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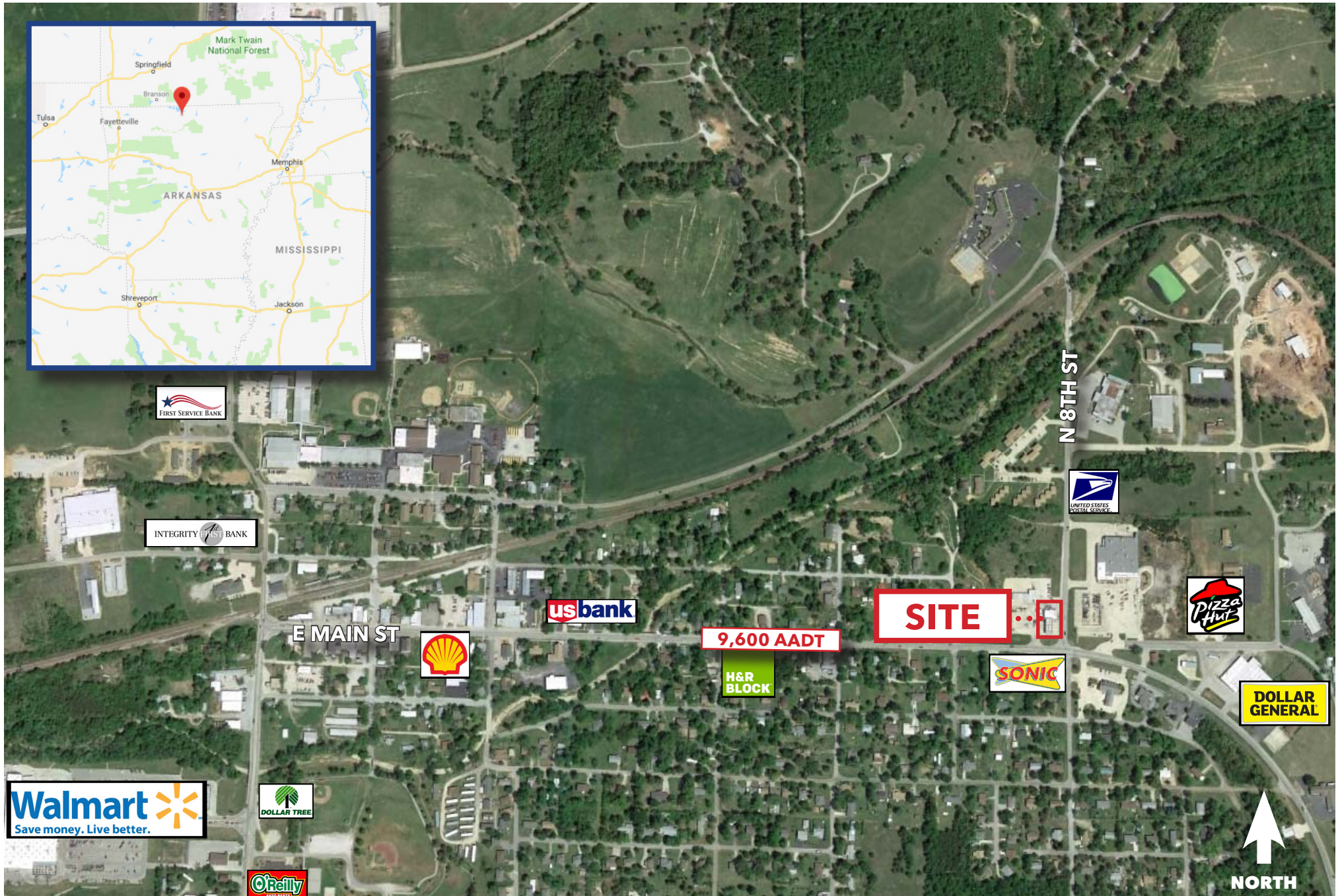


INTERSECTION MAP





## MARKET AREA MAP



## DEMOGRAPHIC SNAPSHOT

POPULATION			
	1 miles	3 miles	5 miles
2000 Census Total Population	1,483	3,340	5,749
2010 Census Total Population	1,457	3,349	5,883
2017 Estimated Total Population	1,469	3,346	5,893
2022 Projected Total Population	1,460	3,318	5,864
HOUSEHOLDS			
	1 miles	3 miles	5 miles
2000 Census Total Households	630	1,357	2,428
2010 Census Total Households	643	1,411	2,544
2017 Estimated Total Households	647	1,407	2,542
2022 Projected Total Households	643	1,394	2,527
2000-2010 Census Households Growth	2.1%	4.0%	4.8%
2017-2022 Projected Households Growth	-0.6%	-0.9%	-0.6%
2017 Estimated Average Household Size	2.3	2.3	2.3
ESTIMATED HOUSEHOLD INCOME			
	1 miles	3 miles	5 miles
2017 Estimated Median Household Income	\$35,778	\$36,330	\$35,835
2017 Estimated Average Household Income	\$45,402	\$48,242	\$47,402
2017 Estimated Per Capita Income	\$19,583	\$20,975	\$20,764
TRAFFIC COUNTS			
Vehicles Per Day			
E Main St	96,000 AADT		





# White Oak Station Overview

“ EXCEEDING  
YOUR  
EXPECTATIONS

White Oak Station convenience stores have proudly served small towns and residential areas of cities in the Ozark Mountain region, Florida and Texas for nearly 30 years. The company has always been and will remain 100% dedicated to the communities and customers by supporting local businesses, schools, youth leagues, community functions, and charities. Each store is unique as a result of being set up for the needs of their surrounding area. The dedication and loyalty to and from our customers and the communities we are in ensures that White Oak Station convenience stores will be a part of the Ozarks forever.

- White Oak Station continues to expand the number of White Oak Gas Stations and convenience stores to many states across the USA
- Offers the lowest prices and delivery of convenience stores supplies as a wholesaler
- Committed to providing customers with fast, friendly, professional services and quality products in a clean, environmentally safe setting

<b>Tenant Name</b>	White Oak Station
<b>Headquarters</b>	Dallas, TX
<b>Number of Locations</b>	60+
<b>Year Founded</b>	1983
<b>Website</b>	<a href="http://www.whiteoakstation.com">www.whiteoakstation.com</a>



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