



REPRESENTATIVE PHOTO



WHITE OAK STATION | SHELL-BRANDED CONVENIENCE STORE

139 NORTH CURTIS AVENUE / PEA RIDGE, AR

INVESTMENT HIGHLIGHTS

- **BRAND NEW 20-YEAR NNN LEASE**
ZERO LANDLORD RESPONSIBILITIES
- **1.75% ANNUAL INCREASES**
- **ESTABLISHED & RESPECTED REGIONAL BRAND**
80+ UNITS AND GROWING
- **CORPORATE GUARANTEE**

PRICE | \$2,715,000

CAP RATE | 7.00%

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SITE INFORMATION

The subject property is located at 3831 North Crossover Road in Fayetteville, Arkansas. It is well positioned on the corner of Crossover Road and Joyce Boulevard, which has an average traffic volume of over 40,000 vehicles per day.

ANNUAL INCOME

	YEARS	ANNUAL RENT
Primary Term Rent Schedule	YEAR 1-COE	\$190,000
	1 st INCREASE	\$193,325
	2 nd INCREASE	\$196,708
	3 rd INCREASE	\$200,150
	4 th INCREASE	\$203,653

INVESTMENT HIGHLIGHTS

Tenant	White Oak Station
Address	139 North Curtis Avenue Pea Ridge, AR 72751
Building Size	8,598 SF
Land Size	1.37 Acres
Interest	Free Simple Land & Building
Price	\$2,715,000
Cap Rate	7.00%

LEASE ABSTRACT

Primary Term	20 Years
Lease Commencement	Close of Escrow (COE)
Current Annual Rent	\$190,000
Renewal Options	Four 5-Year
Rent Increases	1.75% Annually

TRAFFIC COUNTS

North Curtis Avenue	7,500 VPD
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INTERSECTION AERIAL



MARKET AERIAL



WHITE OAK STATION

TENANT OVERVIEW

WHITE OAK STATION

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 customers and the communities ensures that White Oak Station convenience stores will be a part of the Ozarks forever.

www.whiteoakstation.com



LOCATION OVERVIEW

PEA RIDGE, ARKANSAS

Pea Ridge is a city in Benton County, Arkansas, United States. The name Pea Ridge is derived from a combination of the physical location of the original settlement of the town, across the crest of an Ozark Mountains ridge, and for the hog peanuts or turkey peas that had been originally cultivated by Native American tribes centuries before European settlement, which later helped to provide basic subsistence once those pioneer settlers arrived.

The rural town is best known as the location of the pivotal American Civil War engagement the Battle of Pea Ridge, or, as it is locally known, the Battle of Elkhorn Tavern, which took place approximately 5 miles (8 km) east of the town. The site of the battle is preserved as the Pea Ridge National Military Park.

The town's downtown business district is on the National Register of Historic Places and largely comprises commercial structures from the late 19th and early 20th centuries. The population of Pea Ridge was 4,794 at the 2010 census,[3] which was a 104.3 percent increase over the 2000 census number of 2,346. It is part of the Fayetteville-Springdale-Rogers, AR-MO Metropolitan Statistical Area. The local weekly newspaper is the Times of Northeast Benton County.

DEMOGRAPHIC REPORT

POPULATION			
	0 - 5 miles	0 - 10 miles	0 - 30 miles
2017 Estimated Population	18,746	138,187	512,630
2022 Projected Population	20,812	152,115	560,212
2010 Census Population	16,475	121,958	451,477
2000 Census Population	11,291	91,363	340,055
Daytime Population	2,779	91,589	260,457
HOUSEHOLDS			
2017 Estimated Households	6,811	52,526	192,896
2022 Projected Households	7,571	57,857	210,909
2010 Census Households	5,967	46,282	170,128
2000 Census Households	4,109	35,039	130,334
2017 Estimated Average Household Size	2.8	2.6	2.6
ESTIMATED HOUSEHOLD INCOME			
2017 Estimated Average Household Income	\$75,373	\$76,858	\$69,781
2017 Estimated Median Household Income	\$57,077	\$55,051	\$49,386
2017 Estimated Per Capita Income	\$27,517	\$29,154	\$26,541
2017 Estimated Median Age	38.0	36.5	34.5

JDS REAL ESTATE SERVICES, INC.



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