



RETAIL PROPERTY FOR SALE

REPRESENTATIVE PHOTO

**DOLLAR GENERAL**  
199 US-64, Beebe, AR 72012

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CLICK ON THE FOLLOWING LINKS:

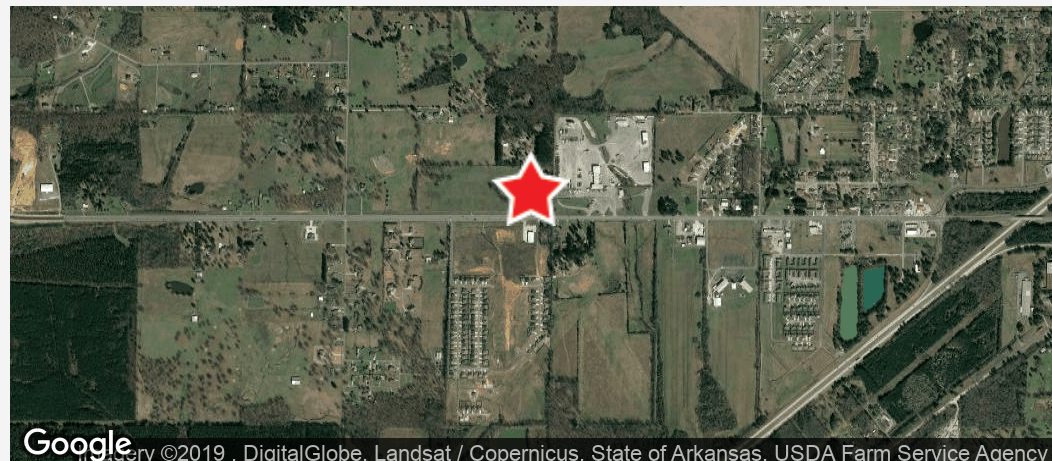


Google Map



Street View

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

List Price:	\$1,057,500
NOI:	\$80,923
Cap Rate:	7.65%
Land Acreage:	1.23 Acres
Year Built:	2012
Building Size:	9,026
Price / SF:	\$117.16
Zoning:	Commercial
Market:	Little Rock

### LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	8.7 Years
Original Lease Term:	15 Years
Commencement Date:	June 20, 2012
Current Term Expiration:	June 30, 2027
Options:	5-5 Yr Options
Increases:	3% in 2022, 10% in Option Periods
Guarantor:	Corporate

### PROPERTY HIGHLIGHTS

- 2012 Construction
- Metal Roof - Excellent Condition
- 14,000 Vehicles Per Day
- Situated on US Hwy 64 | 4 Lane with Turn Lane
- Full Operating Expense Reimbursements
- HVAC Fully Maintained by Tenant
- Beebe AR population 8,146 | Growing Market | Strong Surrounding Demographics
- 9,026 SF Prototype
- Concrete Parking Lot
- 30 Miles from Little Rock AR

LEASE ABSTRACT

LEASE SUMMARY

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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT
Years 1-10 (Current)	\$80,924
Years 11-15	\$83,351
Option 1	\$91,686\$
Option 2	\$100,854
Option 3	\$110,940
Option 4	\$122,034
Option 5	\$134,238
Base Rent ( / SF)	\$8.96
Net Operating Income	\$80,923

## TENANT PROFILE

The Dollar General logo is displayed within a yellow rectangular box with rounded corners and a thin grey border. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with a registered trademark symbol (®) to the upper right of the word "GENERAL".

### OVERVIEW

Company:

### TENANT HIGHLIGHTS

- Investment Grade Tenant
- Currently over 14,000 Locations
- 50+ Years in Business

### TENANT OVERVIEW

Dollar General

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, packaged food products, health and beauty products, pet products, and seasonal products. In addition, the company offers apparel for infants, toddlers, girls, boys, women, and men.

As of October 2015, it operates 12,396 stores in 43 states. The company was formerly known as J.L. Turner & Son, Inc., changing its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.



RETAILER

DOLLAR  
GENERAL

Hardee's

BURGER  
KING

McDonald's

TACO  
BELL

WAFFLE  
HOUSE

SUBWAY

Walmart

U.S. Hwy 64

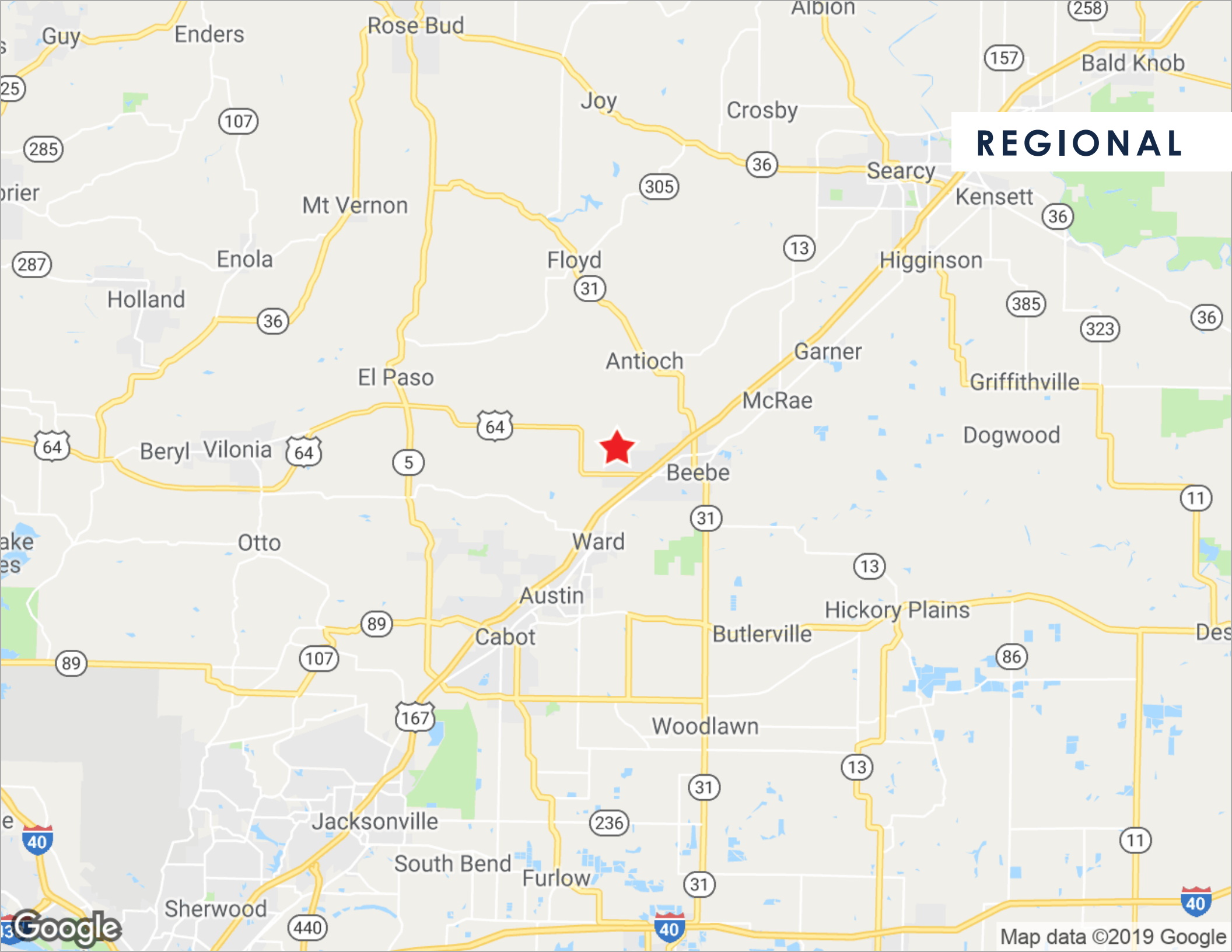
Dewitt Henry Dr

Beebe

E Center St

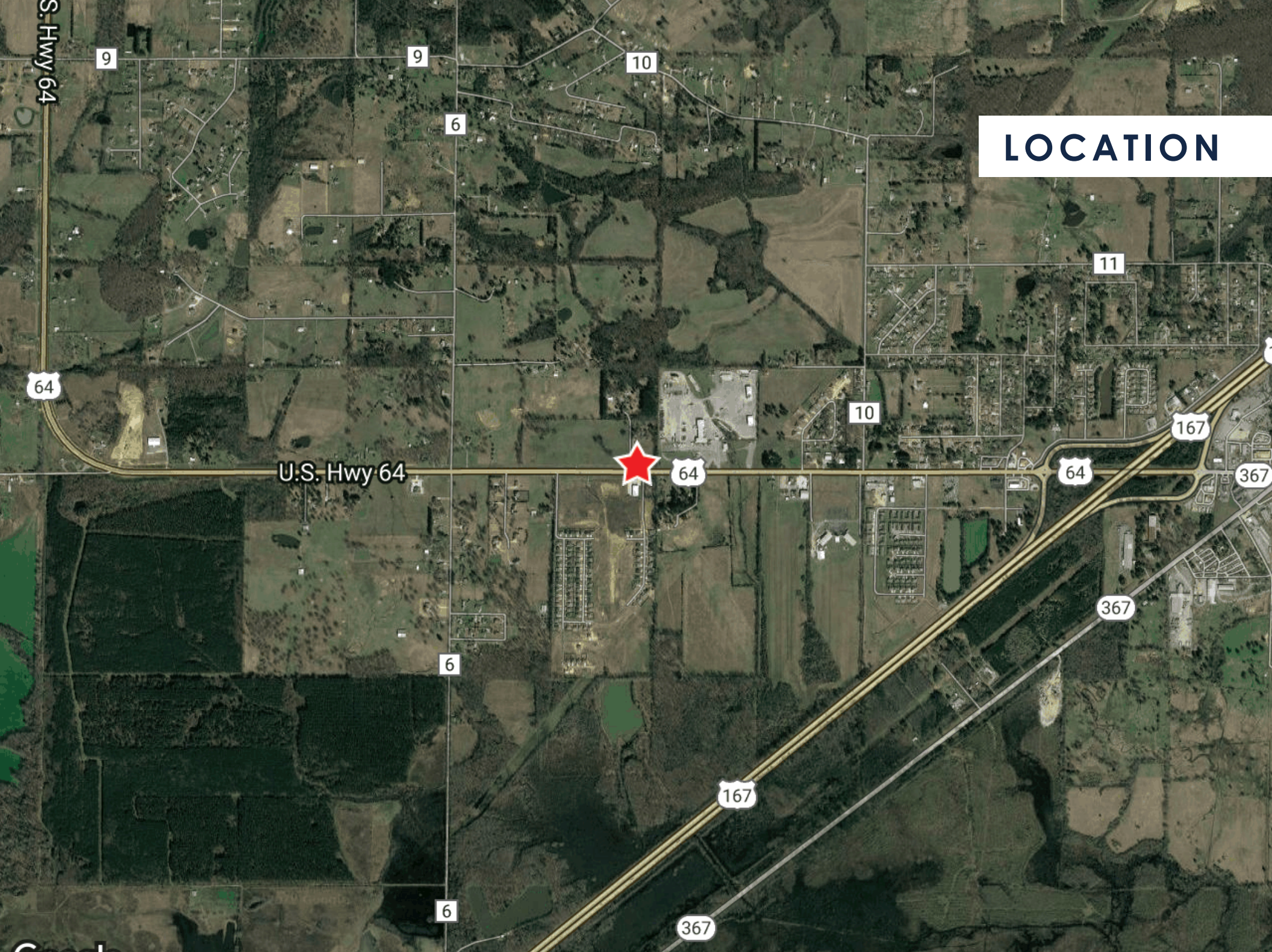


# REGIONAL





# LOCATION



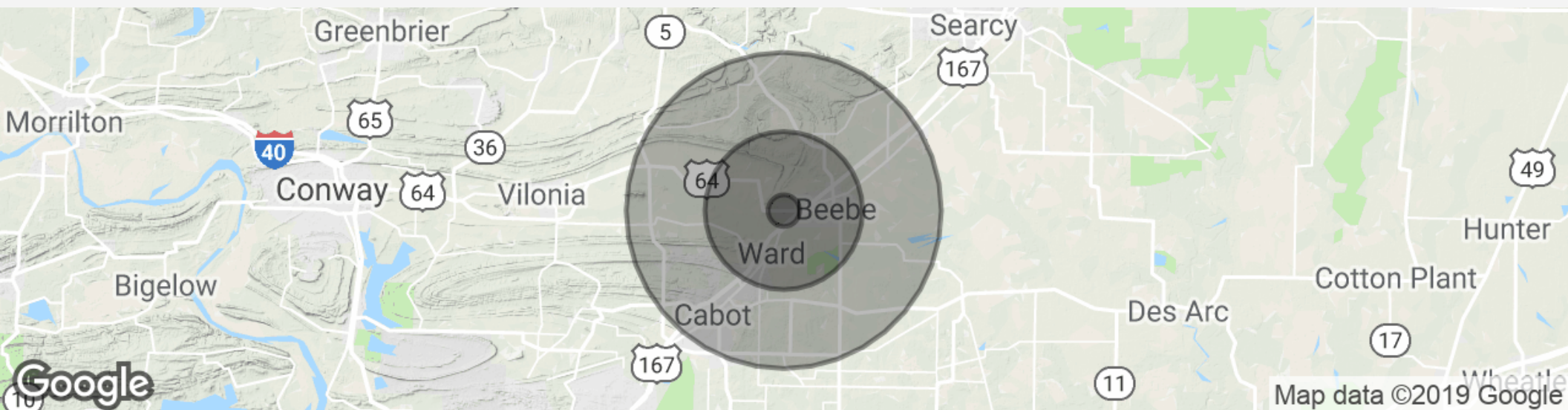


**AERIAL**

Dollar General



## DEMOGRAPHICS MAP &amp; REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	559	12,714	51,709
Median age	31.9	32.8	34.8
Median age (Male)	30.3	31.4	33.9
Median age (Female)	33.4	34.1	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	208	4,780	18,918
# of persons per HH	2.7	2.7	2.7
Average HH income	\$54,364	\$54,579	\$61,710
Average house value	\$124,454	\$118,431	\$135,001

\* Demographic data derived from 2010 US Census



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