

Dollar General

Sallisaw, OK

Investment Highlights

Investment-Grade Credit

New Construction with Long-Term Lease

Renewal Options with Increases

Great Demographics

Growing Town

\$1,141,030

Purchase Price

7.00%

Cap Rate

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Memorandum >>



Location Overview

Sallisaw is a city in and the county seat of Sequoyah County. The city lies within the Green Country region of eastern Oklahoma, known for its rolling green hills. The population was 8,880 at the 2010 Census, an 11.2 percent increase from 7,891 at the 2000 census. Sallisaw is part of the Fort Smith, Arkansas-Oklahoma Metropolitan Statistical Area. Sallisaw is approximately 22 miles from Fort Smith, Arkansas.

Fort Smith is the second-largest city in Arkansas and one of the two county seats of Sebastian County. As of the 2010 Census, the population was 86,209. It is the principal city of the Fort Smith, Arkansas-Oklahoma Metropolitan Statistical Area, a region of 298,592 residents that encompasses the Arkansas counties of Crawford, Franklin, and Sebastian and the Oklahoma counties Le Flore and Sequoyah.

Home to Arkansas' oldest symphony orchestra and the state's oldest continuously running volunteer little theatre, Fort Smith is also steeped in Old West lore, from books and films like True Grit to some colorful real-world characters like Belle Starr, Judge Isaac C. Parker, U.S. Deputy Marshal Bass Reeves, and the Founder of the U.S. Army Rangers, General William O. Darby.

Fort Smith is the main shopping destination of Western Arkansas and Eastern Oklahoma. Central Mall is the state's largest indoor shopping center in terms of area. Some notable shopping locations in the city of Fort Smith are: Rogers Avenue - including Central Mall - and Phoenix/Greenwood Avenue.

Fort Smith has long been a regional manufacturing center, with major plants located in the city operated by Rheem, Trane, Georgia-Pacific, Gerber, Planters Peanuts, Mars Petcare, Umarex USA, Graphic Packaging, and many others.



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