



**DOLLAR GENERAL**

OFFERING MEMORANDUM

**DOLLAR GENERAL**

749 Highway 63 N  
Hazen, AR

# DOLLAR GENERAL

749 Highway 63 N  
HAZEN, AR 72064



**\$642,384**  
LIST PRICE



**7.55%**  
CAP RATE



**\$48,500**  
ANNUAL RENT

## LISTED BY:

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# DOLLAR GENERAL

## LEASE HIGHLIGHTS

- » Early Extension by Dollar General – Dollar General extended their lease 1 year early for an additional 5 years, there are currently  $\pm 6$  years remaining on the base term with one 5-year extension option
- » National Insurance Program – Dollar General has elected to put this site into their national insurance program, further proving their commitment to the market and location

## LOCATION HIGHLIGHTS

- » Strong Operating History – Dollar General has successfully operated at this location since opening their doors in 1999. The minimal competition in the local market and willingness to exercise an extension early show how profitable this location is for them
- » Ideal Demographics – Hazen provides the optimal demographics for Dollar General, in fact, this market is their exact target demographic

## TENANT HIGHLIGHTS

- » Thriving Tenant – Dollar General has recently announced their 28th straight quarter of same store sales growth. This proves that the tenant is weathering the storm which has been brought on by E-Commerce or “The Amazon Effect”
- » Investment Grade Credit Company – Dollar General currently holds an S&P credit rating of “BBB,” this was recently upgraded from their previous rating of “BBB-”
- » Fortune 500 Company – Dollar General currently ranks as #128 on the Fortune 500 list. Dollar General has a net worth in excess of \$25.60 Billion

# LEASE SUMMARY

<b>TENANT TRADE NAME</b>	Dollar General
<b>TYPE OF OWNERSHIP</b>	Fee Simple
<b>LEASE GUARANTOR</b>	Dollar General
<b>LEASE TYPE</b>	NNN
<b>ROOF AND STRUCTURE</b>	Tenant
<b>ORIGINAL LEASE TERM</b>	15 YRS
<b>RENT COMMENCEMENT DATE</b>	8/13/1999
<b>LEASE EXPIRATION DATE</b>	10/31/2025
<b>TERM REMAINING ON LEASE</b>	6.26 YRS
<b>INCREASE</b>	8.24%
<b>OPTIONS</b>	One (1), Five (5) Year Option

## PARCEL MAP



**±8,625 SF**  
GLA



**±0.97 AC**  
LOT SIZE



**1999**  
YEAR BUILT



**35**  
PARKING SPACES



**\$48,500**  
NOI





## LARGEST DOLLAR STORE CHAIN

### **DOLLAR GENERAL**

Dollar General is the fast-growing retailer that boasts roughly 15,000 discount stores in over 40 US states, mostly in the South, East, the Midwest, and the Southwest. It generates about 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and another 10% from seasonal items. The stores also offer household products and apparel. Pricing its items at \$10 or less, Dollar General targets low-, middle-, and fixed-income shoppers while selling brand-name products from manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo, and Coca-Cola.

With its small-box stores typically measuring some 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value conscious has paid off big, both during and after the recession. The discount retailer boasted its 26th consecutive year of same-store sales growth in 2016 (ended January), attributable to its value and convenience proposition.

[WWW.DOLLARGENERAL.COM](http://WWW.DOLLARGENERAL.COM)

**±15,000**  
LOCATIONS

**±113,400**  
EMPLOYEES

**BBB**  
CREDIT RATING (S&P)

# AREA OVERVIEW



LITTLE ROCK, AR

## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2010 Census	1,613	2,022	5,565
2019 Estimate	1,593	1,981	5,363
2024 Projection	1,595	1,979	5,331

  

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2010 Census	664	842	2,343
2019 Estimate	680	852	2,323
2024 Projection	690	861	2,333

  

INCOME	3-MILE	5-MILE	10-MILE
2019 Average Household Income	\$49,751	\$50,706	\$53,658

# HAZEN, AR

Hazen is a quaint city in Prairie County, Arkansas. Just 47 miles from Little Rock, Hazen is within close proximity to the vibrant heart of Arkansas. The two cities and their neighboring towns comprise a metropolitan area of some 500,000 people in central Arkansas. This metropolis, as well as Conway, Searcy, and Cabot, and nearby cities in the central region offer a cosmopolitan mix of historic attractions, imaginative shopping opportunities, fine dining, nightlife, creative arts, and fine hotels. A grand collection of museums offers something for every taste from art to history to aerospace. And the Quapaw Quarter of restored 19th-century homes is one of the country's finest examples of bringing an older neighborhood back to life through adaptive reuse. Visit the new River Market in Little Rock for tastes of exotic cuisines and the freshest of produce from nearby farms in season. Extensive park systems in both cities provide the chance to play golf or tennis, fish for lunkers in the Arkansas River or on area lakes, hike leafy trails, talk to the animals in the park-like Little Rock zoo or picnic in beautiful natural settings. Central Arkansas is an ideal staging area for your Natural State vacation. Its big city tempo exists side by side with small-town charm.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **749 Highway 63 N, Hazen, AR 72064** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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