

Dollar General Plus

Fouke (Texarkana), Arkansas



DOLLAR GENERAL

Investment-Grade Credit
with Great Demographics

Representative Photo

 Offering Price:
\$1,350,000

The Offering

Stan Johnson Company is pleased to offer to qualified investors, a brand new retail property which is 100% leased to Dollar General Plus in Fouke, Arkansas. Dollar General Plus is operating under a fifteen (15) year absolute NNN lease featuring five (5), five (5) year renewal options with 10% rental increases in each option. Fouke is located about 10 miles south of Texarkana, Arkansas.

 Cap Rate:
6.65%

Highlights

- Absolute NNN - Zero Landlord Obligations
- New Long-Term Lease & Renewal Options
- Investment Grade Tenant
- Strategic Location
- Rent Increases



Click here
to download
Offering
Memorandum

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