



OFFERING MEMORANDUM

DOLLAR GENERAL

DOLLAR GENERAL PLUS - RELOCATION STORE

220 N Missouri Ave, Corning, AR

DOLLAR GENERAL

220 N Missouri Ave
CORNING, AR 72422



\$1,549,300
LIST PRICE



6.40%
CAP RATE



\$99,156
ANNUAL RENT

LISTED BY:

JOSH BISHOP
VP & DIRECTOR

DIRECT (214) 692-2289
MOBILE (315) 730-6228
josh.bishop@matthews.com
LIC # 688810 (TX)

ARON CLINE
SVP & SENIOR DIRECTOR
LIC # 01904371 (CA)

CALVIN SHORT
SVP & SENIOR DIRECTOR
LIC # 01927216 (CA)

CHAD KURZ
SVP & NATIONAL DIRECTOR
LIC # 01911198 (CA)

BROKER OF RECORD

KYLE MATTHEWS
LIC # PB00084217 (AR)

DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- » 10,566 SF DOLLAR GENERAL PLUS prototype
- » DG Plus stores are built when the tenant is anticipating an extremely high sales volume at the location
- » Brand new 2019 construction RELOCATION STORE from previous in-line space directly across the street
- » 15-Year Absolute NNN Lease (Zero Management Responsibility)
- » Extremely strong corporate guarantee from Dollar General Corporation
- » Attractive 10% rent increases in each of the Five, 5-year extension periods
- » Located at the corner of Laurel St and Missouri Ave, with traffic counts of more than 11,000
- » Excellent retail synergy with many national brands such as McDonald's, Sonic, Subway, O'Reilly Auto and more
- » Dollar General is the #1 dollar store in the country with \pm 16,000 locations
- » Dollar General holds a strong investment grade credit rating of BBB
- » Dollar General recently formed a strategic partnership with FedEx and Western Union: the partnership will encourage a more diverse customer base, of which they believe will stick around and shop
- » Dollar General is making a push to further expand its consumable goods to more frozen and refrigerated items with a goal of being a "one-stop shop" for consumers
- » Dollar General's Recent Partnerships and Market Expansion Draw Investors
[Click here for more information](#)

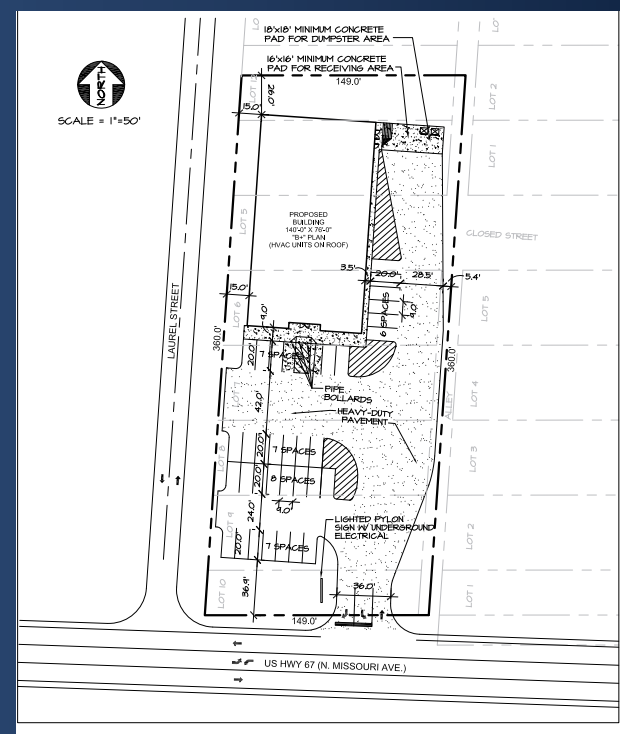
LEASE SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Dollar General
LEASE TYPE	Absolute NNN
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	10/26/2019
LEASE EXPIRATION DATE	10/31/2034
TERM REMAINING ON LEASE	± 15 Years
INCREASES	10% Every 5 Years in Options
OPTIONS	5, 5 Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RPSF	CAP RATE
10/26/2019 - 10/31/2034	\$8,263.00	\$99,156.00	\$9.38	6.40%
Option 1	\$9,090.00	\$109,080.00	\$10.32	7.04%
Option 2	\$9,999.00	\$119,988.00	\$11.36	7.74%
Option 3	\$10,999.00	\$131,988.00	\$12.49	8.52%
Option 4	\$12,098.00	\$145,176.00	\$13.74	9.37%
Option 5	\$13,308.00	\$159,696.00	\$15.11	10.31%

SITE PLAN



±10,566 SF
GLA



2019
YEAR BUILT



\$99,156
NOI



REPRESENTATIVE PHOTO

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

±15,000
LOCATIONS

±113,400
EMPLOYEES

BBB
CREDIT RATING (S&P)

SURROUNDING TENANTS



AREA OVERVIEW

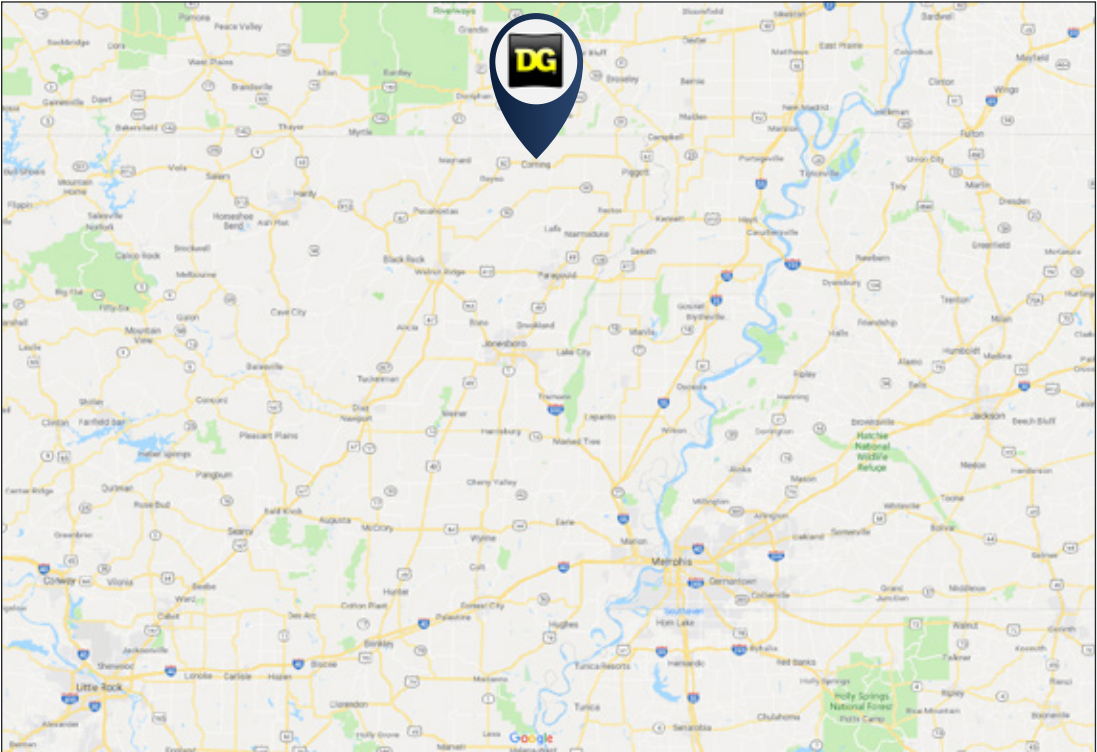


CORNING, AR

The City of Corning is a city in Clay County, Arkansas. Corning has rich agricultural industries with an emphasis on the forestry, rice, soybean, wheat, and poultry industries. Corning's Industrial Park has two utility installed speculative buildings. Corning also has a sports complex complete with Victory Lake Golf Course, M.B. Ainley Jr. Community Center, a pier for fishing at Victory Lake. Corning has an Olympic size swimming pool, and tennis courts available. Wynn Park has picnic tables, a stage, the site for our 4th of July Celebration and the Harvest Festival.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2010 Census	3,758	4,269	6,327
2019 Estimate	3,373	3,813	5,640
2024 Projection	3,266	3,688	5,454
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2010 Census	1,605	1,814	2,674
2019 Estimate	1,441	1,620	2,383
2024 Projection	1,395	1,566	2,304
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$43,461	\$43,691	\$43,662



LITTLE ROCK, AR

Little Rock, Arkansas sits on the banks of the Arkansas River in Pulaski County. And with a population of nearly 200,000 people, it's the largest city in Arkansas. Little Rock is a major cultural, economic, government and transportation center within Arkansas and the South.

The list of focal points around the city includes the Clinton Presidential Center & Park, neighboring world headquarters of Heifer International with its Heifer Village, and the Central Arkansas Nature Center.

The city includes cultural institutions such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to the hiking, boating, and other outdoor recreational opportunities. The Arkansas Repertory Theatre is the state's largest nonprofit professional theatre company. A member of the League of Resident Theatres (LORT D), The Rep has produced more than 300 productions, including 40 world premieres, in its historic building located in downtown Little Rock



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **220 N Missouri Ave, Corning, AR 72422** (“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.

OFFERING MEMORANDUM

DOLLAR GENERAL

DOLLAR GENERAL PLUS - RELOCATION STORE

220 N Missouri Ave Corning, AR

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

LISTED BY:

JOSH BISHOP

VP & DIRECTOR

DIRECT (214) 692-2289

MOBILE (315) 730-6228

josh.bishop@matthews.com

LIC # 688810 (TX)

ARON CLINE

SVP & SENIOR DIRECTOR

LIC # 01904371 (CA)

CALVIN SHORT

SVP & SENIOR DIRECTOR

LIC # 01927216 (CA)

CHAD KURZ

SVP & NATIONAL DIRECTOR

LIC # 01911198 (CA)

BROKER OF RECORD

KYLE MATTHEWS

LIC # PB00084217 (AR)