



Representative Photo

Dollar General

44840 Hwy 191, Many (Florien), LA 71429

Property Overview

Stan Johnson Company is pleased to offer to qualified investors, a brand new retail property which is 100% leased to Dollar General in Florien, LA. Dollar General is operating under a fifteen (15) year NNN lease featuring three (3), five (5) year renewal options with 10% rental increases in each option. **The Property is being constructed as a build-to-suit Dollar General with an expected opening in Fall 2020.**

Location Overview

Florien is a small town about ten miles south of Many in Sabine Parish, Louisiana on U.S. Highway 171. Port Arthur Avenue is the main east-west street which becomes Louisiana Highway 474 on the west end. Louisiana Highway 473 forks off Louisiana Highway 474 just out of town and heads south. Louisiana Highway 118 forks off US Highway 171 just north of old Florien at a point known as "The Brown Filling Station." This is the Mount Carmel Road. Two other roads go east from Florien, one is the old Ash Pond Road and the other unnamed. From early on, Highway 171 was known as the Many Road north of town and the Leesville Road south of town. Highway 474 was the Redlands Road.

Highlights



**INVESTMENT
GRADE
CREDIT TENANT**



**TRIPLE NET
LEASE INVESTMENT**



**LONG TERM
15-YEAR LEASE**



**NEW
BUILT-TO-SUIT
CONSTRUCTION**



**DESIRABLE
RENTAL INCREASES
IN OPTION PERIODS**



**Offering Price:
\$1,263,000**



**Cap Rate:
6.70%**

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THE NET LEASE AUTHORITY®