

# DOLLAR GENERAL

## PLUS RELOCATION STORE

6254 HEBER SPRINGS RD | QUITMAN, AR



RENDERING

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

# DOLLAR GENERAL

6254 HEBER SPRINGS RD | QUITMAN, AR

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AREA OVERVIEW

# INVESTMENT HIGHLIGHTS

- Dollar General Plus Relocation Store – the subject property is a relocation store from an existing site in Quitman which will be closed when this location opens. DG Plus stores confirm that the tenant is doing extremely well in the market, with sales typically over \$2.2M annually.
- Brand new 2020 construction with rent set to commence in mid-October
- 15-Year absolute NNN lease with zero management responsibilities
- Larger 10,566 Sf prototype due to huge sale numbers in the Quitman market
- Five, 5-year renewal options – all of which include a very attractive 10% rent increase
- Extremely strong corporate guarantee from Dollar General Corporation
- Quitman is located 28 miles North of Conway and 60 miles North of Little Rock
- The subject property is located directly across the street from Quitman High School and Quitman Elementary School
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies throughout the COVID pandemic
- Dollar General has approx. 16,500 location and plans to continue their expansion for the foreseeable future
- Dollar General boasts an investment grade credit rating of BBB (S&P) and has reported 33 consecutive quarters of same store sales growth



# DOLLAR GENERAL

## INVESTMENT SUMMARY

### TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	Absolute NNN
LEASE GUARANTOR	Corporate
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT*	10/12/20
LEASE EXPIRATION DATE	10/31/35
TERM REMAINING	±15 Years
INCREASES	10% in Options
OPTIONS	Five, Five (5) Year Options

\*ESTIMATED



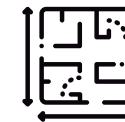
**\$1,530,900**  
LIST PRICE



**6.35%**  
CAP RATE



**\$97,212**  
ANNUAL RENT



**±10,566 SF**  
GLA



**2020**  
YEAR BUILT

### ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP
Years 1 -15	\$8,101.00	\$97,212	\$9.20	6.35%
Option 1	\$8,911.10	\$106,933	\$10.12	6.98%
Option 2	\$9,802.21	\$117,627	\$11.13	7.68%
Option 3	\$10,782.43	\$129,389	\$12.25	8.45%
Option 4	\$11,860.67	\$142,328	\$13.47	9.30%
Option 5	\$13,046.74	\$156,561	\$14.82	10.23%

Please contact a Barrington Capital agent for financing options:

**KEVIN PUDER**  
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**BARRINGTON CAPITAL**  
REAL ESTATE FINANCING SERVICES

# TENANT PROFILE

## COMPANY NAME

Dollar General

## OWNERSHIP

Public

## YEAR FOUNDED

1939

## INDUSTRY

Discount Retail

## HEADQUARTERS

Goodlettsville, TN

## NO. OF LOCATIONS

±16,500

## NO. OF EMPLOYEES

±115,000

# DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 16,500 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 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 expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



RENDERING



BEE BRANCH RD



Deidra's Neighborhood Florist



HEBER SPRINGS RD



ROSEBUD RD





## QUITMAN, AR

Quitman is a city in Cleburne and Faulkner counties in the U.S. state of Arkansas. The portion of the city in Faulkner County is part of the Little Rock–North Little Rock–Conway Metropolitan Statistical Area. Living in Quitman offers residents a suburban rural mix feel and many retirees live within the area. There are many town treasures to visit while in Quitman include the Vintage Rose and Arkansas Frontier. The economy is mostly made up of small buisness owners that together help the community to thrive. Quitman’s school system is above average within the state and has one of the highest graduation percentages in the area.

### DEMOGRAPHICS

POPULATION	3 Mile	5 Mile	7 Mile
2025 Projection	1,477	3,081	4,871
2020 Estimate	1,453	2,971	4,688
Growth 2020-2025	1.65%	3.69%	3.91%
HOUSEHOLDS	3 Mile	5 Mile	7 Mile
2025 Projection	662	1,339	2,105
2020 Estimate	647	1,290	2,027
Growth 2020-2025	2.41%	3.86%	3.85%
INCOME	3 Mile	5 Mile	7 Mile
2020 Est. Average Household Income	\$83,648	\$80,516	\$78,996

## 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. Located at the crossroad of Interstate 30 and the most heavily traveled Interstate in the nation, Interstate 40, forty percent of the nation's population and buying power is within a 550-mile radius. Since 1994 there has been more than \$2.5 billion in economic development to the central Arkansas area.

The Bill and Hillary Clinton Little Rock National Airport is less than three (3) miles from downtown, with nearly 2.2 million passengers annually. Also known as Adams Field, Little Rock's airport has dozens of daily departures and nonstop service to multiple cities making Little Rock truly one stop away from the world.

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 (LORTD), 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 at **6254 Heber Springs Rd, Quitman, AR 72131** ("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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