

Dollar General

14060 Veteran Memorial Hwy | Turkey Creek, LA 70586



Representative Photo

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 Turkey Creek, 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.

Location Overview

The new property will be located in **Turkey Creek**, less than 35 miles south of Alexandria, Louisiana. The metro is quickly emerging as one of the nation's best places to start a business, raise a family, and explore the great outdoors. It is a national leader in new and expanded business development and was recently named one of the twenty best cities in the country to find a job. National Geographic Traveler ranks Alexandria as one of America's top ten "wilderness towns" because of its incredible access to the one of the country's most beautiful and expansive national forests.

Highlights



INVESTMENT
GRADE
CREDIT TENANT



TRIPLE NET
LEASE INVESTMENT



LONG-TERM
15-YEAR LEASE



NEW
CONSTRUCTION



DESIRABLE
RENTAL INCREASES



Offering Price:
\$1,415,000



Cap Rate:
6.65%

Offered Exclusively by

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Stan Johnson Co.

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