

# Dollar General

197 S. Highway 59 | Sulphur Springs (Fayetteville-Springdale-Rogers MSA), AR 72768



Representative Property

## The Offering

**Stan Johnson Company** is pleased to offer to qualified investors a single-tenant retail property, 100% leased to Dollar General, located in Sulphur Springs, AR “the Property.” The Property consists of a +/- 9,002 SF building and 1.131 acres of land. Dollar General 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.

Sulphur Springs is located 33 miles north of Fayetteville, AR, in the Fayetteville–Springdale–Rogers MSA, one of the fastest growing metropolitan areas in the country.

## Highlights

- Absolute NNN - Zero Landlord Obligations
- New Long-Term Lease & Renewal Options
- Investment Grade Tenant
- Growing Northwest Arkansas Location
- Attractive Rental Increases in Options
- New Construction

**\$** Offering Price:  
**\$1,564,000**

**%** Cap Rate:  
**5.75%**

Offered Exclusively by

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**Stan Johnson Co.**

THE NET LEASE AUTHORITY®

# Dollar General

106 AR-189 Bypass | Warren, AR 71671



Representative Photo

## The Offering

**Stan Johnson Company** is pleased to offer to qualified investors, a retail property which is 100% leased to Dollar General in Warren, AR.

Dollar General 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.

Warren is the largest city and county seat of Bradley County. The city is located 46 miles south of Pine Bluff, Arkansas and 80 miles southeast of Hot Springs, Arkansas.

## Highlights

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

**\$** Offering Price:  
**\$1,082,000**

**%** Cap Rate:  
**6.65%**

Offered Exclusively by

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