

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR  
GENERAL**



14331 US-67

**MALVERN** ARKANSAS

REPRESENTATIVE PHOTO

 **SRS** | NATIONAL  
NET LEASE  
GROUP



## EXCLUSIVELY MARKETING BY

**DG**

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**Designated Broker: T.J. Lefler, Sage Real Estate Solution, LLC | AR License No. SA00062336**

# OFFERING SUMMARY

DG



## OFFERING

Asking Price	\$1,356,000
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Cap Rate	5.75%
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Net Operating Income	\$77,952
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## PROPERTY SPECIFICATIONS

Property Address	14331 US-67, Malvern, AR 72104
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Rentable Area	9,100 SF
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Land Area	1.28 AC
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Year Built	2017
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Tenant	Dollar General
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Guaranty	Corporate (S&P: BBB)
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Lease Type	Absolute NNN
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Landlord Responsibilities	None
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Lease Term Remaining	10+ Years
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Increases	10% Beginning of Each Option
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Options	5 (5-Year)
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Rent Commencement	02/27/2017
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Lease Expiration	02/29/2032
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# RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SQUARE FEET	Lease Term				Rental Rates		
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
<b>Dollar General</b>	9,100	02/27/2017	02/29/2032	Current	-	\$6,496	\$77,952	5 (5-Year)
(Corporate Guaranty)								10% Increase Beg. of Each Option

## 10+ Years Remaining | Corporate Guaranteed | Investment Grade Tenant | Scheduled Rental Increase | Options to Extend

- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 16,700 locations
- More than 10 years remaining on the original 15-year lease with 5 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases at the beginning of each option, generating NOI and hedging against inflation

## Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## Local Demographics & Trade Area

- More than 32,000 residents and 8,000 employees support the 10-mile area
- \$64,268 average household income

## Fronting US-67 | Centrally Located | Limited Competition | Excellent Visibility & Access

- Strategically fronting US-67, the main north/south roadway in the immediate trade area
- Centrally located between Little Rock and Arkadelphia, with other nearby Cities/Towns such as Hot Springs, Pine Bluff, and more
- This Dollar General is the only dollar store in Glen Rose and 10 miles from the nearest discount store, creating a large consumer draw within the immediate trade area
- The asset benefits from excellent visibility via significant street frontage along US-67 and is equipped with a large pylon sign

## Strong Operator | 1,000 New Stores In 2020 | Essential Business

- Dollar General Stores is an American chain of variety stores that has become one of the most profitable stores in the rural United States with revenue reaching \$26 billion in 2019
- The company has opened 1,000 new stores across the U.S. in 2020, expanding its presence to 46 states throughout the country
- Dollar General is considered essential business with stores open and operating during the COVID-19 pandemic





## DOLLAR GENERAL

**dollargeneral.com**

**Company Type:** Public (NYSE: DG)

**Locations:** 16,979+

**2020 Employees:** 143,000

**2020 Revenue:** \$27.75 Billion

**2020 Net Income:** \$1.71 Billion

**2020 Assets:** \$22.83 Billion

**2020 Equity:** \$6.70 Billion

**Credit Rating:** S&P: BBB

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day! by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 16,979 stores in 46 states as of October 30, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General Corporation was founded in 1939.

# PROPERTY OVERVIEW



## Location



Malvern, Arkansas  
Hot Spring County

## Parking



There are approximately 30 parking spaces on the owned parcel.  
The parking ratio is approximately 3.29 stalls per 1,000 SF of leasable area.

## Access



U.S. Highway 67: 1 Access Point

## Parcel



Parcel Number: 013-00249-000  
Acres: 1.28  
Square Feet: 55,757 SF

## Traffic Counts



U.S. Highway 67: 4,200 Vehicles Per Day  
Interstate 30: 40,000 Vehicles Per Day

## Construction



Year Built: 2017

## Improvements



There is approximately 9,100 SF of existing building area

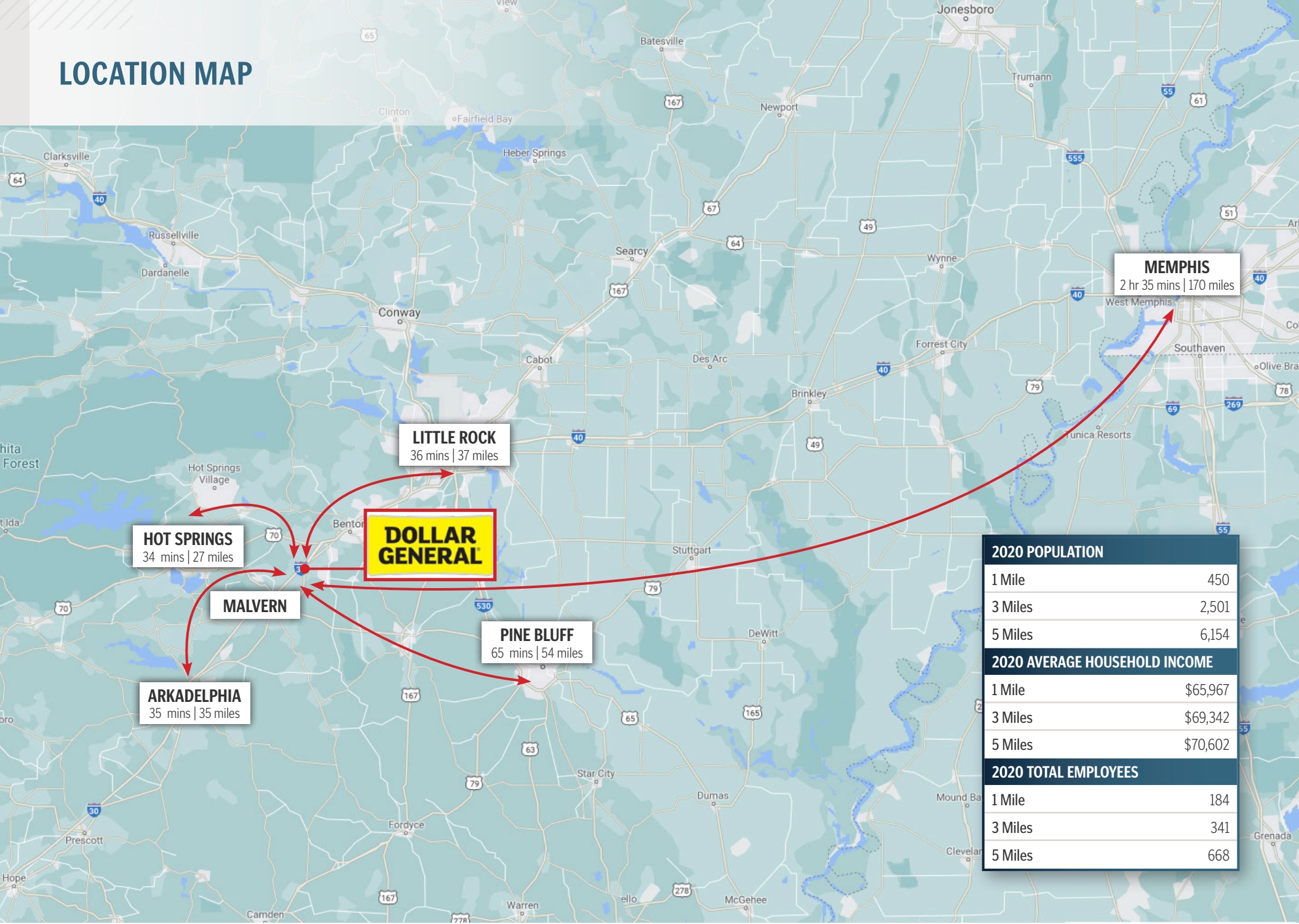
## Zoning



Commercial



# LOCATION MAP



**MEMPHIS**  
2 hr 35 mins | 170 miles

**LITTLE ROCK**  
36 mins | 37 miles

**HOT SPRINGS**  
34 mins | 27 miles

**MALVERN**

**ARKADELPHIA**  
35 mins | 35 miles

**PINE BLUFF**  
65 mins | 54 miles

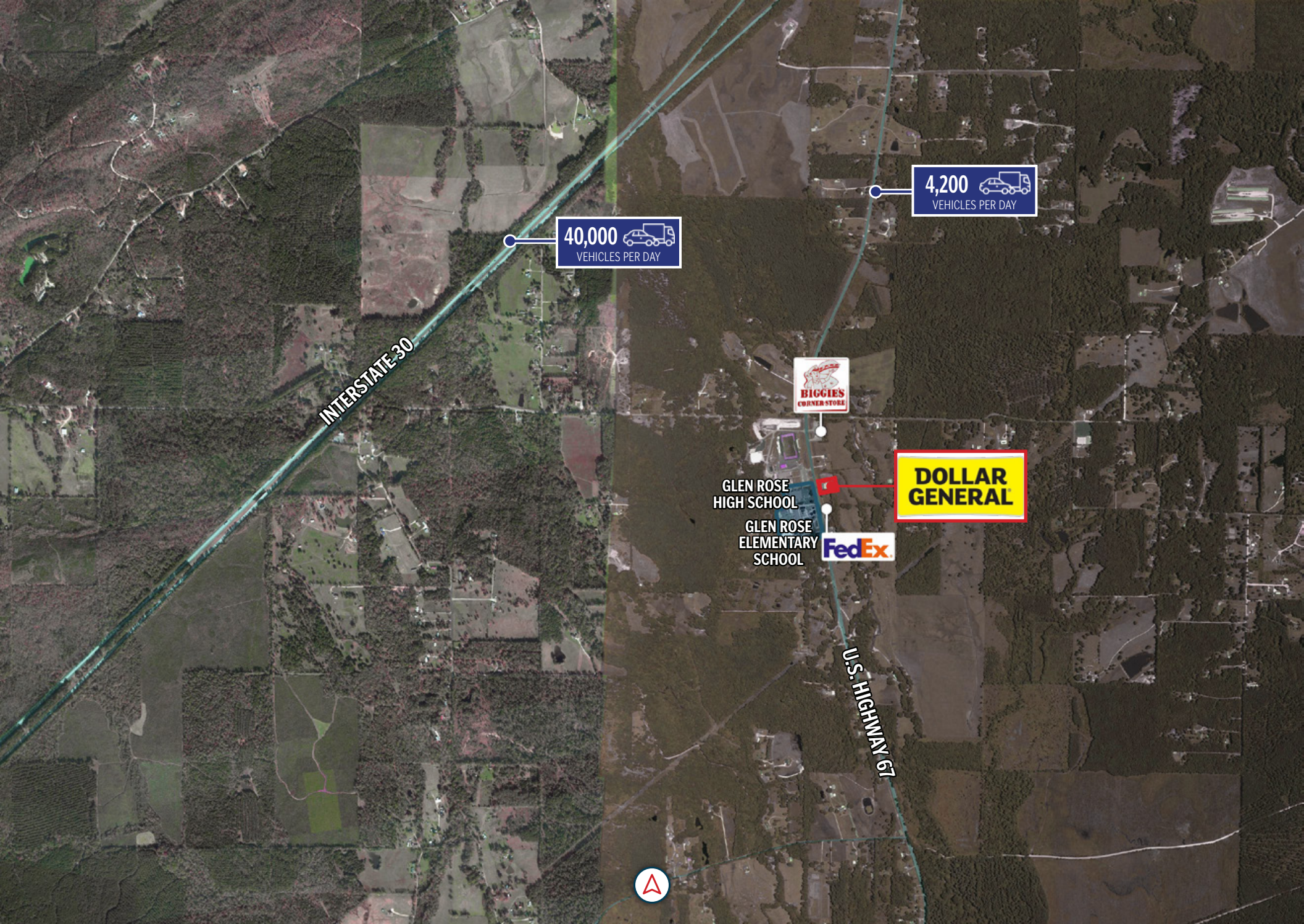
**DOLLAR  
GENERAL**

2020 POPULATION	
1 Mile	450
3 Miles	2,501
5 Miles	6,154
2020 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$65,967
3 Miles	\$69,342
5 Miles	\$70,602
2020 TOTAL EMPLOYEES	
1 Mile	184
3 Miles	341
5 Miles	668

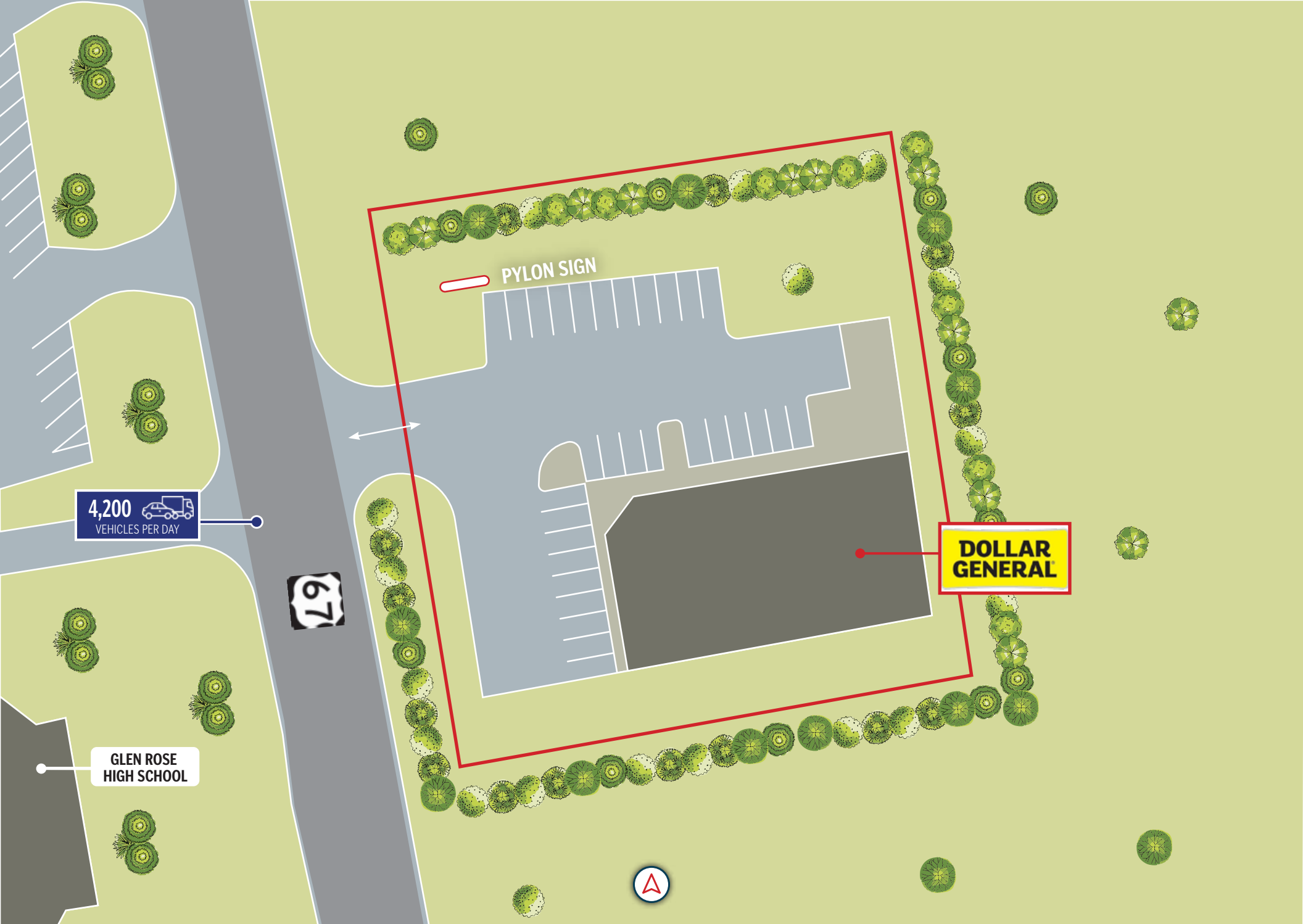














# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2020 Estimated Population	450	2,501	6,154
2025 Projected Population	457	2,553	6,322
2020-2025 Annual Rate	0.31%	0.41%	0.54%
2020 Median Age	40.9	41.2	41.1
<b>HOUSEHOLDS &amp; GROWTH</b>			
2020 Estimated Households	170	905	2,294
2025 Projected Households	173	928	2,367
Projected Annual Growth 2020 to 2025	0.35%	0.50%	0.63%
<b>INCOME</b>			
2020 Estimated Average Household Income	\$65,967	\$69,342	\$70,602
2020 Estimated Median Household Income	\$49,645	\$54,087	\$56,852
<b>DAYTIME POPULATION</b>			
2020 Estimated Total Businesses	12	31	64
2020 Estimated Total Employees	184	341	668





### MALVERN, ARKANSAS

Malvern, Arkansas, in Hot Spring county, is 39 miles SW of Little Rock, Arkansas and 166 miles W of Memphis, Tenness. The City of Malvern had a population of 11,003 as of July 1, 2020.

Malvern's economy also benefited from nearby deposits of clay. A diversity of agricultural and mineral resources in the region provided the foundation for Malvern's long-term economic development, with brick production eventually playing a truly significant role. As a result of that critical industry, the city has come to be known as the "Brick Capital of the World. During the last week of June, the town celebrates that facet of its history with the annual Brickfest, which includes such events as a brick-car derby and a best-dressed brick contest. More local history is on display in exhibits at the Hot Spring County Museum. The city is home to three Acme Brick plants and several other manufacturing companies, including Weyerhaeuser, Borden Chemical, Adams Face Veneer Company, and Pactiv. It is also the home of Grapette International, the manufacturer of Grapette soda.

Malvern is home to the Alderson-Coston House, the Clark House, the Gatewood House, the Strauss House, the Pine Bluff Street Historic District, the Lawyers' Row Historic District, the Malvern Commercial Historic District, the Hot Springs Railroad Roundhouse, a Missouri Pacific Depot, and the Malvern Rosenwald School building, the Billings-Cole House, all of which are listed on the National Register of Historic Places. The Hot Spring County Museum is also located in Malvern.

Ouachita Technical College, Henderson State University, University of Arkansas at Little Rock, University of Arkansas at Pine Bluff, and several other colleges and universities offer higher educational opportunities. The Memorial Field Airport provides facilities for air transportation.





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LARGEST REAL ESTATE  
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in North America  
exclusively dedicated  
to retail

1.7K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2020

500+

NET LEASE  
PROPERTIES SOLD  
in 2020

\$1.9B

NET LEASE  
TRANSACTION VALUE  
in 2020

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