



## Dollar General | Paragould, AR

 Offering Price:  
**\$1,472,000**

 Cap Rate:  
**5.60%**

**Stan Johnson Company** is pleased to offer to qualified investors a single-tenant retail property, 100% leased to Dollar General, located in Paragould, AR (the Property).

The Property consists of a +/- 9,026 SF building and 1.37 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.

### Investment Highlights

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



Click here  
to download  
Offering  
Memorandum

Offered Exclusively by

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