

Dollar General Plus

Fort Gibson, Oklahoma

(Relocation Store)



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Memorandum](#)



Representative Photo

Property Overview

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

The Property consists of a ±10,566 SF building and 1.41 acres of land. Dollar General Plus 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
- Investment Grade Tenant
- Zero Landlord Obligations
- Attractive Rental Increases
- Long-Term Leases & Renewal Options



Offering Price:
\$1,642,000



Cap Rate:
5.25%

Offered Exclusively by

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