



## DOLLAR GENERAL

17380 HWY 63, RISON, AR 71665

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## EXCLUSIVELY LISTED BY:

### PATRICK HAMMOND

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## INVESTMENT SUMMARY

List Price:	\$1,632,324
Current NOI:	\$85,697.00
Initial Cap Rate:	5.25%
Land Acreage:	2.0
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$179.38
Lease Type:	Absolute NNN
Lease Term:	15 Years

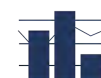
## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Rison, Arkansas. The property offers a 15 year Absolute NNN Lease with 14.5 years remaining, leaving zero landlord responsibilities. The lease contains five (5) year options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation who holds a credit rating of “BBB”, which is classified as Investment Grade. The store has been open & operating successfully since August 20, 2021.

This Dollar General is highly visible as it is strategically positioned on a main thoroughfare at the corner of State Hwy 35 and US Hwy 63 which sees 2,904 cars per day. The ten-mile population from the site is 12,710 while the three-mile average household income is \$61,151 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store.



**PRICE** \$1,632,324



**CAP RATE** 5.25%



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 14.5 Years

## INVESTMENT HIGHLIGHTS

- 2021 Build | 15 Year Lease with 14.5 Years Remaining
- Absolute (NNN) Lease | Zero Landlord Responsibilities
- Corner Location | US Hwy 63 seeing 2,904 VPD
- Five (5 Year) Options | 10% Rental Increase At Each Option
- Three Mile Household Income | \$61,151
- Ten Mile Population | 12,710
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same-Store Sales Growth
- No Competition Within 8+ Miles

## FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Gross Income	\$85,697.00	\$9.42
EXPENSE	DOLLAR GENERAL	PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$85,697.00	\$9.42

## PROPERTY SUMMARY

Year Built:	2021
Lot Size:	2 Acres
Building Size:	9,100 SF
Zoning:	Commercial
Construction Style:	Prototype
Warranties	Construction

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$85,697.00
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/20/2021
Lease Expiration Date:	8/31/2036
Lease Term Remaining:	14.5 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Corporate
Lease Guarantor Strength:	BBB
Tenant Website:	www.dollargeneral.com



GROSS SALES:  
\$33.7 BILLION



STORE COUNT:  
17,915



GUARANTOR:  
CORPORATE



S&P:  
BBB



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 FORTIS NET LEASE™



**21.7% INCREASE**  
SAME STORE SALES '19 - '20



**1,000 STORES**  
OPENING IN 2020



**\$27.8 BIL**  
IN SALES



**81 YEARS**  
IN BUSINESS



**30 YEARS**  
SAME STORE GROWTH

**DOLLAR GENERAL** is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 16,500+ stores with more than 143,000 employees, located across 46 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened over 900 stores in 2019, and planning to open an additional 1,000 more in 2020. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



**16,500 STORES ACROSS 46 STATES**



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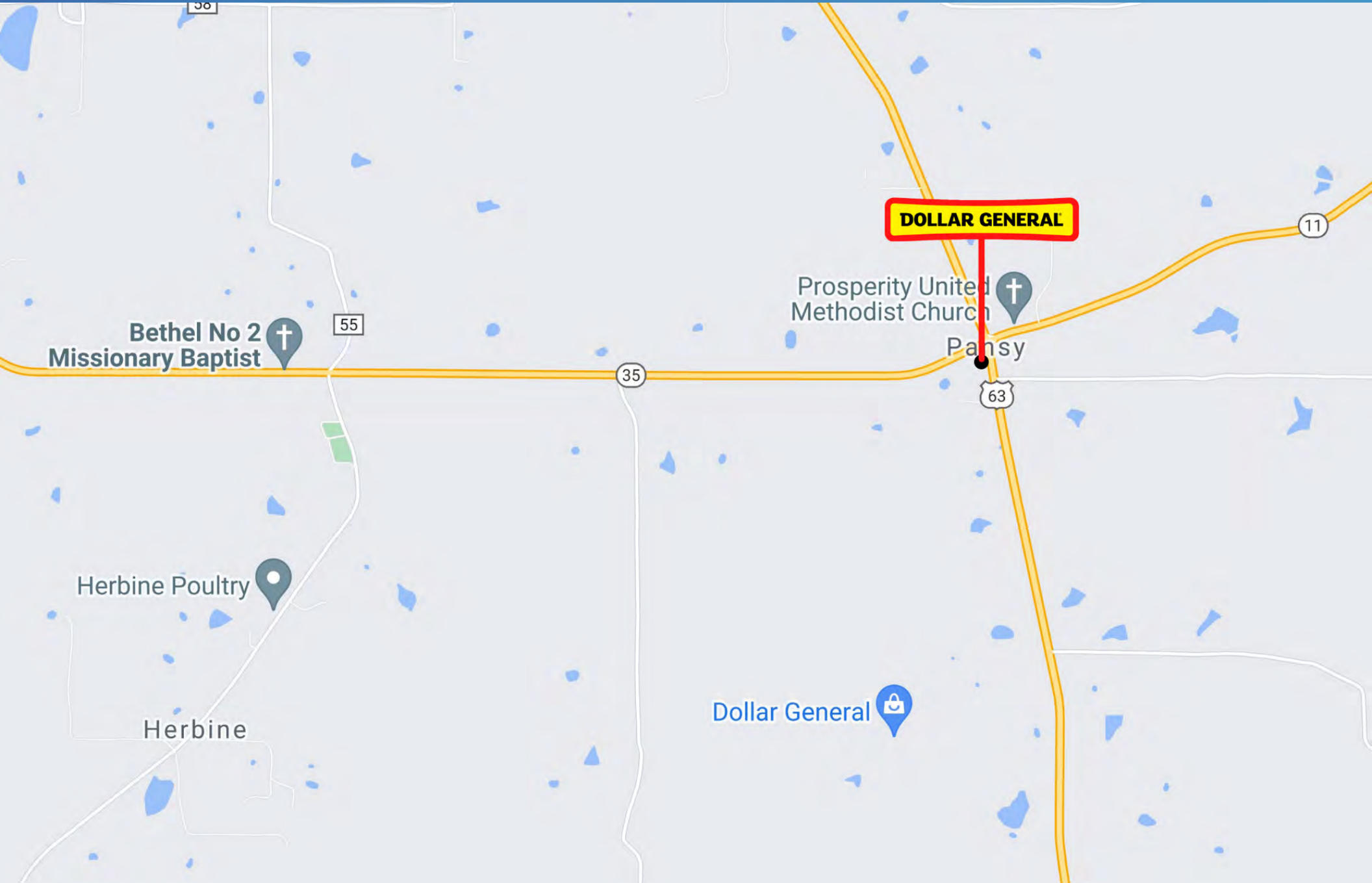
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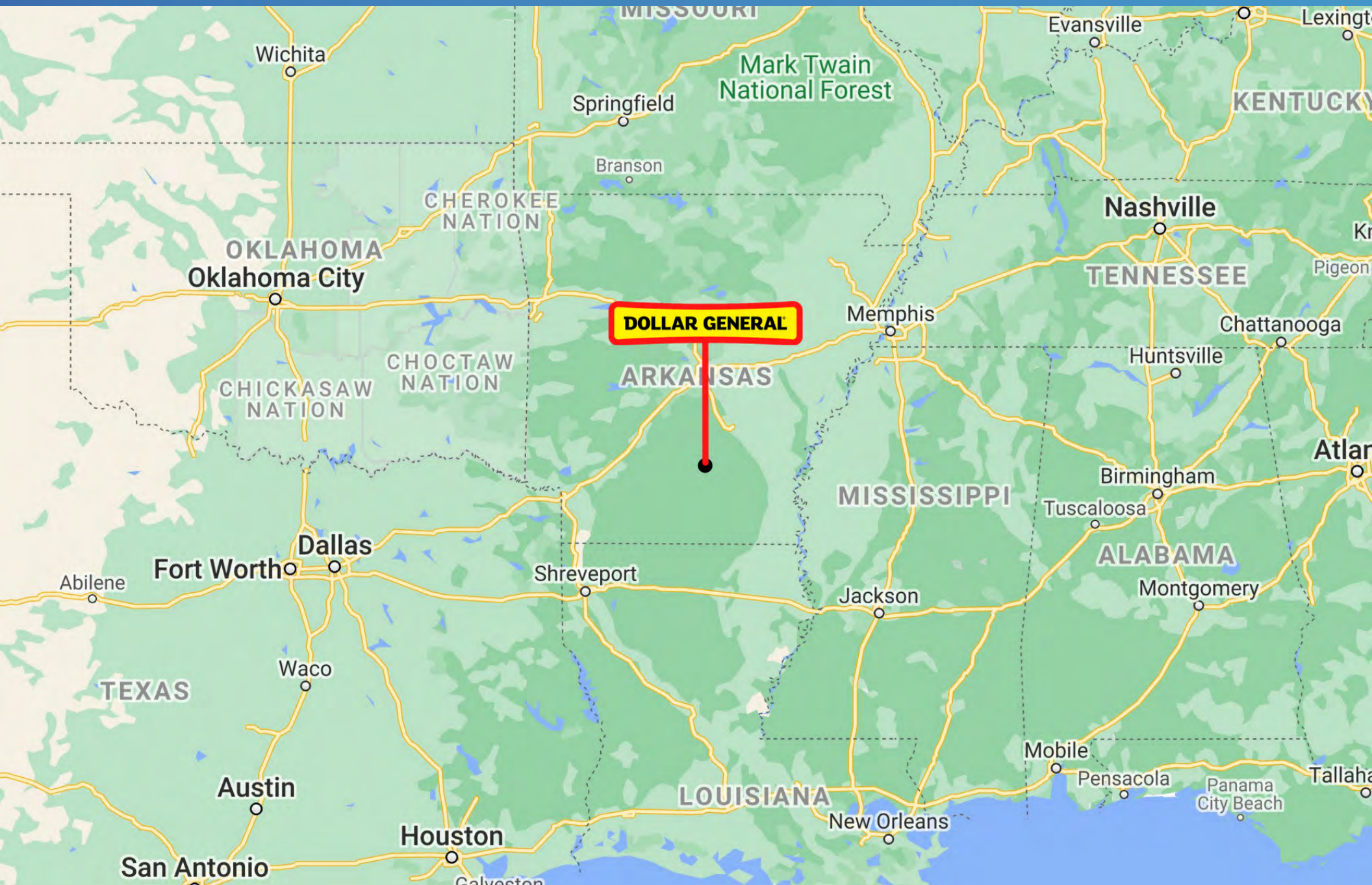




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POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2022	1,024	2,555	12,710
Average Age	43.3	45.3	47.4
# Of Persons Per HH	2.6	2.6	2.5
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	388	996	4,977
Average HH Income	\$61,151	\$61,516	\$68,882
Median House Value	\$98,741	\$89,410	\$99,290
Consumer Spending	\$11.1M	\$28.7M	\$146.8M

Rison was named for William R. Rison, a banker, of Hunteville, Alabama. Rison has always been a logging town. The sawmill industry was the first industry to locate in Rison and has been very important in the development of the city. The first sawmill was the J. I. Porter Lumber Company which was located near where the Hausing Project currently stands. Nestled in the piney woods of southeast Arkansas, Rison has always thrived on timber and farming for its growth; although farming has lessened in scale, the timber industry has grown and is the main economic factor of the area.

The largest employers are the city, the county, the Cleveland County School District, the Cleveland County Nursing Home, and the lumber company. There are two banks, eight churches, and about forty-five businesses in the city limits. Among the local properties listed on the National Register of Historic Places are the Rison Cities Service Station and the Rison Texaco Service Station. In Rison's 90 years of existence, it has accumulated a wealth of beauty and history unsurpassed by any city. The history of Rison is boasted by the Pioneer Village







TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

*Click to Meet Team Fortis*

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