



Taken March 2022



1823 S MAIN ST | STUTTGART, AR 72160

NEW 5 YEAR EXTENSION
FULL CORPORATE GUARANTEE

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

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BROKER OF RECORD

Brian Brockman
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\$1,320,000
PRICE

6.00%
CAP

\$79,200
NOI

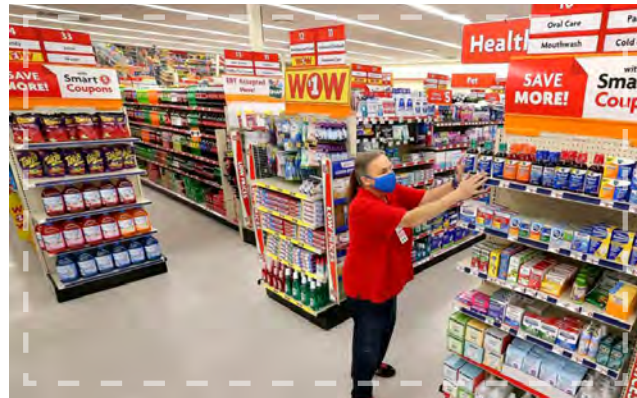
±8,000 SF
BUILDING SIZE

±1.00 AC
LAND SIZE

2012
YEAR BUILT










EXECUTIVE SUMMARY

ADDRESS	1823 S Main St Stuttgart, AR 72160
LEASE TYPE	NN – LL Responsible for Roof, Structure, Parking Lot
LEASE EXPIRATION	June 30, 2027
LESSEE	Family Dollar
GUARANTOR	Corporate
OPTIONS	(5) 5-Year Options
INCREASES	10% Every 5 Years At Option Periods
ROFR	None



FAMILY DOLLAR STUTTGART, AR

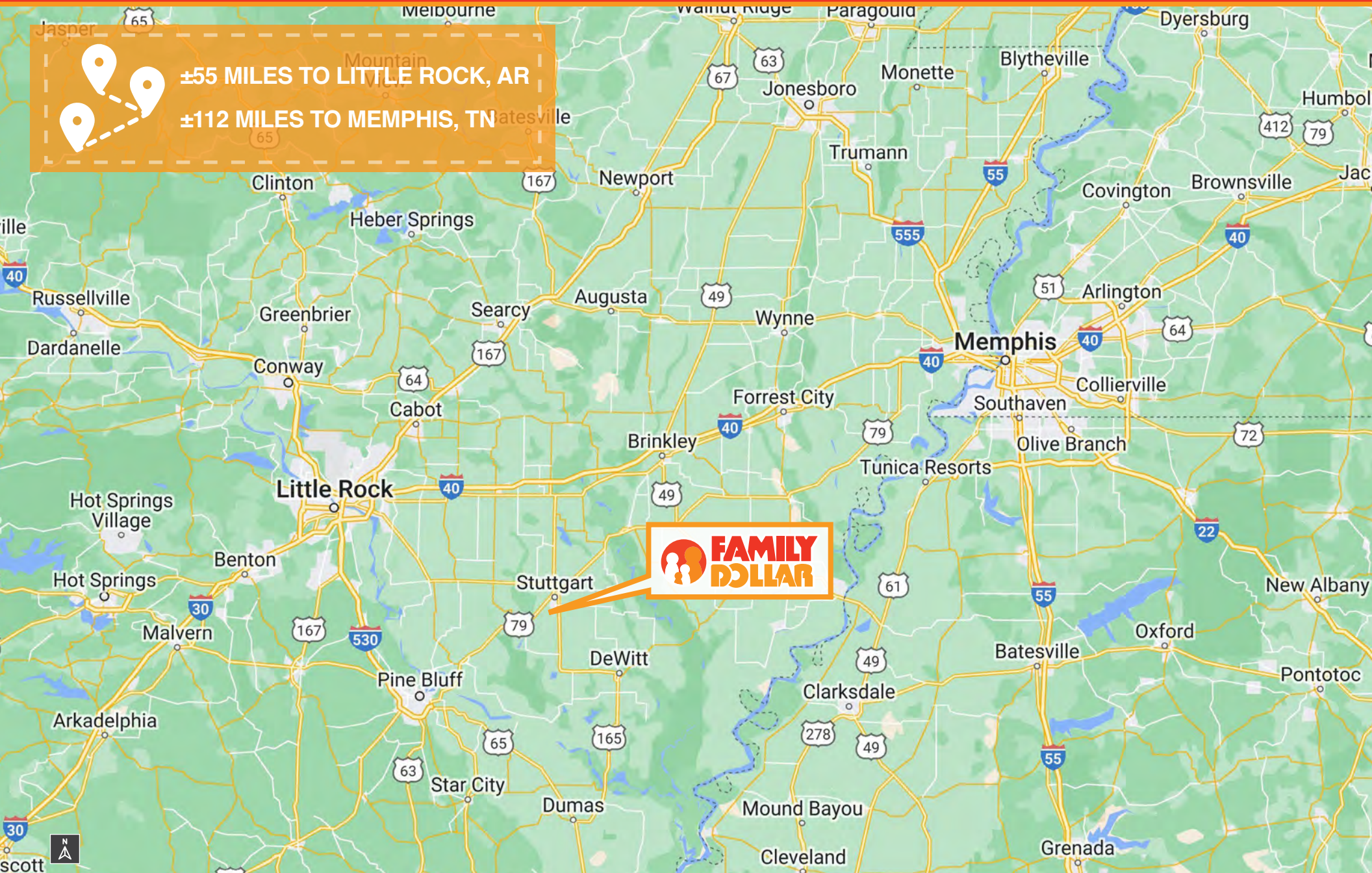
PROPERTY HIGHLIGHTS

-  Tenant recently extended their first 5 year option period illustrating long term commitment to this location
-  Tenant has been open for business at this site since 2012
-  Tenant has plans in for remodel in the coming up in the next couple years
-  Full corporate guarantee providing highly sought-after additional investor security
-  ±5.25 years remaining with 10% increases every 5 years
-  Population exceeds 8,700 within 3 miles
-  Solid average household income of over \$72,000
-  Covid proof retailer – Family Dollar concept thrived during the pandemic
-  Well positioned along Main Street in the middle of Stuttgart Arkansas' primary retail corridor



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MATTHEWS, NC
HEADQUARTERS

1959
FOUNDED

FAMILY DOLLAR STUTTGART, AR

TENANT PROFILE

When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is THE one-stop shop! As one of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices. Many items are \$1 or less, and most items in the store are priced below \$10.

During the new millennium, Family Dollar became a Fortune 500 company. Seven years after Family Dollar was added to the S&P 500 index in 2001, company stock finished first among the index. Sales rocketed to \$5 billion annually throughout the decade, and Family Dollar opened its 5,000th store in Jacksonville, Florida.

During the 2010s, Family Dollar officially merged with Dollar Tree, together becoming one of the largest small-format retailers in the United States. The merger was announced in 2014, and made official the next year. In 2021, Family Dollar and Dollar Tree Combo Stores were introduced—nearly 50 combo stores are already open. Today, Family Dollar is a chain with more than 8,000 stores from Maine to California, and over 15,000 locations with the combined total of Family Dollar and Dollar Tree stores.



±8,073
LOCATIONS



FAMILYDOLLAR.COM
WEBSITE



±47 STATES
IN THE U.S.



DOLLAR TREE
PARENT COMPANY

QUICK FACTS

2020 POPULATION

±8,264

COUNTY

ARKANSAS

ELEVATION

±210 FT

TOTAL AREA

±7.41 SQ MI

ABOUT STUTT GART, AR

Stuttgart is a city in and the county seat of the northern district of Arkansas County, Arkansas, United States. It is located on U.S. Route 165, approximately 45 miles southeast of Little Rock; and on U.S. Route 79 approximately 110 miles southwest of Memphis, Tennessee. Stuttgart is also on the Union Pacific Railroad between Memphis, Tennessee, and Pine Bluff, Arkansas.

The town is surrounded by the Arkansas Grand Prairie where the commercial production of rice was pioneered in 1904 and led to Arkansas's status as the top rice producing state in the U.S. Rice fields and irrigation reservoirs entice the annual migration of ducks and geese on the Mississippi Flyway to linger, making the area nationally renowned among waterfowl hunters.



DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2021 Population	4,963	8,769	8,976
2021 Median Age	39.9	39.9	40



INCOME

	1 Mile	3 Miles	5 Miles
2021 Avg HH Income	\$72,222	\$64,087	\$64,104
2021 Med HH Income	\$48,210	\$41,835	\$42,066



HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2021 Households	2,075	3,624	3,710
2021 Household Size	2.4	2.4	2.4



DAYTIME DEMOS

	1 Mile	3 Miles	5 Miles
2021 Employees	2,781	6,212	6,391
2021 Businesses	312	560	574



2021 POPULATION
OF NEARLY

9,000

WITHIN 5-MILES



2021 AVERAGE HH INCOME
OF OVER

\$64,000

WITHIN 5-MILES

TRAFFIC COUNTS



S Main St @ W 20th St N
W 22nd St @ S Main St E

Costar 2018

±8,454 VPD

±7,865 VPD

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**Retail Investment Group****480.429.4580 | retail1031.com****CONFIDENTIALITY DISCLAIMER**

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

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