

# Batesville, AR

1979 Batesville Blvd, Batesville, AR 72501





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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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# OFFERING SUMMARY



Listing Price  
**\$1,440,167**



Cap Rate  
**6.00%**



Price/SF  
**\$160.60**

## FINANCIAL

Listing Price	\$1,440,167
NOI	\$86,410
Cap Rate	6.00%
Price/SF	\$160.60

## OPERATIONAL

Lease Type	Double Net
Guarantor	Corporate Guarantee
Lease Expiration	08/31/2028
Year Built	2013
Rentable SF	9,230 SF
Lot Size	1 Acre (43,560 SF)

INCOME SUMMARY	ANNUAL BASE RENT	MONTHLY RENT	CAP RATE
Years 1-10	\$86,410	\$7,201	6.00%
Years 11-15	\$89,002	\$7,417	6.18%
Years 16-20 (Option 1)	\$97,904	\$8,159	6.80%
Years 21-25 (Option 2)	\$107,695	\$8,975	7.48%
Years 26-30 (Option 3)	\$118,464	\$9,872	8.23%
Years 31-35 (Option 4)	\$130,311	\$10,859	9.05%
Years 36-40 (Option 5)	\$143,342	\$11,945	9.95%

# BATESVILLE, AR

## 1979 Batesville Blvd, Batesville, AR 72501

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### INVESTMENT OVERVIEW

The property consists of a 9,230 square-foot, freestanding building sitting on 1 acre of land. There are over 6 years left on the current lease term with a 10% rental escalation in each option period. This site provides an extremely well-operated store with a well-established customer base and high sales volume.

### INVESTMENT HIGHLIGHTS

NNN lease to investment grade tenant with a strong sales record at current site

Positioned in a great area with over 10,000 residents within a 5 mile radius with an average household income of \$74,000 makes this an optimal Dollar General location

Located near Hwy 167 in the heart of Batesville, AR with over 12,000 vehicles passing by daily provides maximum exposure in an ideal location

## Batesville, AR // TENANT PROFILES



### TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Locations:	18,000+
Total Revenue:	\$27,000,000,000
Net Income:	\$1,712,531,100
Net Worth:	\$47,590,000,000
Lease Rate:	\$1,500,000
Headquarters:	Goodlettsville, TN
Website:	<a href="https://www.dollargeneral.com/">https://www.dollargeneral.com/</a>

### TENANT HIGHLIGHTS

- Investment grade tenant with BBB credit rating
- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company
- Expanding company with DG stock currently up 12% YTD
- A strong company with a current net worth over \$6.2 billion that has been in business for over 80 years.
- Attractive rate of return on investment



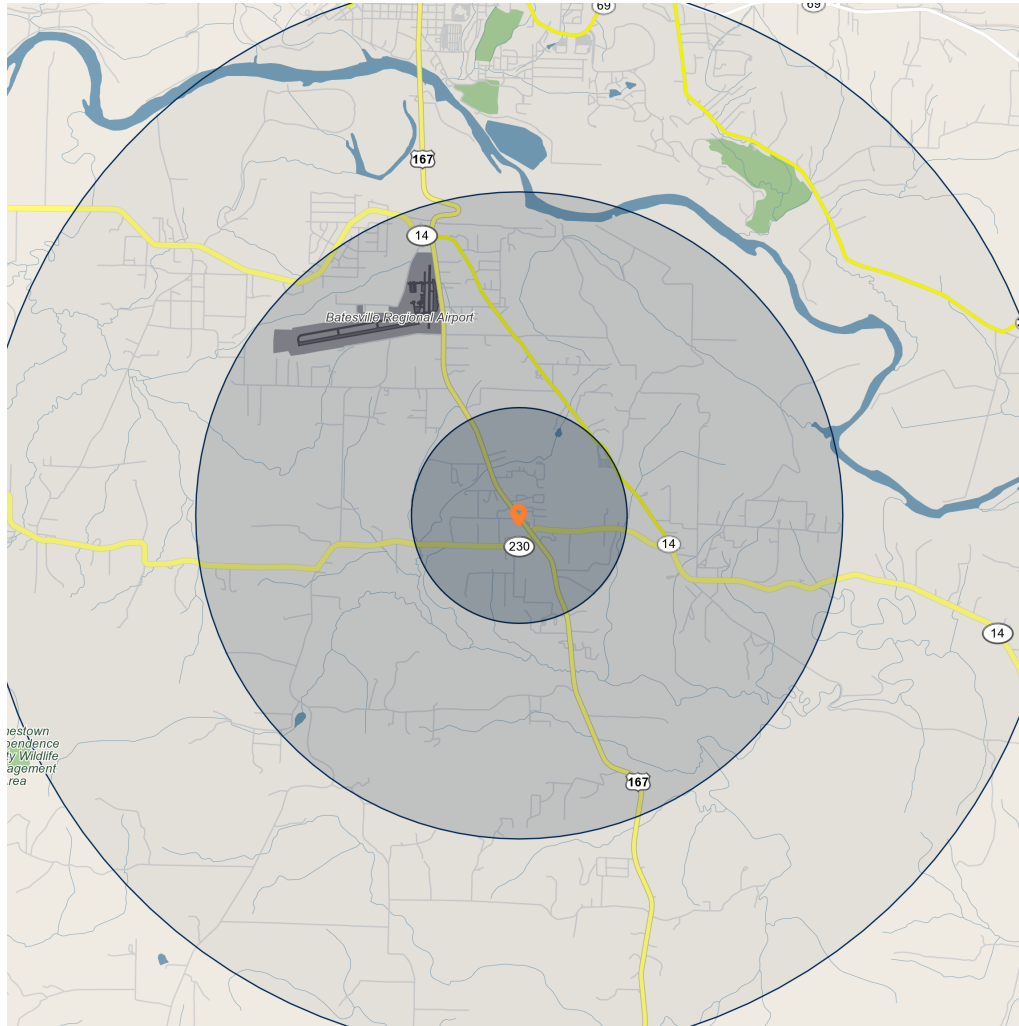
## REGIONAL MAP // Batesville, AR







## DEMOGRAPHICS // Batesville, AR



### POPULATION

	1 Mile	3 Miles	5 Miles
2026 Projection	1,053	4,380	10,787
2021 Estimate	1,053	4,425	10,732
2010 Census	1,029	4,426	10,481
2000 Census	1,064	4,424	9,882

### HOUSEHOLD INCOME

Average	\$49,384	\$60,540	\$73,735
Median	\$39,290	\$46,889	\$54,999
Per Capita	\$20,206	\$23,797	\$29,257

### HOUSEHOLDS

2026 Projection	424	1,721	4,275
2021 Estimate	419	1,726	4,223
2010 Census	408	1,722	4,116
2000 Census	408	1,678	3,860

### HOUSING

Median Home Value	\$110,839	\$121,379	\$135,135
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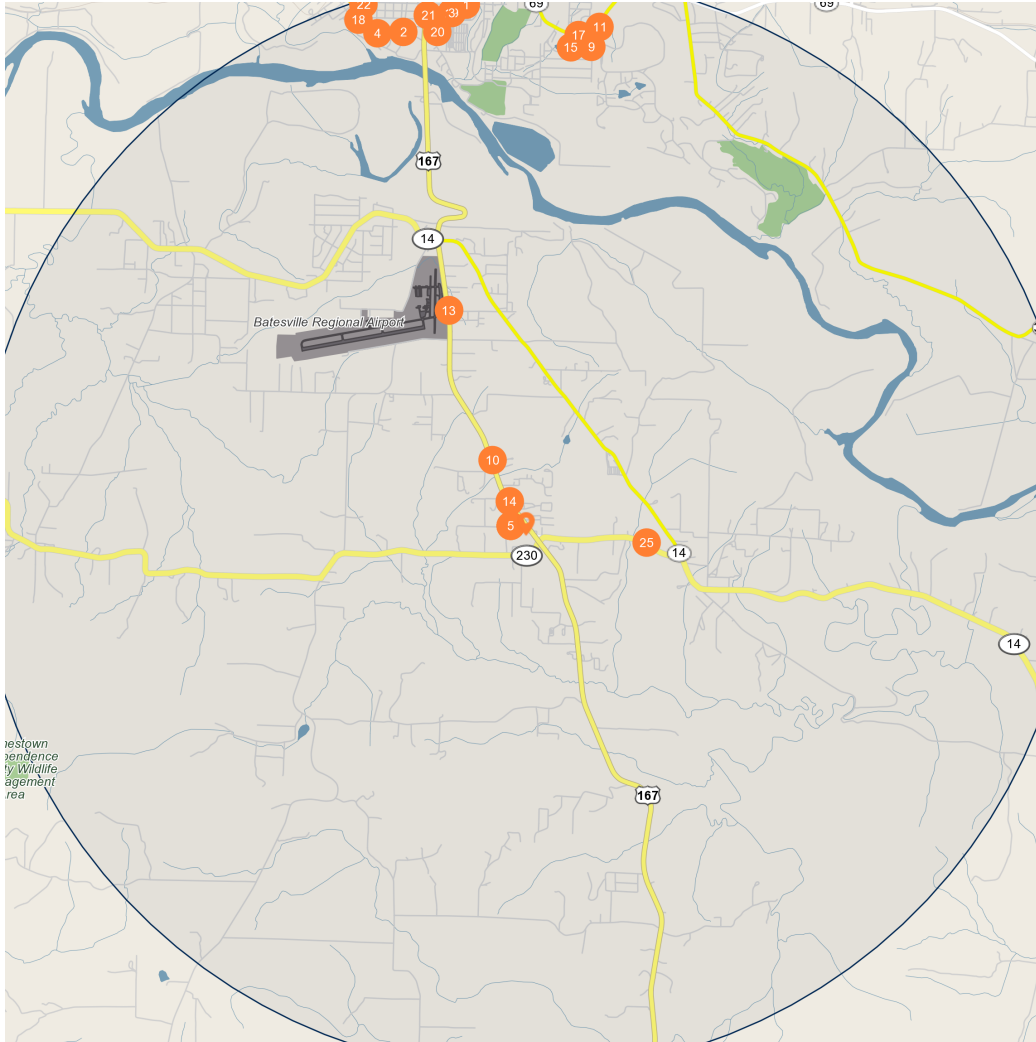
### EMPLOYMENT

2021 Daytime Population	2,510	5,407	16,295
2021 Unemployment	8.63%	7.13%	5.50%
Average Time Traveled (Minutes)	18	20	18

### EDUCATIONAL ATTAINMENT

High School Graduate (12)	38.15%	38.42%	33.52%
Some College (13-15)	32.50%	28.70%	24.98%
Associate Degree Only	3.44%	6.23%	6.68%
Bachelor's Degree Only	9.85%	7.94%	13.41%
Graduate Degree	2.30%	4.27%	9.29%

## Batesville, AR // DEMOGRAPHICS



Major Employers		Employees
1	White River Health System Inc-WHITE RIVER MEDICAL CENTER	1,000
2	Peco Foods Inc	900
3	University Ark For Med Scences	534
4	Peco Foods Inc	483
5	Southside School District 3-Southern Academy	480
6	Southside School District 3-Southside Middle School	480
7	Southside School District 3-Southside Elementary School	480
8	Southside School District 3-Southside High School	480
9	Walmart Inc-Walmart	344
10	Transportation Arkansas Dept-Dist 5-Hwy Trnsp Maint Fclty	300
11	Onin Staffing LLC	189
12	Wood-Lawn Inc-Wood-Lawn Heights	166
13	United Parcel Service Inc-UPS	158
14	Ronnie Dowdy Inc	150
15	Home Depot USA Inc-Home Depot The	150
16	Pepsi-Cola Metro Btlg Co Inc-Pepsi-Cola	139
17	United States Dept of Army	121
18	Missouri & Nthrn Ark RR Co Inc	120
19	White River Health System Inc	115
20	Vital Link Inc-VITAL LINK	105
21	Flowers Bkg Co Batesville LLC	100
22	Aid Temporary Services Inc	100
23	Professional Dental Tech Inc-Pd Image	99
24	White River Health System Inc	96
25	Bill Davis Trucking Inc	85