



4117 Cowart Price Road, Summit, AZ 39666

\$1,695,000

Dollar General

Retail | 9,370 SF



Gregory Trotter
CA
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Listing Added: 07/01/2023

Listing Updated: 07/05/2023



Details

Asking Price	\$1,695,000	Property Type	Retail
Subtype	Storefront	Square Footage	9,370
Units	0	Lot Size (acres)	1.7

Marketing Description

Dollar General has operated at this location since 2013 when the store was "Built to Suite" for them. The lease is an Absolute NNN with Zero Landlord Responsibilities. There are (5) Five Year Options to extend with 10% rent increases each option period. The current rent is \$7,129.56 increasing to \$7,343.45 on November 1, 2023. The lease is a Corporate Guaranteed lease by DG with a S&P Credit Rating of "BBB". This is the only DG on Highway 44 within 10 miles. The rents are currently below market at \$9.13 PSF. Per CoStar the Market Rents are \$12.67 PSF. Store Services include Redbox, FedEx, Western Union, Fresh Produce, Amerigas, Rug Doctor and DG Pickup from APP

Property Photos (15 photos)



