



DOLLAR GENERAL PLUS | DEWEY (BARTLESVILLE), OK

The Offering

Northmarq is pleased to offer to qualified investors a single-tenant retail property, 100% leased to Dollar General, located in the town of Dewey (Bartlesville), Oklahoma (the "Property"). The Property consists of a \pm 10,566 SF building on \pm 1.04 acres of land. Dollar General is operating under a brand new fifteen (15) year absolute NNN lease featuring five (5), five (5) year renewal options with 10% rental increases in each option.

The Property is strategically positioned on the north side of town off of Highway 75 next to True Value Hardware and just down from the Harps Food Store in the main area of town. Other businesses in the area include the Washington County Fairgrounds, the Dewey High School, Sunrise Donuts, and several other local businesses and churches.

Dollar General is a U.S. chain of variety stores with over 19,135 locations across the U.S. and has thrived during the economic recovery of the last several years with their Revenues, Gross Profit and Net Income growing over 16% since January 2015.



6120 South Yale Avenue | Suite 300
Tulsa, Oklahoma 74136
918.494.2690
northmarq.com



\$1,526,313
OFFERING PRICE



6.40%
CAP RATE



ABS. NNN LEASE - ZERO LL OBLIGATIONS

Dollar General is responsible for all operating and capital expenses.



NEW LONG-TERM LEASE + RENEWALS

The brand-new lease was effective January 2023 for fifteen (15) years with five (5), five (5) year renewal options.



EXCELLENT DEMOGRAPHICS

Average household incomes over \$76.7K within 1 mile of the property and a population of over 22,170 within 5 miles



STRATEGIC LOCATION

Located off of highway 75 near Peters True Value Hardware and just down the street from the Harps Food Store.

POINT OF CONTACT

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