

NNN

Absolute NNN - Zero Landlord Obligations

Dollar General is responsible for the Real Estate Taxes, Insurance, Roof, Structure, Parking Lot and any Common Area Maintenance charges.



Desirable Rental Increases in the Option Periods

The initial term is accompanied by five (5), five (5) year option periods, each of which include a rental increase at their respective starts.



Investment Grade Tenant

As of October 2022, Dollar General Corporation (NYSE: DG) reported total revenue of more than \$34.22 billion, a net income of \$1.7 billion, and a net worth in excess of \$6 billion. The company currently holds an investment grade rating of BBB/Stable with Standard & Poor's.



Brand-New, Build-to-Suit Construction

The Property is a new construction build-to-suit for Dollar General.



Long-Term, 15-Year Lease

The investment features a long-term, fifteen (15) year base



Representative Photo

Dollar General

Mannford (Tulsa), OK

Northmarq Commercial is pleased to offer to qualified investors a single-tenant retail property, 100% leased to Dollar General, located in Mannford (Tulsa), OK (the "Property").

The Property consists of a ± 9,026 SF building on ± 1.30 acres of land. Dollar General is operating under a fifteen (15) year absolute NNN lease featuring five (5), five (5) year renewal options with 10% rental increases in each option.

Dollar General Corporation is an investment grade company currently holding a Standard & Poor's rating of BBB/Stable.

Property Summary

Address	37632 W. Highway 51, Mannford (Tulsa), OK 74044
Building Size	± 9,026 SF
Land Area	± 1.30 AC
Ownership Interest	Fee Simple
Encumbrances	None, Delivered Free & Clear
NOI	\$82,500

