



### 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.



### New Lease With Increases in Lease Term & Option Periods

The new lease has an initial term of fifteen (15) years with RARE 5% rent increases every five (5) years during the lease term and in each of the five (5), five (5) year option periods.



### Investment Grade Tenant

For the 2023 second quarter, Dollar General Corporation (NYSE: DG) reported a net income of \$1.7 billion, and a year operating profit of \$1.4 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 being constructed as new a new build-to-suit Dollar General.



## Dollar General Plus

Harrison, AR

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

The Property is ideally located on Arkansas Highway 7 and consists of a ± 10,542 SF building on ± 2.97 acres of land. Dollar General will be operating under a brand new fifteen (15) year absolute NNN lease featuring five (5), five (5) year renewal options with 5% rental increases during the lease term and in each option.

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

### Property Summary

Address	2685 Highway 7 N, Harrison, AR 72601
Building Size	± 10,542 SF
Land Area	± 2.97 AC
Credit Rating	S&P: BBB/Stable   Moody's: Baa2
Est. Rent Commencement	January 22, 2024
Est. Lease/Rent Expiration	January 31, 2039
Lease Term	15 Years

