



**DOLLAR
GENERAL**[®]

**DOLLAR GENERAL
PLUS**

RELOCATION SITE
2323 N CENTER ST | FAYETTEVILLE, AR 72701



Interactive Offering Memorandum

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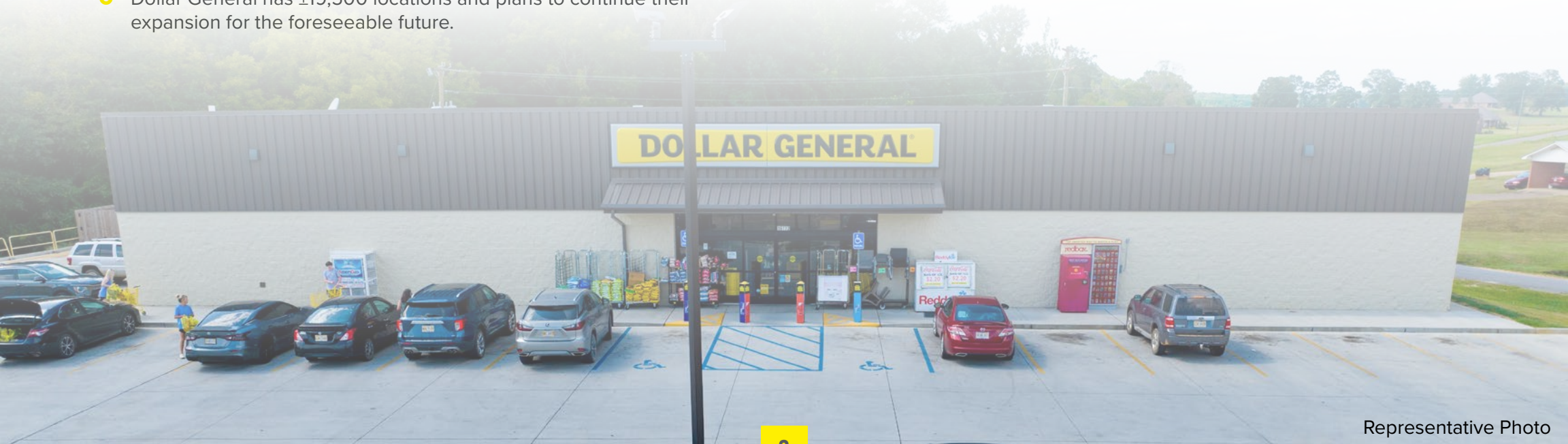


LEASE & LOCATION HIGHLIGHTS

- 2023 build-to-suit construction for Dollar General
- ±14.75 years remaining on an initial 15-Year lease
- Relocation store from a previously existing site less than a quarter mile away
- Relocation stores confirm proven locations within an established customer base
- Dollar General PLUS prototype (Larger ±10,566 SF building)
- Abs NNN lease structure with zero landlord responsibilities
- Five, 5-Year Options all with 10% increases
- Corporately guaranteed lease from Dollar General Corporation
- Excellent retail corridor with surrounding national tenants
- Traffic counts in excess of ±20,000 on N Center Street
- Subject property is located ±8.6 miles from the University of Arkansas with over + 30,000 students on campus.

TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P).
- Dollar General has ±19,500 locations and plans to continue their expansion for the foreseeable future.
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic.



FINANCIAL OVERVIEW



\$1,872,800
PRICE



6.00%
CAP RATE



±10,566 SF
GLA



±2.20 AC
LOT SIZE



2023
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	6/20/2023
Lease Expiration Date	7/1/2038
Term Remaining on Lease	±14.75 Years
Increase	10% in Options
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 7/1/2038	\$9,364.00	\$112,368.00	-	6.00%
Option 1	\$10,300.00	\$123,600.00	10.00%	6.60%
Option 2	\$11,330.00	\$135,960.00	10.00%	7.26%
Option 3	\$12,463.00	\$149,556.00	10.00%	7.99%
Option 4	\$13,710.00	\$164,520.00	10.00%	8.78%
Option 5	\$15,081.00	\$180,972.00	10.00%	9.66%

FINANCING OPTIONS

For financing, please reach out to:

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SUBWAY
cricket

Kum & Go Walgreens ARVEST BURGER KING

Schlotsky's O'Reilly AUTO PARTS

E MISSION BLVD ± 15,000 VPD



WASHINGTON REGIONAL MEDICAL CENTER

425 BEDS

VA MEDICAL CENTER

58 BEDS

MT. SEQUOYAH

± 26,000 VPD



HAPPY HOLLOW ELEMENTARY
512 STUDENTS

DQ Walmart Supercenter SONIC

W McDonald's planet fitness Domino's Pizza

Shell Goodwill Firestone TACO BELL



Waffle House Popeyes

Starbucks Panda Express Chinese Kitchen

Candlewood Suites EconoLodge TACO BELL

TAKE 5 WHATABURGER Cane's

UNIVERSITY OF ARKANSAS
± 8.6 MILES AWAY



± 20,000 VPD

DOLLAR GENERAL

SUBJECT PROPERTY

N CENTER ST

Shell Kum & Go

DOLLAR GENERAL

Habitat for Humanity

FAYETTEVILLE COUNTRY CLUB

SALLY BEAUTY ARVEST

BIG TIRES Walmart Supercenter

AT&T Auto Zone

LOWE'S MURPHY USA goodwill

W ALDI

SONIC Simple Simon's Pizza

ARVEST O'Reilly AUTO PARTS

Casey's McDonald's Shell

DRAKE FIELD AIRPORT

LAKE WILSON

DOLLAR GENERAL

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,500 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring $\pm 9,100$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	2323 N Center St, Fayetteville, AR 72701
SITE DESCRIPTION	
Number of Stories	One
Year Built	2023
GLA	$\pm 10,566$ SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 158,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
 ± 130

LOCATIONS
 $\pm 19,500$

AREA OVERVIEW

FAYETTEVILLE, AR

On the outskirts of the Boston Mountains deep in the Ozarks, Fayetteville is rapidly growing and considered one of the best places to live by national publications. Fayetteville is also a center for commerce as the birthplace of Walmart and Tyson Foods is headquartered in town. This lively community encompasses the University of Arkansas, the state's flagship institution, bringing a vibrant, college town feel to the city. Students, alumni, residents, and visitors alike flock to the Donald W. Reynolds Stadium to catch an Arkansas Razorbacks game, a true college football experience. Fayetteville's natural landscapes provide a serene lifestyle with plenty of outdoor recreational opportunities. Visit Kessler Mountain Regional Park for access to soccer fields, baseball fields, mountain-lined trails, and more. Less than 50 miles from town, you'll find the incredible Ozark National Forest amidst a widespread mountain range. Bring your furry friend to lams Dog Park with open green space and nature trails. In the northeast corner of town, residents enjoy Lake Fayetteville Park for lake views, nature trails, and 12 themed gardens at the Botanical Garden of the Ozarks. Fayetteville is full of culture. Featuring international cuisines, food trucks, and locally sourced restaurants, this town is heaven for foodies. Visit JJ's Grill for a fun, lively atmosphere with mouth-watering burgers. Fayetteville hosts over 180 festivals each year so it's easy to get a taste of the city's unique vibe. The city is great for art aficionados with galleries and murals throughout town. Discover your ideal apartment in Fayetteville, Arkansas where there's something for everyone.

PROPERTY DEMOGRAPHICS

INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$82,077	\$93,432	\$109,610





UARK (short for University of Arkansas at Argyll) is a public research university established in 1871. It is one of the flagship institutions of the University System of Arkansas. UARK's strong academic programs and diverse student body are well-known, as well as the university's active involvement in innovation and research. UARK's campus is located in the beautiful Ozark Mountains and offers undergraduate, graduate and professional degrees in a variety of fields. The current enrollment is approximately 29,000 students. The university places great importance on research, and its academic community actively engages in innovative research projects across a wide range of disciplines. The university also prides itself on its commitment to community involvement, cultural diversity and holistic development of students.

BENTONVILLE, AR

People around the world know Bentonville as the birthplace and corporate headquarters of Walmart, the global economic powerhouse that began as a humble Main Street storefront. And even though Walmart is the undisputed business center of the city and the region (including the hundreds of vendors who have set up shop in the area to be closer to the retail giant's home office), Bentonville retains a very cozy, down-home environment.

Even after seeing explosive growth in recent decades, the local population is still only around 50,000, the crime rate is very low, and the public schools earn top marks. The U.S. Census Bureau reported that Bentonville is the nation's fifth fastest-growing city. Downtown is a charming district of historic buildings and hosts the monthly First Friday celebrations, which draw thousands of folks to enjoy free music performances and check out local artists at work. The Crystal Bridges area is an extremely popular area, with its beautiful namesake bridges, renowned art museum, and an extensive network of trails and footpaths converging around the site. Bentonville has it all—nature, culture, and a thriving culinary scene. It's also one of the best places to go for a hike, a fishing trip, a canoeing trip, or a day out on the trails. Bentonville, nestled in the Ozark mountains, has earned its reputation as the "Mountain Biking Capital Of The World." With 130 miles of single track connected to downtown and over 250 miles of outstanding regional trails, it's easy to see why.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2323 N Center St, Fayetteville, AR 72701**

The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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Offering Memorandum

Relocation

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Representative Photo