



**DOLLAR GENERAL**

**DOLLAR GENERAL**

**17885 E 116TH ST N | COLLINSVILLE, OK 74021**

# DOLLAR GENERAL

17885 E 116th St N | Collinsville, OK 74021

EXCLUSIVELY LISTED BY



**PATRICK EHRHARDT**

ASSOCIATE

**Direct:** (602) 715-2149

**Mobile:** (630) 880-4393

patrick.ehrhardt@matthews.com

License No. SA710587000 (AZ)



**ALEX DESOTO**

VP & ASSOCIATE DIRECTOR

**Direct:** (602) 898-8499

**Mobile:** (714) 614-5861

alex.desoto@matthews.com

License No. SA705467000 (AZ)

**BROKER OF RECORD**

KYLE MATTHEWS

License No. 180759 (OK)



REPRESENTATIVE PHOTO

## TABLE OF CONTENTS

PROPERTY OVERVIEW .....	03
FINANCIAL SUMMARY .....	04
TENANT PROFILE .....	05
AREA OVERVIEW .....	07



**±9,230 SF**  
GLA



**2020**  
Year Built



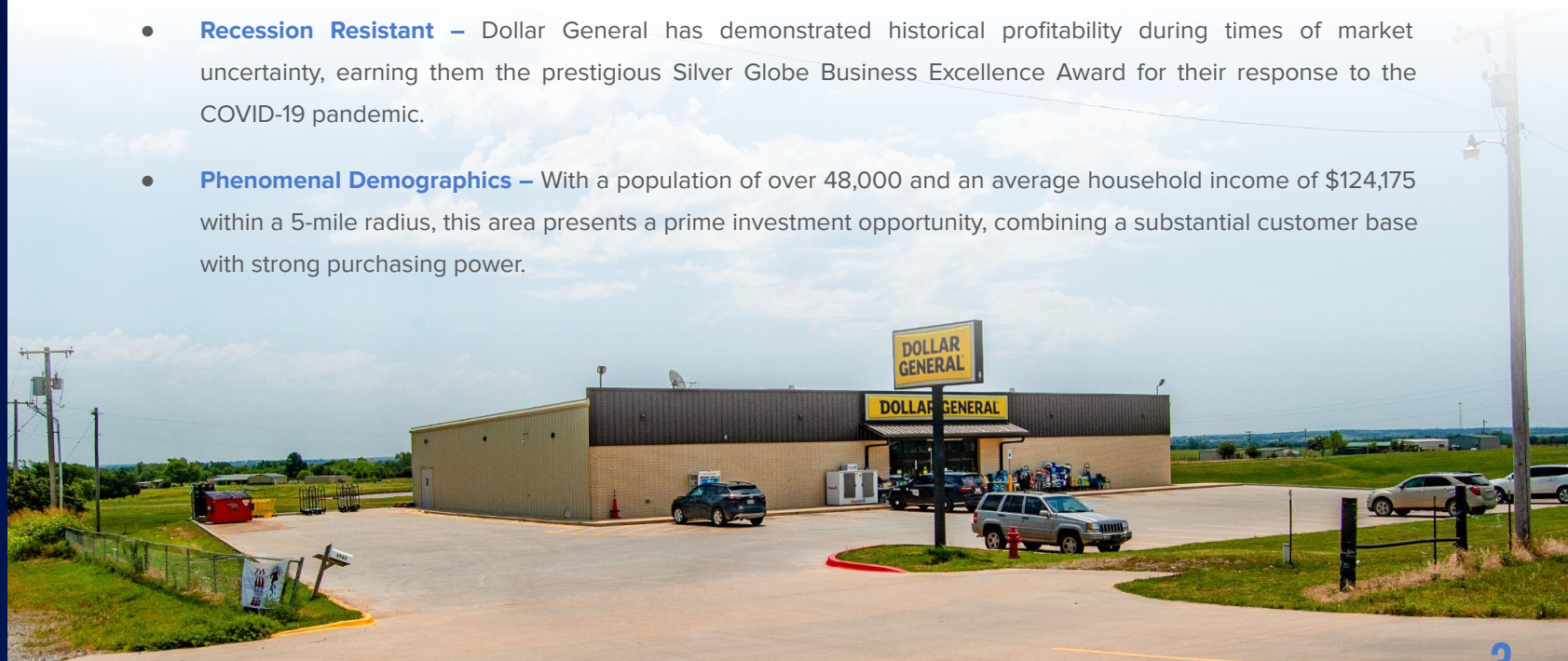
**±10,100**  
Vehicles Per Day



**Abs. NNN**  
Lease Type

# PROPERTY OVERVIEW & INVESTMENT HIGHLIGHTS

- **Strong Corporate Guarantee** – Dollar General Corporation (NYSE: DG) carries an Investment Grade Credit Rating of BBB (S&P).
- **Absolute NNN** – The subject property offers zero landlord responsibilities.
- **Long Lease Term Remaining** – Over 10 and half years remaining on the current term.
- **Tulsa MSA Location** – Situated in Collinsville, OK, within the expanding Tulsa MSA, this property benefits from the area's rising population and ongoing economic growth. Collinsville is a thriving suburban community, attracting residents with its affordable housing, high quality of life, and convenient proximity to Tulsa's key employment hubs.
- **Multiple Options Remaining** – The lease has Three, 5-year option periods with 10% increases at the beginning of each option period.
- **America's Largest Retailer** – Dollar General just opened it's 20,000th store and holds the title of America's largest retailer.
- **Recession Resistant** – Dollar General has demonstrated historical profitability during times of market uncertainty, earning them the prestigious Silver Globe Business Excellence Award for their response to the COVID-19 pandemic.
- **Phenomenal Demographics** – With a population of over 48,000 and an average household income of \$124,175 within a 5-mile radius, this area presents a prime investment opportunity, combining a substantial customer base with strong purchasing power.



REPRESENTATIVE PHOTO

# FINANCIAL SUMMARY



**\$1,400,000**  
LIST PRICE



**6.75%**  
CAP RATE



**\$94,452**  
NOI

REPRESENTATIVE PHOTO

## TENANT SUMMARY

Tenant	Dollar General
Lease Guarantor	Corporate
Lease Expiration Date	7/31/2035
Original Lease Term	15 Years
Lease Term Remaining	±10.75 Years
Annual Rent	\$94,452
Rent Increases	10% Each Option Period
Option Periods	Three, 5-Year Options
Lease Type	Absolute NNN
Parking Lot / CAM	Tenant Responsibility
Property Tax	Tenant Responsibility
Insurance	Tenant Responsibility
Roof/Structure	Tenant Responsibility

## ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT INCREASES
Current - 7/31/2035	\$7,871	\$94,452	-
Option 1	\$8,658	\$103,896	10%
Option 2	\$9,524	\$114,288	10%
Option 3	\$10,476	\$125,712	10%



REPRESENTATIVE PHOTO



# DOLLAR GENERAL®

## TENANT PROFILE

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 19,600 stores in 48 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.

HEADQUARTERS  
**Goodlettsville, TN**

YEAR FOUNDED  
**1939**

# OF LOCATIONS  
**20,000+**



E 116TH ST N ± 10,100 VPD

**+** BAILEY MEDICAL CENTER  
33 BEDS

**SUBJECT  
PROPERTY**

Chick-fil-A

BRICKTOWN BREWERY

PANDA EXPRESS CHINESE KITCHEN

Walmart Supercenter

LOWE'S

maurices

DOLLAR TREE

Panera BREAD

Office DEPOT

SALLY BEAUTY

SHOE CARNIVAL

SMITH FARM MARKETPLACE

TARGET

belk

ULTA BEAUTY

TJ-maxx HomeGoods

OLD NAVY

carter's

KIRKLAND'S

PartyCity

PET SMART

HOBBY LOBBY

ihop

Red Robin

Starbucks

NOTHING BUTT CAKES

BEST BUY

Olive Garden

169

THE HOME DEPOT

W

ALDI

tropical CAFE

Schlotzsky's

Old Country Store

TEXAS

sam's club

SPROUTS FARMERS MARKET

Raising Cane's CHICKEN FINGERS

WHATABURGER

HIDEAWAY PIZZA

BIG! LOTS

SONIC

BUENO

Taco Bueno

Arby's

TACO BELL

W

Church's CHICKEN

Goodwill

+ 27,100 VPD

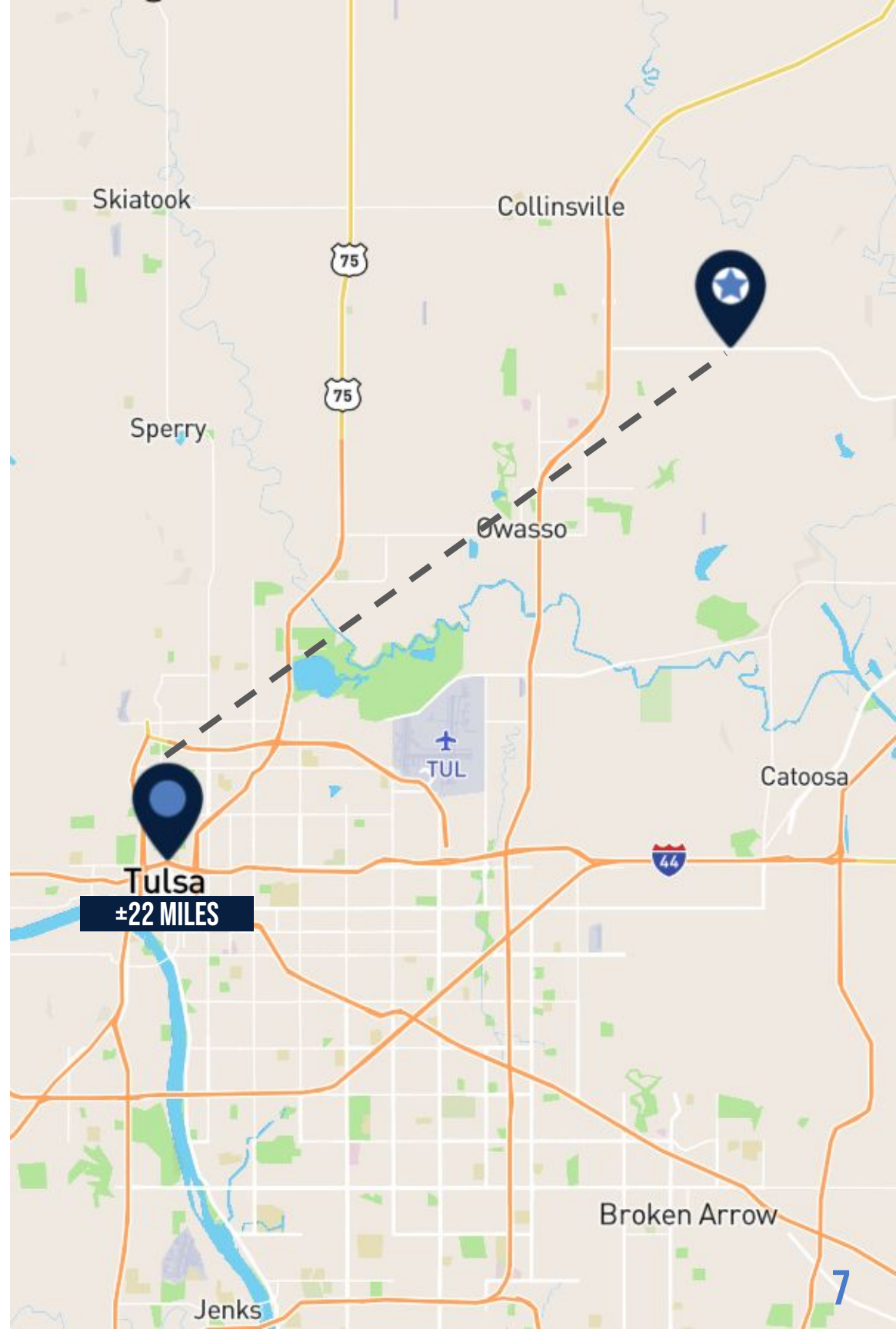
# AREA OVERVIEW

Collinsville, Oklahoma, located about ±20 miles north of Tulsa, offers a balance of suburban living with close access to urban conveniences. The town's historic Main Street invites visitors to explore local shops, restaurants, and community events that highlight the area's past.

Nearby attractions such as Skiatook Lake provide outdoor recreational opportunities, while the Collinsville City Park is a favorite for families. The town's proximity to Tulsa allows easy access to the larger city's cultural institutions, including museums, theaters, and arts venues.

Founded in the early 1900s as a coal-mining town, Collinsville has a history rooted in industry and growth. Over time, its economy has evolved, with residents benefiting from the nearby employment opportunities in the Tulsa metropolitan area.

Annual events like the Founders Day Festival celebrate the town's cultural heritage and community spirit, offering a glimpse into its local traditions. Despite its growth, Collinsville maintains a close connection to its small-town atmosphere while being only a short drive from Tulsa's urban offerings.



## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	14,824	50,085	123,489
Current Year Estimate	14,537	48,533	117,617
2020 Census	14,601	48,721	114,467
Growth Current Year-Five-Year	1.98%	3.20%	4.99%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	5,408	18,430	46,955
Current Year Estimate	5,252	17,817	44,509
2020 Census	5,148	17,540	42,428
Growth Current Year-Five-Year	2.96%	3.44%	5.50%
Growth 2020-Current Year	2.02%	1.58%	4.90%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$138,485	\$124,175	\$109,805

# AREA OVERVIEW



## TULSA, OKLAHOMA MSA

Tulsa, Oklahoma, stands as a dynamic city in the heart of the U.S., renowned for its cultural diversity, thriving economy, and vibrant arts scene. Nestled along the scenic Arkansas River, Tulsa is often referred to as the "Oil Capital of the World" due to its historical significance in the petroleum industry.

The city's skyline is punctuated by the striking BOK Tower, an iconic skyscraper that reflects Tulsa's economic prosperity. Beyond its industrial roots, Tulsa boasts a flourishing arts and music community, highlighted by the world-class Philbrook Museum of Art and the Cain's Ballroom, a historic venue that has hosted legendary musicians over the decades.

Tulsa's commitment to green spaces and outdoor recreation is evident in its numerous parks and trails. The Gathering Place, a sprawling riverfront park, offers a haven for residents and visitors alike, featuring playgrounds, gardens, and recreational areas. The city also embraces its Native American heritage, with the Gilcrease Museum showcasing an extensive collection of Western and Native American art.

The annual Tulsa International Mayfest and the Blue Dome Arts Festival further contribute to the city's lively cultural calendar, drawing people from across the region to celebrate the arts.



# 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 **17885 E 116th St N, Collinsville, OK, 74021** (“Property”). 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.



## EXCLUSIVELY LISTED BY

### **PATRICK EHRHARDT**

*ASSOCIATE*

**Direct:** (602) 715-2149

**Mobile:** (630) 880-4393

patrick.ehrhardt@matthews.com

License No. SA710587000 (AZ)

### **ALEX DESOTO**

*VP & ASSOCIATE DIRECTOR*

**Direct:** (602) 898-8499

**Mobile:** (714) 614-5861

alex.desoto@matthews.com

License No. SA705467000 (AZ)

**BROKER OF RECORD | KYLE MATTHEWS | License No. 180759 (OK)**

**DOLLAR GENERAL®**

**17885 E 116TH ST N**

**Collinsville, OK 74021**