

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



**DOLLAR GENERAL**

**market**

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1211 W. South Street | Benton, AR 72015

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# INVESTMENT HIGHLIGHTS

## LOCATION HIGHLIGHTS

- Brand new 2025 build-to-suit construction for Dollar General
- Dollar General Market stores are DG's grocery store concept and confirm that they are projecting a very large sales volume
- 5% Rent increase every 5-years for the life of the lease
- ±15-years remaining on the base term of an initial 15-year lease
- Absolute NNN with zero landlord responsibilities
- Five, 5-year renewal options, all of which include an attractive 5% increases
- Average household income of \$90,736 annually
- 3-mile population of 25,205 residents

- 5-mile population of 43,890 residents
- Traffic counts on Hwy 30 exceed ±68,000 vehicles daily
- Large ±1.86 acre lot (±81,021 SF)
- Benton is a wealth suburb located within the Little Rock MSA (±734,622 residents)

## TENANT HIGHLIGHTS

- Corporate guaranteed lease from Dollar General Corporation
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies throughout the COVID pandemic
- Dollar General has approx. 21,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General boasts an investment grade credit rating of BBB (S&P) and has reported 34 consecutive quarters of same store sales growth



REPRESENTATIVE PHOTO

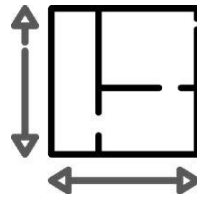
# FINANCIAL OVERVIEW



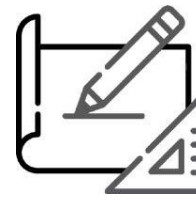
**\$2,229,120**  
PRICE



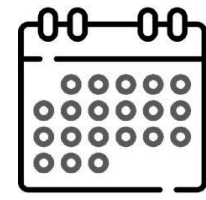
**6.25%**  
CAP RATE



**±10,566 SF**  
GLA



**±1.86 AC**  
LOT SIZE



**2024**  
YEAR BUILT

## TENANT SUMMARY

<b>Tenant Trade Name</b>	Dollar General
<b>Type of Ownership</b>	Fee Simple
<b>Lease Guarantor</b>	Corporate
<b>Lease Type</b>	Abs NNN
<b>Roof and Structure</b>	Tenant Responsibility
<b>Original Lease Term</b>	15 Years
<b>Rent Commencement Date</b>	2/1/2025
<b>Lease Expiration Date</b>	2/28/2040
<b>Term Remaining on Lease</b>	±15 Years
<b>Increase</b>	5% Increases Every 5 Years
<b>Options</b>	Five, 5-Year Options

## ANNUALIZED OPERATING DATA

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
<b>Years 1-5</b>	<b>\$11,610.00</b>	<b>\$139,320.00</b>	-	<b>6.25%</b>
Years 6-10	\$12,190.50	\$146,286.00	5%	6.56%
Years 11-15	\$12,800.03	\$153,600.30	5%	6.89%
Option 1	\$13,440.03	\$161,280.32	5%	7.24%
Option 2	\$14,112.03	\$169,344.33	5%	7.60%
Option 3	\$14,817.63	\$177,811.55	5%	7.98%
Option 4	\$15,558.51	\$186,702.12	5%	8.38%
Option 5	\$16,336.44	\$196,037.23	5%	8.79%



CASTLE OAKS APARTMENTS  
65 UNITS

CALDWELL ELEMENTARY  
581 STUDENTS



SALINE COUNTY FAIRGROUNDS



W SOUTH ST



MID-TOWN PLUMBING CO.



C.W. LEWIS STADIUM MARKER



AMBIENT MINERALS INC

RINGGOLD ELEMENTARY  
570 STUDENTS



**CINEMARK**  
**Fairfield**  
 BY MARRIOTT

**TSC TRACTOR SUPPLY CO**  
**Domino's**  
**Firestone**

**Goodwill**

**WOOD GRILL BUFFET**

**LOUISIANA FRENCH POPEYES**

**BW Best Western**

**THE HOME DEPOT**

**Urban Air**  
 ADVENTURE PARK

**planet fitness**

**RODEWAY INN & SUITES**

**WAFFLE HOUSE**

**Olive Garden**

**Kroger**

**Auto Zone**

**Aaron's**

**UNITED STATES POSTAL SERVICE**

**± 68,000 VPD**

**Walmart**  
 Supercenter

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**SUBJECT PROPERTY**

**Walgreens**

**SALINE MEMORIAL HOSPITAL**  
 177 BEDS

**BENTON MIDDLE**  
 1,367 STUDENTS



**THE River Center**

**BENTON HIGH SCHOOL**  
 1,319 STUDENTS

**BENTON BIKE PARK**

# DOLLAR GENERAL®

## TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 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  $\pm 10,640$  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 OFFERING

### PROPERTY NAME

**DOLLAR GENERAL**

### Property Address

1211 W. South Street Benton, AR 72015

### SITE DESCRIPTION

#### Year Built

2024

#### GLA

$\pm 10,566$  SF

#### Type of Ownership

Fee Simple

COMPANY NAME  
**DOLLAR GENERAL**

EMPLOYEES  
 **$\pm 170,000$**

YEAR FOUNDED  
**1939**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

WEBSITE  
**DOLLARGENERAL.COM**

LOCATIONS  
**21,000+**

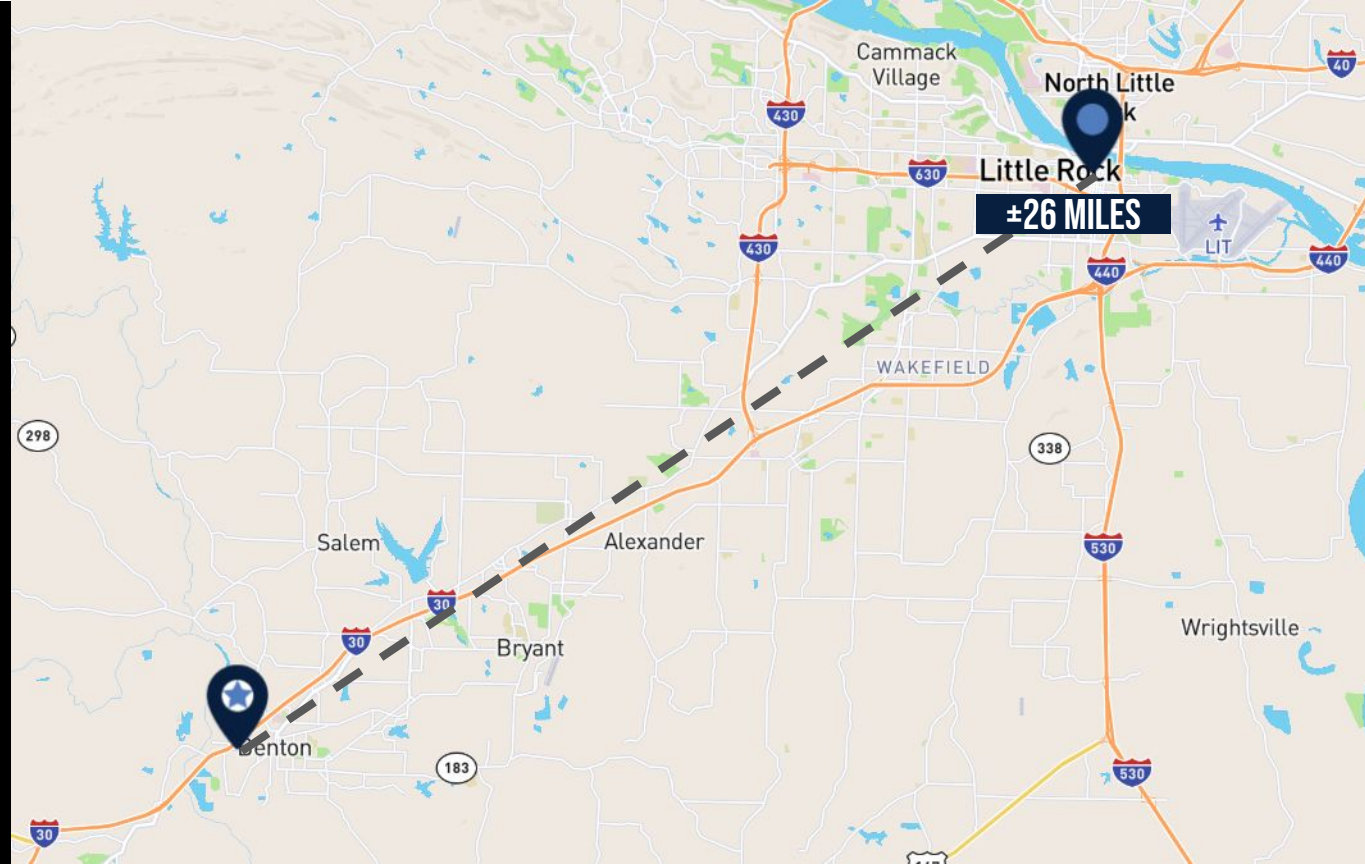
# AREA OVERVIEW

## Benton, AR

Benton, Arkansas is a city with a long history and an established presence in central Arkansas. Founded in the early 19th century, it grew from a modest frontier settlement into a flourishing community. Just 25 miles southwest of Little Rock, Benton enjoys the convenience of being close to the state's capital while maintaining its own identity. The city's history is reflected in landmarks like the Saline County Courthouse, a symbol of its civic heritage, and the Gann Museum, uniquely constructed from bauxite, a material significant to Benton's past. These sites offer a glimpse into the city's growth and evolution over the years.

Benton features a range of recreational and cultural attractions that appeal to both residents and visitors. Tyndall Park, with its open spaces, playgrounds, and sports facilities, serves as a hub for outdoor activities, while the nearby Saline River provides opportunities for fishing, kayaking, and nature exploration.

Throughout the year, Benton hosts various local festivals and events, creating a strong sense of community. Economically, Benton benefits from its proximity to Little Rock, giving residents access to jobs in sectors like healthcare, education, and government. The city has also experienced growth in its local retail and service industries, contributing to a vibrant commercial scene that supports the overall quality of life.



# DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	5,628	26,968	45,904
Current Year Estimate	5,342	25,205	43,890
2020 Census	4,986	23,500	42,898
Growth Current Year-Five-Year	5.36%	7.00%	4.59%
Growth 2020-Current Year	7.15%	7.26%	2.31%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,492	10,882	18,178
Growth Current Year-Five-Year	5.86%	7.09%	4.67%
Growth 2020-Current Year	7.91%	8.98%	4.18%
Current Year Estimate	2,354	10,162	17,367
2020 Census	2,181	9,324	16,670
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$73,646	\$84,908	\$90,736



## LITTLE ROCK, AR MSA

The nearest Metropolitan Statistical Area (MSA) to Sheridan, Arkansas, is the Little Rock-North Little Rock-Conway MSA. Located about ±30 miles north of Sheridan, this MSA is the largest in the state and includes the capital city, Little Rock, as well as surrounding cities and counties. Little Rock serves as a major hub for employment, education, and healthcare, making it an important economic and cultural center for residents of Sheridan and other nearby towns.

Little Rock, Arkansas sits on the banks of the Arkansas River in Pulaski County. And with a population of nearly 200,000 people, it's the largest city in Arkansas. Little Rock is a major cultural, economic, government and transportation center within Arkansas and the South. The list of focal points around the city includes the Clinton Presidential Center & Park, neighboring world headquarters of Heifer International with its Heifer Village, and the Central Arkansas Nature Center.

The city includes cultural institutions such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to the hiking, boating, and other outdoor recreational opportunities. The Arkansas Repertory Theatre is the state's largest nonprofit professional theatre company. A member of the League of Resident Theatres (LORT D), The Rep has produced more than 300 productions, including 40 world premieres, in its historic building located in downtown Little Rock.



# ECONOMY

Dillard's Department Stores, Windstream Communications and Acxiom, Simmons Bank, Bank of the Ozarks, Rose Law Firm, Central Flying Service and large brokerage Stephens Inc. are headquartered in Little Rock. Large companies headquartered in other cities but with a large presence in Little Rock are Dassault Falcon Jet near Little Rock National Airport in the eastern part of the city, Fidelity National Information Services in northwestern Little Rock, and Welspun Corp in Southeast Little Rock. Little Rock and its surroundings are the headquarters for some of the largest non-profit organizations in the world, such as Winrock International, Heifer International, the Association of Community Organizations for Reform Now, Clinton Foundation, Lions World Services for the Blind, Clinton Presidential Center, Winthrop Rockefeller Foundation, FamilyLife, Audubon Arkansas, and The Nature Conservancy. One of the largest public employers in the state with over 10,552 employees, the University of Arkansas for Medical Sciences (UAMS) and its healthcare partners—Arkansas Children's Hospital and the Central Arkansas Veterans Healthcare System—have a total economic impact in Arkansas of about \$5 billion per year. The Little Rock port is an intermodal river port with a large industrial business complex. It is designated as Foreign Trade Zone 14. International corporations such as Danish manufacturer LM Glasfiber have established new facilities adjacent to the port.

EMPLOYERS	EMPLOYEES
University of Arkansas for Medical Sciences	9,100
Baptist Health	5,360
Arkansas Children's Hospital	4,000
Entergy Arkansas	2,700
Dillard's Inc.	2,400
Windstream Communications	2,500
Arkansas Blue Cross Blue Shield	2,000
Little Rock School District	3,500
Union Pacific Railroad	2,400
L'Oreal USA	1,000



# 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 **1211 W. South Street, Benton, AR, 72015** ("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.

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REPRESENTATIVE PHOTO

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