



COMMERCIAL™

Dollar General
3817 AR-1,
Cherry Valley, AR 72324

CHERRY VALLEY, ARKANSAS



OFFERING BY: _____

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LISTING TEAM:

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Keller Williams Paint Creek Somerset & Central
901 Wilshire Dr - Troy, MI 48084

Investment Summary



Sale Price
\$893,109



Cap Rate
7.75%



Tenant
Dollar General



Building Size
9,100 SF



Lot Size
1 Acre

Address:	3817 AR-1, Cherry Valley, AR 72324
Current NOI:	\$69,216.00
Term Remaining	6 Years
Lease Type:	NN
VPD Access:	3,678 VPD
Year Built:	2010

Investment Highlights

- Tenant exercised an Early Lease Extension in January of 2024.

Lease Abstract

Lease Summary

TENANT:	Dollar General
LEASE TYPE:	NN
ORIGINAL TERM	15 Years
LEASE START DATE:	01/25/2010
LEASE END DATE:	01/31/2030
TERM REMAINING:	~6 Years
ROFR:	None
ESTOPPEL:	20 Days after Request

Rent Schedule

	Term	Rent	Increases
ORIGINAL TERM:	01/25/2010 – 01/31/ 2020	\$67,200.00	
EXTENDED TERM:	01/25/2020 – 01/31/2030	\$69,216.00	3%
OPTION 1:	01/25/2030 – 01/31/2035	\$76,137.96	10%
OPTION 2:	01/25/2035 – 01/31/2040	\$83,751.96	10%
OPTION 3:	01/25/2040 – 01/31/2045	\$92,127.12	10%
OPTION 4:	01/25/2045 – 01/31/2050	\$101,460.00	10%

Landlord / Tenant Obligations

TAXES:	Landlord Pays, Tenant Reimburses
INSURANCE:	Landlord Pays, Tenant Reimburses
ROOF REPAIRS:	Landlord Responsibility
ROOF REPLACEMENT:	Landlord Responsibility
STRUCTURE:	Landlord Responsibility
PARKING LOT REPAIRS:	Tenant is Responsible for the Cost
PARKING LOT REPLACEMENT:	Landlord is Responsible
STRIPING AND SEALING	Tenant is Responsible for the Cost
HVAC REPAIRS:	Tenant Responsibility
HVAC REPLACEMENT:	Tenant Responsibility
CAM:	Tenant is Responsible for the Cost



Parcel Overview



Radius from Site	3 Mile	5 Mile	10 Mil
Population	968	1,658	3,899
Average HH Income	\$52,646	\$49,184	\$51,450

Property Overview



Radius from Site	3 Mile	5 Mile	10 Mil
Population	968	1,658	3,899
Average HH Income	\$52,646	\$49,184	\$51,450

Tenant Overview

COMPANY OVERVIEW

Company: Dollar General
Founded: 1939
Total Revenue: (10/27/23) \$38.607 Billion
Net Worth: (10/27/23) \$26.3 Billion
Headquarters: Goodlettsville, TN
Website: www.dollargeneral.com

COMPANY HIGHLIGHTS

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest Public Company in America

DOLLAR GENERAL®



Location Overview



Economy

- **Agriculture Dominance:** The region is known for its cultivation of crops such as cotton, soybeans, rice, and corn.
- **Small Businesses:** The local economy is supported by various small businesses that cater to the community's needs.
- **Employment:** Primarily driven by agriculture, with jobs related to farming and agribusiness being prevalent. The town also benefits from employment in education, healthcare, and local government services.
- **Community Initiatives:** Community organizations and local government may collaborate to support initiatives that aim to strengthen the economy and improve the quality of life for residents.
- **Transportation and Logistics:** The town's economy may benefit from its proximity to transportation routes, such as highways and railways, which facilitate the movement of goods and connect Cherry Valley to broader markets.

Growth

- **Population Increase:** Cherry Valley has experienced gradual population growth, reflecting a trend seen in some rural areas as individuals seek smaller communities or more affordable living options.
- **Housing Development:** There may be ongoing or planned housing developments in Cherry Valley to accommodate the growing population and attract new residents.
- **Infrastructure Improvements:** Investments in infrastructure, such as roads, utilities, and public facilities, may be taking place to support current residents and future growth.
- **Business Expansion:** Local businesses may be expanding, or new businesses may be establishing themselves in Cherry Valley, contributing to economic development and job opportunities.

Contact Us



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