

2108 West Huntsville Ave
Springdale, AR 72762



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PROPERTY HIGHLIGHTS

- Populated area with 112,284 Population in Five Miles Radius
- \$79,889 Household Income In Five Miles Radius
- Lot Size: 1.20 Acres and Building Size: 9,344 S.F
- Absolute NNN lease
- Corporate Guarantee & S&P BBB- Credit
- Traffic Count: 21,105
- Low Price point



PROPERTY SUMMARY

Triple Net Investment Group is pleased to present Dollar General located in Springdale, AR . Dollar General has over 4 years left on its primary NNN Lease. Base rent is fixed for the initial term of the lease and tenant has 5 (5) year options to renew with 10% rent increases in each option period. Populated area with population of 112k in five miles and high traffic counts of over 21k per day. The tenant is responsible for all maintenance of the property, insurance and reimburses landlord for taxes. Area national brands includes Circle K, Walmart Super Store, Chevrolet, and Extended Stay America.



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Property Information		Year Built:	2012
Property	Dollar General	Lease Start Date:	May 1, 2014
Property Address	2108 W Huntsville Ave Springdale, AR 72762	Lease End Date:	April 30, 2027
Land Size	1.20 Acres	Option:	5 (5) year option periods
Building Size	9,344 SF	Lease Type:	Corporate NNN
NOI	\$ 89,768.04	Purchase Price	\$1,221,333
Rent Increases	10% every 5 years in option	Cap Rate	7.35%

ABOUT THE AREA

Springdale is a city that lies in both Washington and Benton counties, located in Northwest Arkansas. It is the fourth most populous city in Arkansas, and it is situated on the Springfield Plateau in the Ozark Mountains. Springdale has always been an important hub for industry in the region. In recent years, the city has experienced significant population growth. This is evidenced by a 133% increase in population between the 1990 and 2010 censuses. During this time of rapid expansion, the city has welcomed the establishment of a Springdale campus of Northwest Arkansas Community College and the move of the Northwest Arkansas Naturals minor league baseball team to Arvest Ballpark.

ABOUT THE TENANT

Dollar General Corporation is an American retail chain that offers a variety of products. It is headquartered in Goodlettsville, Tennessee and operates 19 stores in the continental United States and Mexico, as of October 2, 2023. The company was founded in 1939 by James Luther Turner and Cal Turner in Scottsville, Kentucky, under the name J.L. Turner and Son. In 1955, the name changed to Dollar General Corporation, and the company went public on the New York Stock Exchange in 1968. In 1999, Fortune 500 recognized Dollar General, and in 2020, the company reached a new milestone by becoming one of the most profitable stores in the rural United States, with revenue reaching around \$27 billion in 2019.



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DEMOGRAPHIC

	3 Miles	5 Miles	10 Miles
2010 Population	29,204	88,699	215,904
2023 Population	35,032	112,584	283,939
2010 Households	9,733	90,130	79,128
2023 Households	12,224	39,532	105,037
2028 Population Projection	36,661	118,751	301,048
Average Household Income	\$66,404	\$79,889	\$85,228
Media Household Income	\$51,160	\$55,835	\$57,945



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