



\$1,323,200.00 | 7.5%



840 West Hillsboro St, El
Dorado AR 71730



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PROPERTY HIGHLIGHTS

Long term lease—7.5 years remaining

Corporately Guaranteed Lease

Absolute NNN Lease

\$83,268 Household Income In Five Miles Radius

Lot Size: 2.20 Acres and Building Size: 10,640 S.F

S&P BBB—Credit

Low Competition in the area

High Foot Traffic



PROPERTY SUMMARY

Triple Net Investment Group is pleased to present Dollar General located in 840 West Hillsboro St, El Dorado AR 71730. Dollar General has over 7.5 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. The tenant is responsible for all maintenance of the property, insurance and reimburses landlord for taxes.



Property Information		Year Built:	2017
Property	Dollar General	Cap Rate	7.5%
Property Address	840 West Hillsboro Drive, El Dorado AR 71730	Lease End Date:	December 11, 2032
Land Size	1.37 Acres	Option:	5 (5) year option periods
Building Size	10,566 SF	Lease Guarantee :	Corporate
NOI	\$99,240	Purchase Price	\$1,323,200.00
Rent Increases	10% every 5 years in option	Lease Type	Absolute NNN

ABOUT THE AREA

This Dollar General in El Dorado, Arkansas, offers a compelling investment opportunity due to its strategic location. It benefits from consistent customer traffic, amplified by its direct proximity to South Arkansas Community College (1,200 students) and El Dorado High School. Further boosting demand is the nearby South Arkansas Regional Airport at Goodwin Field. As an essential retailer, Dollar General provides resilient, value-priced goods, making this property a strong long-term investment.

ABOUT THE TENANT

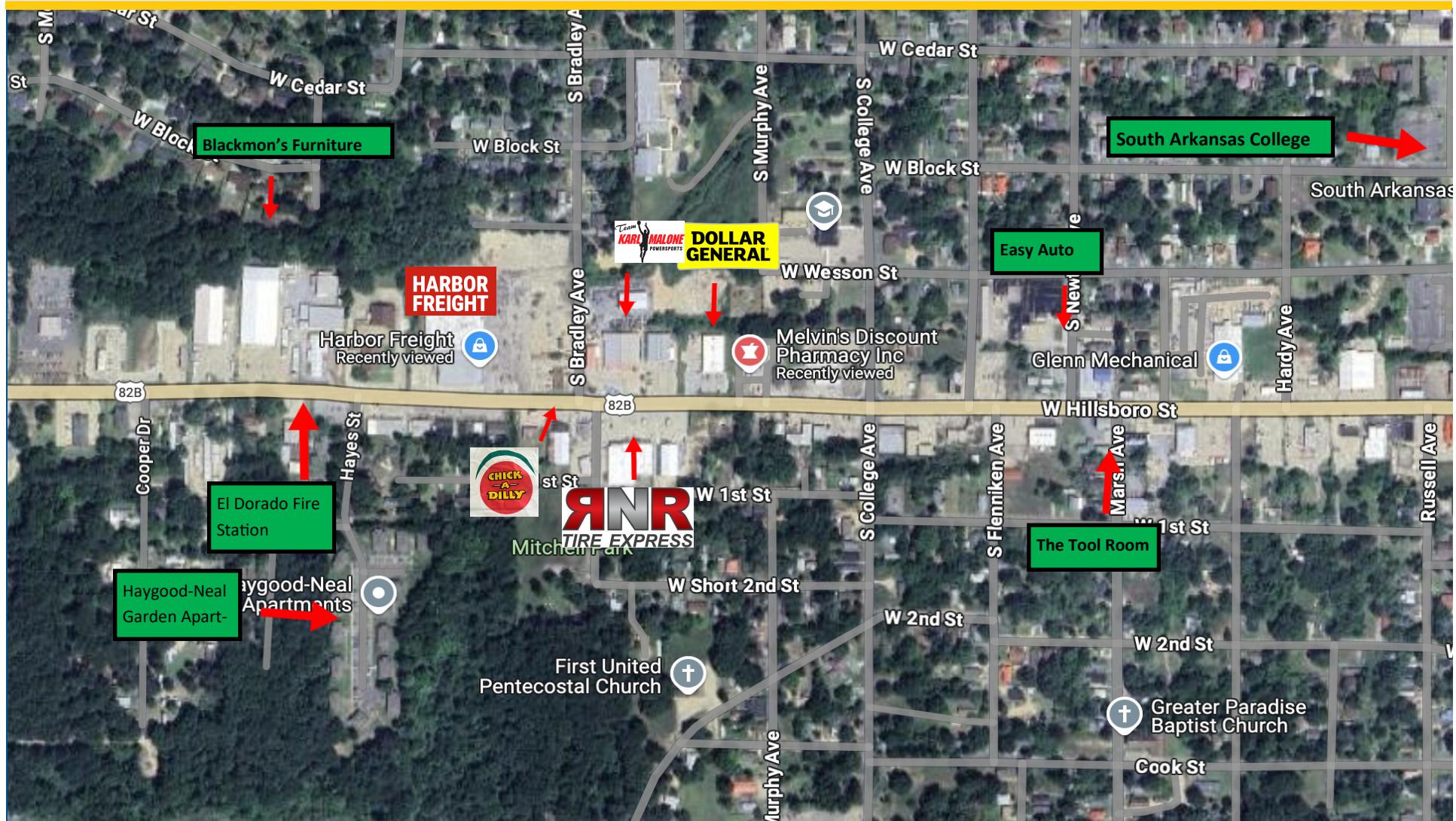
Dollar General Corporation is an American retail chain that offers a variety of products. It is headquartered in Goodlettsville, Tennessee and operates over 19,000 stores in the continental United States and Mexico, as of October 2, 2023. The company was founded in 1939 by James Luther Turner and Cal 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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**DOLLAR
GENERAL®**



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DEMOGRAPHIC

	2 Miles	5 Miles	10 Miles
2020 Population	12,877	23,592	30,285
2024 Population	13,595	23,810	29,660
2029 Projection	13,338	23,153	28,666
2020 Households	5,294	9,665	12,433
2024 Households	5,627	9,814	12,239
Median Household Income	\$34,681	\$40,946	\$44,210
Average Household Income	\$54,252	\$62,905	\$66,145



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