



DOLLAR GENERAL

Triple Net Lease | Limited Competition in Area

8770 AR-22, Ratcliff, AR 72951

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

TENANT SUMMARY // DOLLAR GENERAL

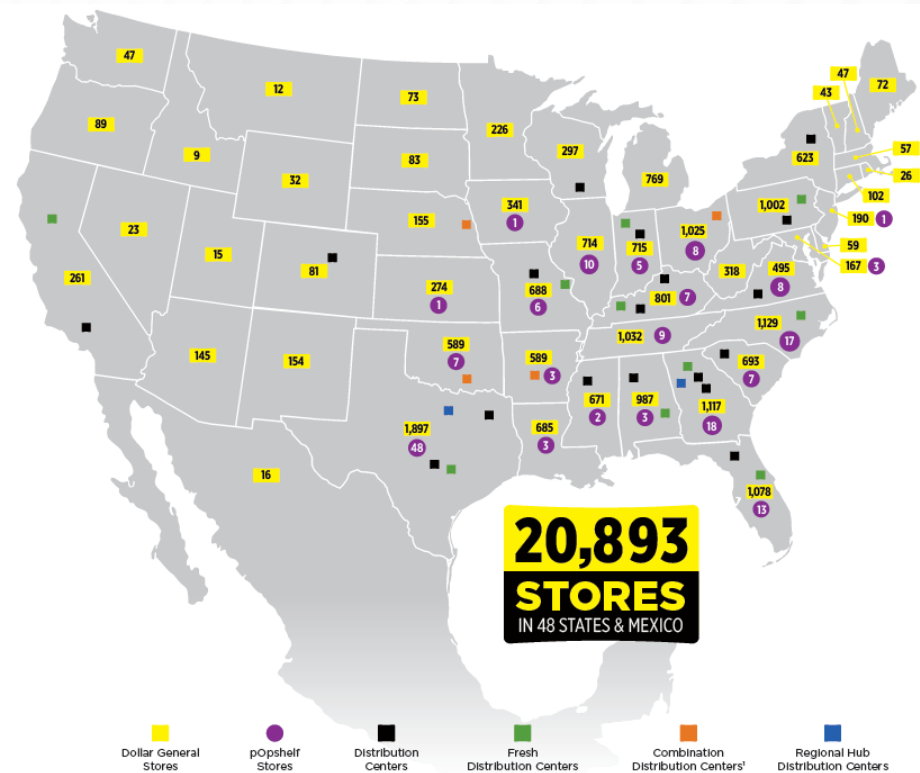
**DOLLAR
GENERAL®**

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives

its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of January 30, 2026, the Company's 20,893 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

DOLLAR GENERAL REPORTS FY 2025 RESULTS:

- Net sales of \$42.7 billion, and a same-store sales increase of 3.0%
- Operating profit of \$2.2 billion
- Net income of \$1.5 billion, and diluted earnings per share of \$6.85
- Cash flow from operations of \$3.6 billion
- Executed 4,890 real estate projects, including 2,000 Project Renovate remodels and 2,254 additional remodels through Project Elevate remodel program
- Dollar General and its Foundations contributed over \$26 million to charitable efforts



¹ Combination distribution centers have both refrigerated and non-refrigerated products.

* All information reflected on the map above is as of fiscal year end January 30, 2026. In Item 2 of the Annual Report on Form 10-K for the fiscal year ended January 30, 2026, the store counts for Arkansas and Arizona as of February 27, 2026 were incorrectly reported as 146 and 593, respectively. The correct store counts as of February 27, 2026 were 593 for Arkansas and 146 for Arizona.



PROPERTY PHOTOS // 8770 AR-22



HIGHLIGHTS // DOLLAR GENERAL

- **SINGLE TENANT DOLLAR GENERAL LOCATION:** 9,100-SF on a large 1.41 acre lot with 25 parking spaces.
- **TRIPLE NET LEASE:** 2016 construction with over 5 years remaining on the original NNN lease. No landlord responsibilities.
- **RENTAL INCREASES IN EACH OPTION:** 10% rental increases in each of five, 5-year renewal options.
- **CORPORATE GUARANTEE:** Lease is guaranteed by Dollar General, with over 20,000 locations across 48 states.
- **FEE SIMPLE OWNERSHIP:** Provides the buyer with the highest form of real estate ownership and absolute control over the asset.
- **HIGH VISIBILITY LOCATION:** Property features Lighted pylon sign and easy access from both traffic directions.
- **STRONG VISITOR DATA:** Store visits have increased 9.7% over the previous 3 years, according to Placer.AI.
- **LIMITED COMPETITION IN AREA:** Closest dollar store location is 8+ miles away in both directions.
- **STABLE TRAFFIC CORRIDOR:** Located along Arkansas Highway 22 seeing 4,700 vehicles per day (VPD).
- **STABLE DEMOGRAPHICS:** The population exceeds 12,700 within 10-miles. Unemployment in the area is below 3%.

OFFERING SUMMARY // DOLLAR GENERAL

\$1,045,000

LIST PRICE

7.50%

CAP RATE

\$115

PRICE/SF



RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Current	10/31/2031	\$78,394	\$6,533	\$8.61	-
Option 1	10/31/2036	\$86,233	\$7,186	\$9.48	10.00%
Option 2	10/31/2041	\$94,857	\$7,905	\$10.42	10.00%
Option 3	10/31/2046	\$104,342	\$8,695	\$11.47	10.00%
Option 4	10/31/2051	\$114,777	\$9,565	\$12.61	10.00%
Option 5	10/31/2056	\$126,254	\$10,521	\$13.87	10.00%

PROPERTY DESCRIPTION

Address:	8770 AR-22, Ratcliff, AR 72951
Year Built:	2016
Lot Size:	+/-1.41-Acres
GLA:	9,100-Sq. Ft.
Type of Ownership:	Fee Simple

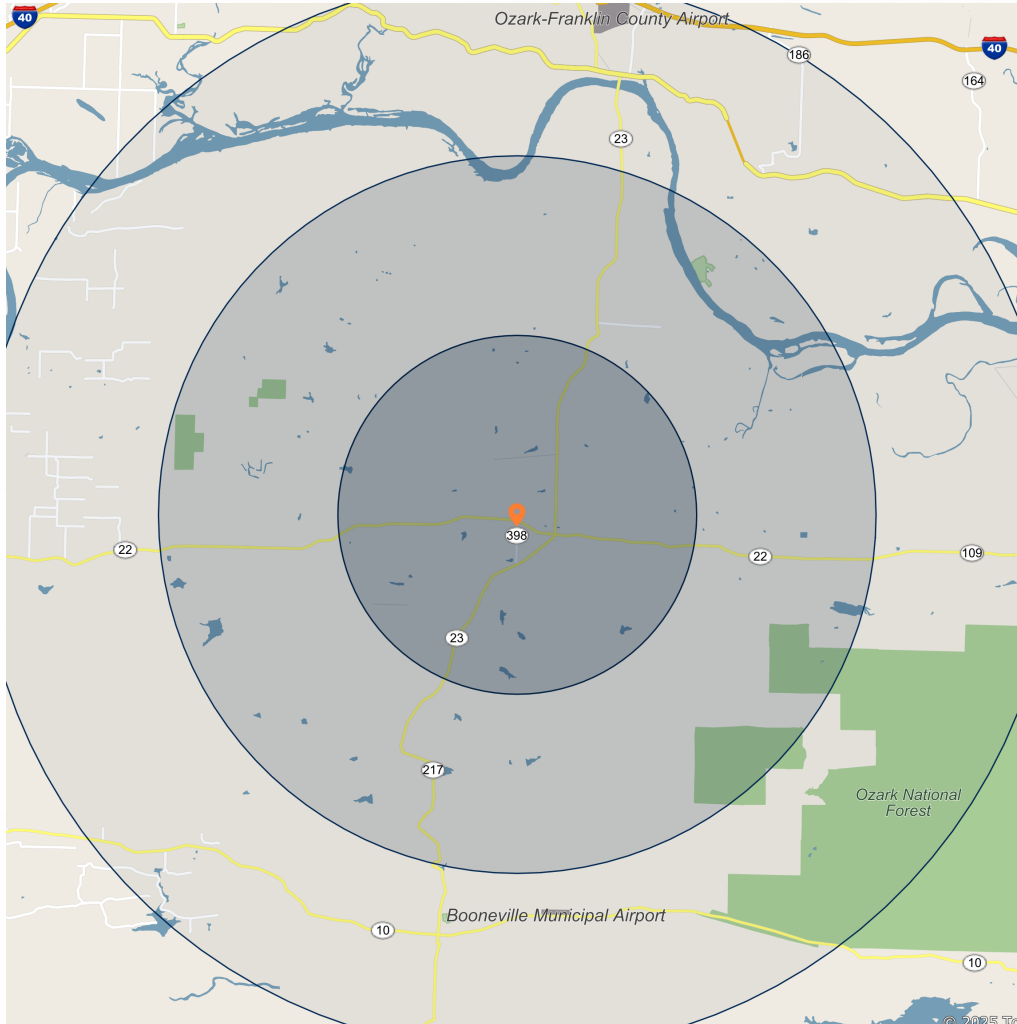
LEASE ABSTRACT

Tenant:	Dollar General
Lease Type:	Triple Net (NNN)
Lease Commencement:	11/1/2016
Lease Expiration:	10/31/2031
Lease Term Remaining:	5+ Years
Option Terms:	Five, 5-Year Options Remaining
Rental Increases:	10% In Each Option
LL Responsibility:	None.
Tenant Responsibility:	All
Guarantor:	Corporate

LOCAL AERIAL // RATCLIFF, AR



DEMOGRAPHIC REPORT // RATCLIFF, AR

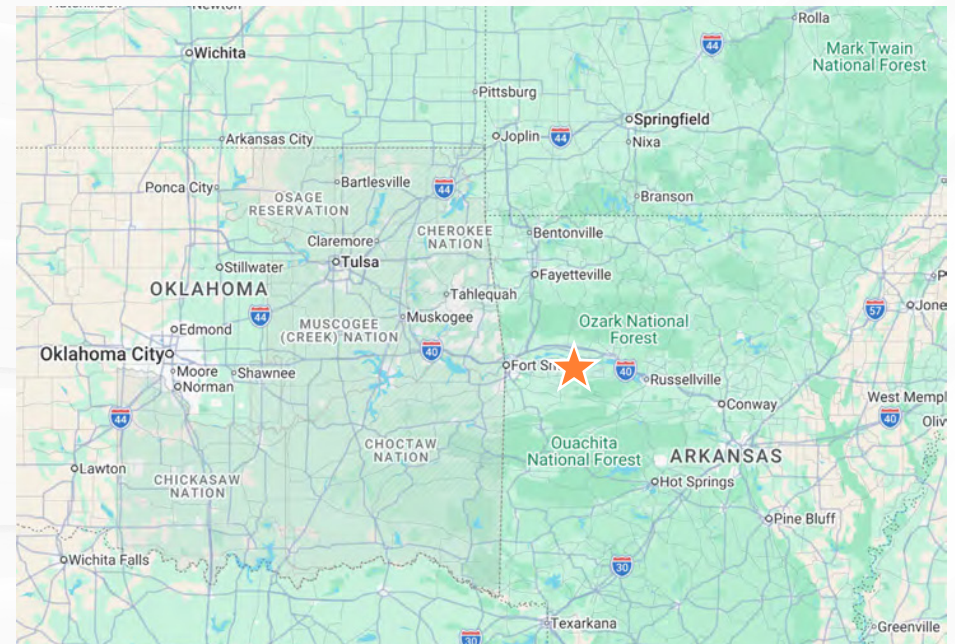


POPULATION	5 Miles	10 Miles	15 Miles
2030 Projection	2,402	12,761	31,397
2025 Estimate	2,412	12,756	31,410
2020 Census	2,439	12,922	31,841
2010 Census	2,546	13,505	33,764
HOUSEHOLD INCOME			
Average	\$67,624	\$68,677	\$66,568
Median	\$51,424	\$53,801	\$52,864
Per Capita	\$27,385	\$28,180	\$26,995
HOUSEHOLDS			
2030 Projection	979	5,226	12,780
2025 Estimate	978	5,192	12,712
2020 Census	974	5,121	12,573
2010 Census	1,013	5,289	13,161
HOUSING			
Median Home Value	\$169,357	\$179,709	\$170,514
EMPLOYMENT			
2025 Daytime Population	1,654	10,208	26,565
2025 Unemployment	2.31%	2.06%	2.39%
Average Time Traveled (Minutes)	28	27	26
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	1.20%	1.61%	1.90%
Some College (13-15)	56.97%	52.93%	50.80%
Associate Degree Only	12.77%	13.73%	14.94%
Bachelor's Degree Only	6.36%	8.33%	8.88%
Graduate Degree	12.42%	13.61%	11.79%

MARKET SUMMARY // RATCLIFF, AR

Ratcliff is a city in Logan County, Arkansas. Ratcliff is located in northwestern Logan County and is bordered to the east by the town of Caulksville. Arkansas Highway 22 passes through the center of Ratcliff, leading east through Caulksville 9 miles to Paris and west 4 miles to Branch. Ratcliff is 30 miles from Fort Smith.

The Fort Smith MSA is predominantly located in the Arkansas River Valley region, an area generally defined as the area along the Arkansas River between the Ozark and Ouachita Mountains consisting of flat lowlands covered in fertile farmland and lakes periodically interrupted by high peaks. Sequoyah County is within the Green Country region defined by the Oklahoma Department of Tourism and Recreation.



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DOLLAR GENERAL

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