DOLLAR GENERAL market

DOLLAR GENERAL MARKET

Perry, OK

Absolute NNN Lease | 12,668 SF | 5% Rental Increases Every 5 Years | Corporate Guarantee

Representative Photo

SUMMIT RE

DOLLAR GENERAL MARKET

1716 Fir St
Perry, OK 73077

OFFERING SUMMARY

Price	$1,845,000
Cap Rate	6.52%
Net Operating Income	$120,015
Year Built	2024
Gross Leasable Area	12,668 SF
Lot Size	1.84 Acres

LEASE SUMMARY

Lease Term	15 Years
Lease Commencement	09/01/2024
Lease Expiration	08/30/2039
Remaining Term	13.5 Years
Lease Type	NNN
Roof & Structure	Tenant
Increases	5% Every 5 Years
Options	5 x 5 Years

For Additional Info Please Contact: **SUMMIT RE HERE**
For Financing Options Contact: **PEAK CAPITAL**

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	09/01/2024	$120,015	-
6-10	09/01/2029	$126,012	5.00%
11-15	09/01/2034	$132,308	5.00%
Option 1: 16-20	09/01/2039	$138,919	5.00%
Option 2: 21-25	09/01/2044	$145,860	5.00%
Option 3: 26-30	09/01/2049	$153,148	5.00%
Option 4: 31-35	09/01/2054	$160,800	5.00%
Option 5: 36-40	09/01/2059	$168,834	5.00%
NET OPERATING INCOME		**$120,015**	

Representative Photo

DOLLAR GENERAL market

Dollar General operates several store formats, including its grocery-focused DG Market locations. The DG Market stores provide a wider selection of fresh produce, meats, dairy, and frozen items compared to traditional Dollar General stores. Dollar General began the DG Market format in the early 2000s to address the demand for affordable, high-quality groceries in rural and suburban areas. As of 2024, Dollar General has over 5,400 stores offering fresh produce, including DG Market locations, making it one of the largest distributors of fresh produce in the U.S.

COMPANY SUMMARY

Company	Dollar General Corporation
Ownership	Public
Number of Locations	16,000+
Years in Business	82 Years
Headquarters	Goodlettsville, TN
Website	www.dollargeneral.com

Representative Photo

- Long-Term Passive Income Stream with ±13.5 Years Remaining on an Original 15-Year Term
- Zero Landlord Responsibilities with Absolute NNN Lease Structure
- Attractive 5% Rental Increases Every 5 Years Providing Built-In NOI Growth and Inflation Hedge
- Corporately Guaranteed by Dollar General Corporation (NYSE:DG), One of the Nation's Largest Discount Retailers
- Larger "DG Market" Prototype Featuring Expanded Grocery, Fresh Produce, Meat & Household Essentials Offerings
- DG Market Format Designed to Capture Higher Customer Visit Frequency and Broader Daily Needs Shopping
- Strategically Positioned to Serve Rural Trade Area with Limited Nearby Grocery Competition
- Perry Benefits from Proximity to Stillwater and Oklahoma State University, Approximately 15 Miles Away
- Dollar General Continues Aggressive National Expansion with Thousands of Stores Nationwide and Ongoing Growth Initiatives

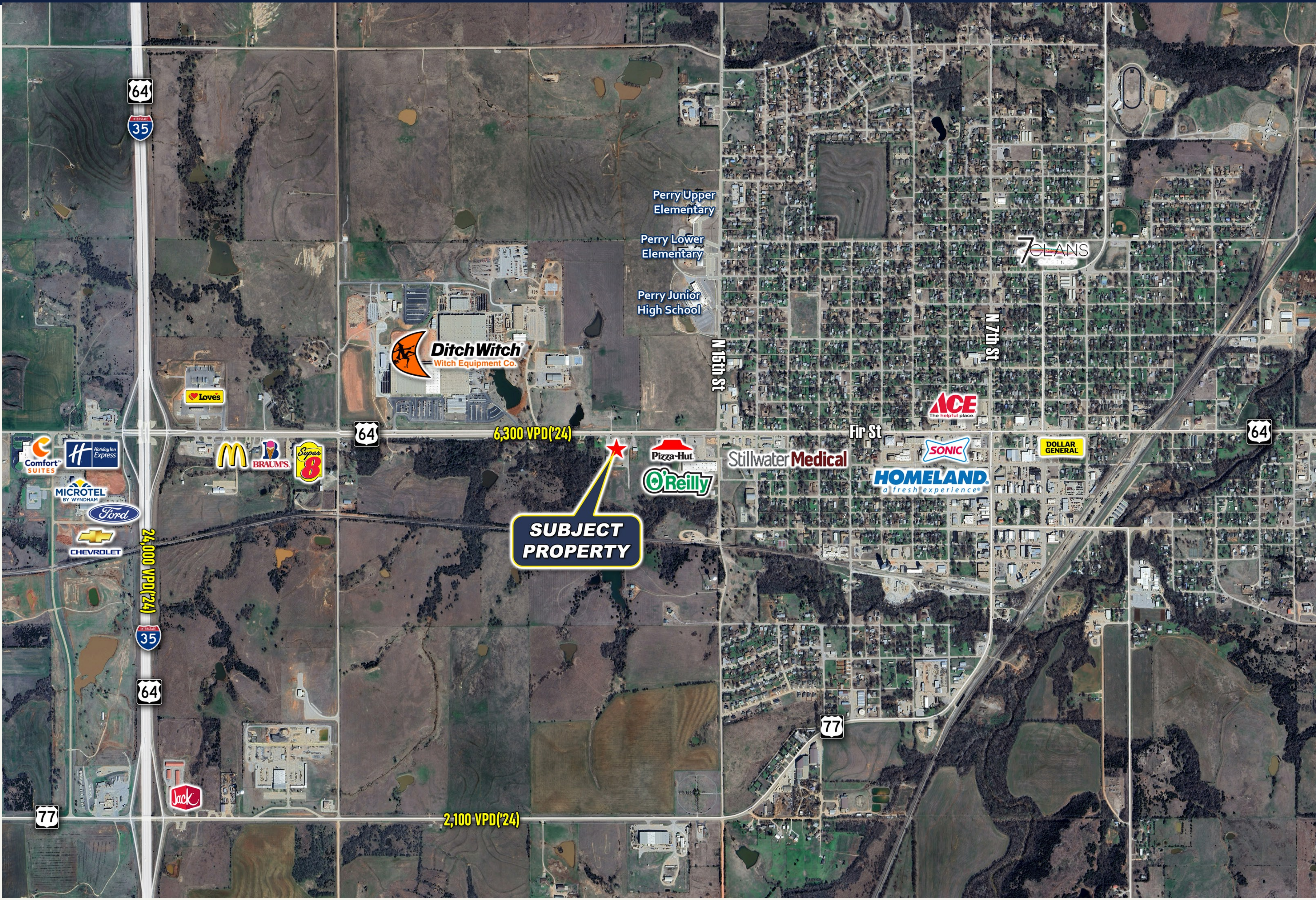
POPULATION WITHIN 5 MILE RADIUS
5,925

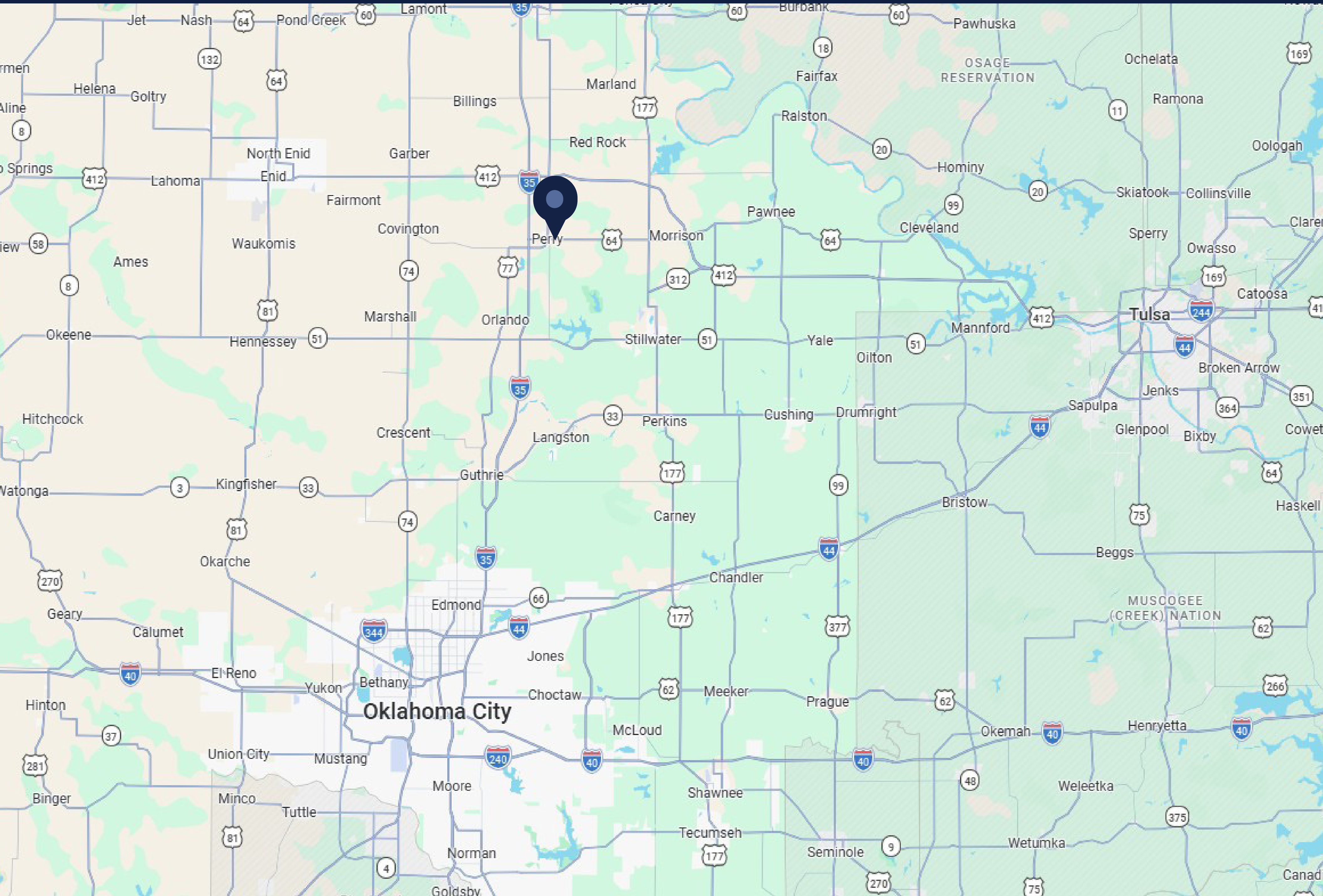
AVERAGE HOUSEHOLD INCOME
$85,875

ANNUAL GROWTH PER YEAR
2.50%

VEHICLES PER DAY
6,300

Representative Photo


64
35
Perry Upper Elementary
Perry Lower Elementary
Perry Junior High School
Ditch Witch
Witch Equipment Co.
Love's
N 15th St
N 7th St
7 CLANS
ACE
The helpful place.
64
6,300 VPD('24)
Fir St
64
Comfort SUITES
Holiday Inn Express
BRAUM'S
Super 8
Pizza Hut
O'Reilly
Stillwater Medical
SONIC
HOMELAND
a fresh experience
DOLLAR GENERAL
MICROTEL BY WYNDHAM
Ford
CHEVROLET
SUBJECT PROPERTY
24,000 VPD('24)
35
64
77
Jack
77
2,100 VPD('24)


Jet
Nash
Pond Creek
Lamont
Burbank
Pawhuska
Helena
Goltry
Marland
Fairfax
OSAGE RESERVATION
Ochelata
Ramona
Billings
Ralston
Red Rock
Oologah
North Enid
Garber
Enid
Lahoma
Fairmont
Hominy
Skiatook
Collinsville
Covington
Pawnee
Cleveland
Sperry
Owasso
Waukomis
Perry
Morrison
Ames
Catoosa
Tulsa
Marshall
Orlando
Mannford
Okeene
Hennessey
Stillwater
Yale
Oilton
Broken Arrow
Jenks
Hitchcock
Crescent
Langston
Perkins
Cushing
Drumright
Sapulpa
Glenpool
Bixby
Kingfisher
Guthrie
Watonga
Carney
Bristow
Haskell
Okarche
Beggs
Chandler
Edmond
Geary
Calumet
MUSCOGEE (CREEK) NATION
Jones
El Reno
Yukon
Bethany
Choctaw
Hinton
Oklahoma City
Meeker
Prague
McLoud
Okemah
Henryetta
Union City
Mustang
Moore
Shawnee
Weleetka
Binger
Minco
Tuttle
Tecumseh
Norman
Seminole
Wetumka
Goldsby

OKLAHOMA CITY, OK

No. 1
Most-Populous City in the State of Oklahoma

2nd
Second-Best U.S. City to Start a Business
(WalletHub)

No. 2
Second-Largest U.S. City in total land area

2
Fortune 500 Companies Call Oklahoma City Home

7th
Seventh-Best U.S. City to do Business
(Forbes)

OVERVIEW

Oklahoma City, often shortened to OKC, is the capital and largest city of the U.S. state of Oklahoma. The county seat of Oklahoma County, the city ranks 27th among United States cities in population, with the population estimated at 649,021 residents in July 2018. The Oklahoma City metropolitan area had a population of 1,396,445, and the Oklahoma City–Shawnee Combined Statistical Area had a population of 1,469,124 residents, making it Oklahoma's largest municipality and metropolitan area by population.

Oklahoma City's city limits extend somewhat into Canadian, Cleveland, and Pottawatomie counties, though much of those areas outside the core Oklahoma County area are suburban tracts or protected rural zones (watershed). The city ranks as the eighth-largest city in the United States by total area when including consolidated city-counties; it is the second largest city in the United States by total area, following Houston, when not including consolidated cities.

Lying in the Great Plains region, Oklahoma City has one of the world's largest livestock markets. Oil, natural gas, petroleum products, and related industries are the largest sector of the local economy. The city is in the middle of an active oil field and oil derricks dot the capitol grounds. The federal government employs large numbers of workers at Tinker Air Force Base and the United States Department of Transportation's Mike Monroney Aeronautical Center (these two sites house several offices of the Federal Aviation Administration and the Transportation Department's Enterprise Service Center, respectively).

Oklahoma City is on the I-35 Corridor, which is one of the primary travel corridors south into neighboring Texas and Mexico and north towards Wichita and Kansas City. Located in the state's Frontier Country region, the city's northeast section lies in an ecological region known as the Cross Timbers. The city was founded during the Land Run of 1889 and grew to a population of over 10,000 within hours of its founding.

Since 2008, Oklahoma City has been home to the National Basketball Association's Oklahoma City Thunder, who play their home games at the Chesapeake Energy Arena.

	1 Mile	3 Mile	5 Mile
POPULATION			
2020 Population	2,000	4,935	5,468
2025 Population	2,247	5,396	5,925
2030 Population Projection	2,296	5,485	6,012
Annual Growth 2020-2025	2.50%	1.90%	1.70%
Annual Growth 2025-2030	0.40%	0.30%	0.30%
Median Age	41.3	42.2	42.8
Bachelor's Degree or Higher	17%	17%	18%
U.S. Armed Forces	0	0	0
POPULATION BY RACE			
White	1,776	4,364	4,821
Black	60	112	115
American Indian/Alaskan Native	104	246	271
Asian	18	36	37
Hawaiian & Pacific Islander	0	0	0
Two or More Races	288	638	681
Hispanic Origin	110	245	261
HOUSING			
Median Home Value	$91,470	$121,611	$133,024
Median Year Built	1959	1963	1965

Demographic data © CoStar 2025

	1 Mile	3 Mile	5 Mile
HOUSEHOLDS:			
2020 Households	863	2,099	2,321
2025 Households	964	2,286	2,506
2030 Household Projection	985	2,322	2,540
Annual Growth 2020-2025	0.80%	0.80%	0.60%
Annual Growth 2025-2030	0.40%	0.30%	0.30%
Owner Occupied	634	1,606	1,794
Renter Occupied	351	716	746
Avg Household Size	2.3	2.3	2.3
Avg Household Vehicles	2	2	2
Total Consumer Spending	$27.4M	$67.7M	$75.5M
INCOME			
Avg Household Income	$77,905	$84,377	$85,875
Median Household Income	$63,750	$63,669	$64,799
< $25,000	118	349	390
$25,000 - 50,000	258	544	567
$50,000 - 75,000	214	498	540
$75,000 - 100,000	99	207	238
$100,000 - 125,000	107	222	231
$125,000 - 150,000	107	164	187
$150,000 - 200,000	29	172	197
$200,000+	32	132	153

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Summit RE and may not be made available to any other person or entity without the prior written consent of Summit RE. By taking possession of and reviewing this Offering Memorandum, the recipient agrees to hold and treat all such information in the strictest confidence and agrees not to photocopy, reproduce, or duplicate any portion of this Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Summit RE.

This Offering Memorandum has been prepared solely to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Summit RE has not made any investigation and makes no guarantee, warranty, or representation as to the accuracy or completeness of the information provided, including, without limitation: income or expenses; future or projected financial performance; size and square footage of the property and improvements; the presence or absence of contaminating substances (including PCBs or asbestos); compliance with local, state, or federal laws and regulations; the physical condition of the property or improvements; or the financial condition, business prospects, performance, or plans of any tenant or guarantor, including any tenant's plans or intentions to continue its occupancy.

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Summit RE has not verified and will not verify such information and makes no warranty or representation whatsoever regarding its accuracy or completeness. All prospective purchasers must independently confirm the accuracy and completeness of all material information and shall be responsible for all costs and expenses of investigating the subject property. Summit RE expressly denies any obligation to conduct a due diligence examination of the property for prospective purchasers. Prospective purchasers and their tax, financial, legal, and construction advisors must request and carefully review all legal and financial documents related to the property and any tenant.

Any projections, opinions, assumptions, or estimates contained in this Offering Memorandum are provided for illustrative purposes only and do not represent the current or future performance of the property. The value of the property to a prospective purchaser depends on factors that should be evaluated by the prospective purchaser and the prospective purchaser's tax, financial and legal advisors. Like all real estate investments, this investment involves significant risks. Past tenant performance (at this or other locations) is not a guarantee of future success. Certain lease rates, including for newly constructed facilities or newly acquired locations, may be based on a tenant's projected sales with limited or no operating history, and/or comparable rents for the area. Returns are not guaranteed; tenants and/or guarantors may fail to pay rent, property taxes, or other amounts due, or may fail to comply with material lease terms; and cash flow may be interrupted in whole or in part due to market, economic, environmental, or other conditions. Regardless of any tenant history or lease guarantees, prospective purchasers are responsible for investigating all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any tenant defaults or abandons the property, the terms that may be negotiated with any replacement tenants, and the prospective purchaser's legal ability to make alternate use of the property.

SHOWINGS: All property showings are by appointment only. Please contact the Summit RE agent for more details.

By accepting this Offering Memorandum, prospective purchasers agree to release Summit RE and hold it harmless from any claim, cost, expense, or liability arising out of the prospective purchaser's investigation and/or purchase of the commercial property.

Agency Representation Information

THIS IS NOT A CONTRACT OR AGENCY AGREEMENT

Who Do Real Estate Agents Represent in a Real Estate Transaction? Oklahoma law requires every Real Estate Agent to clearly disclose to all parties in a real estate transaction which party(ies) he or she is representing. Real Estate Agents typically represent Sellers but can also represent Buyers as well as both Buyers and Sellers.

What Does It Mean to Represent a Seller? A Real Estate Agent who enters into an agreement to sell property for an owner is known as the "Listing Agent" or "Agent for the Seller." A Listing or Seller's Agent represents the Seller in the transaction. That means that the Listing or Seller's Agent's primary duty is to protect and promote the interests of the Seller. As a Buyer not represented by a Real Estate Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Seller or the Seller's Agent since that Seller's Agent has a duty to pass that information on to the Seller. Confidential information may include the Buyer's real estate needs or motivations, the highest price the Buyer is willing to offer, negotiating strategies or tactics, or financial situation.

What Does It Mean to Represent a Buyer? A Real Estate Agent who enters into an agreement to only represent the Buyer in a real estate transaction is known as the "Buyer's Agent." A Buyer's Agent represents the Buyer in the transaction. That means that the Buyer's Agent may assist the Seller who is not represented in selling the property, or deal with the Seller's Agent, but the Buyer's Agent's primary duty is to protect and promote the interests of the Buyer. As a Seller not represented by a Real Estate Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Buyer or the Buyer's Agent since that Buyer's Agent has a duty to pass that information on to the Buyer. Confidential information may include the Seller's reason or motivation for selling, the lowest price the Seller will accept, negotiating strategies or tactics, or financial situation.

What Does It Mean to Represent Both Seller and Buyer? A Real Estate Agent who enters into an agreement to represent the Seller and also enters into an agreement to represent the Buyer in the same transaction is known as a "Dual Agent." A Dual Agent most frequently occurs when a Real Estate Agent, or agents within the same real estate firm, represent both Seller and Buyer in the same transaction. Both Seller and Buyer must have given their written consent to such dual representation prior to or at the time of execution of any Agency Agreement, Listing Agreement or Real Estate Contract. Both Seller and Buyer should be aware that a possible conflict of interest may exist in this type of representation. A Dual Agent limits the duties described above in representing the Seller and Buyer by written agreements found in the Agency Agreement, Listing Agreement or Real Estate Contract. For instance, when representing both Seller and Buyer the Dual Agent would not disclose to one party confidential information obtained from the other party.

Exclusively Listed

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