FOR SALE | DOLLAR GENERAL

ABSOLUTE NNN | SINGLE TENANT | CORPORATE GUARANTEE

10795 HEBER SPRINGS RD
CONCORD, ARKANSAS

ONE COMMERCIAL
REAL ESTATE

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

ONE Commercial is pleased to exclusively offer a single-tenant, absolute NNN leased Dollar General PLUS property at 10795 Heber Springs Rd, Concord, AR 72523. Built in 2022 as a corporate build-to-suit, the ±10,640 SF property sits on ±1.89 acres with a corporate guarantee from Dollar General Corporation.

The lease carries approximately 10.5 years of primary term remaining through its 1/30/2037 expiration, backed by five, 5-year renewal options with 10% rent increases at each option — providing long-term, zero-landlord-responsibility income with built-in rent growth.
As a Dollar General PLUS location, a larger-format concept reserved for stores projecting above-average sales volume, the asset reflects strong confidence in the Concord trade area. Dollar General remains one of the largest, fastest-growing discount retailers in the country, with an investment-grade credit rating and a consumables-driven model that has proven resilient across economic cycles.

Concord sits in Cleburne County in the Arkansas Ozarks, about 90 minutes from Little Rock, with limited nearby competition and a loyal, value-driven customer base. Combined with the corporate guarantee and remaining lease term, this offering presents a low-maintenance, income-focused investment opportunity.

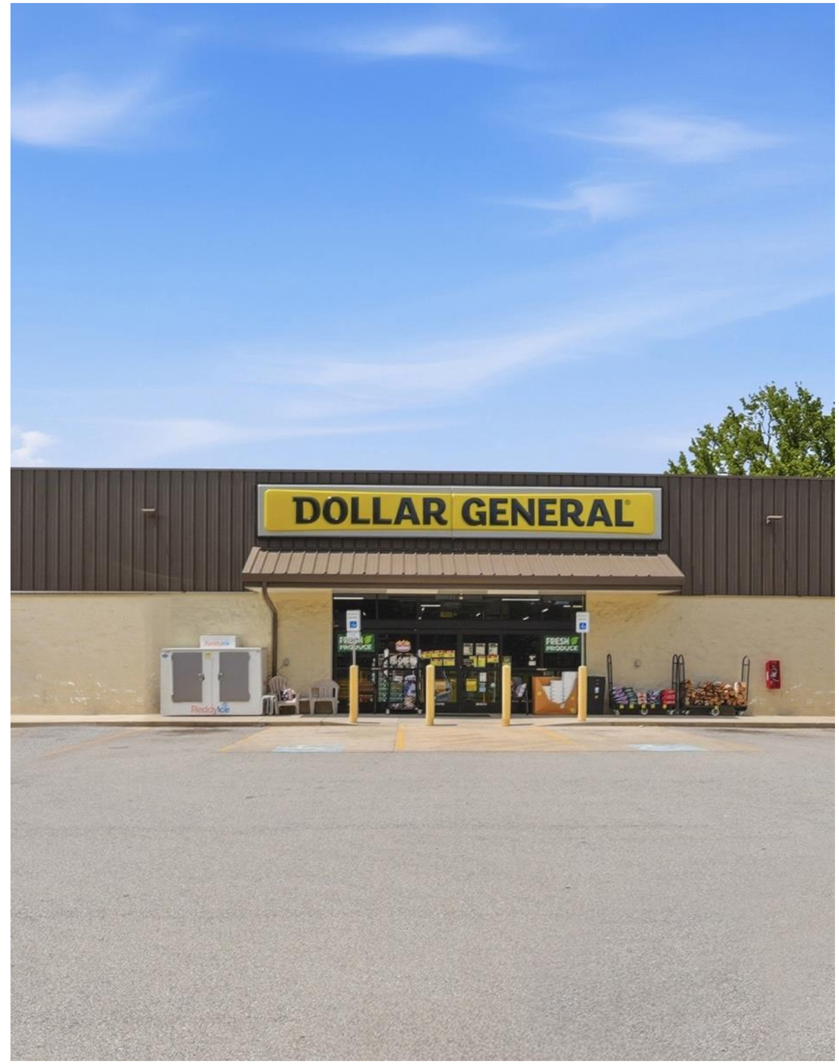
OFFERING SUMMARY

OFFERING

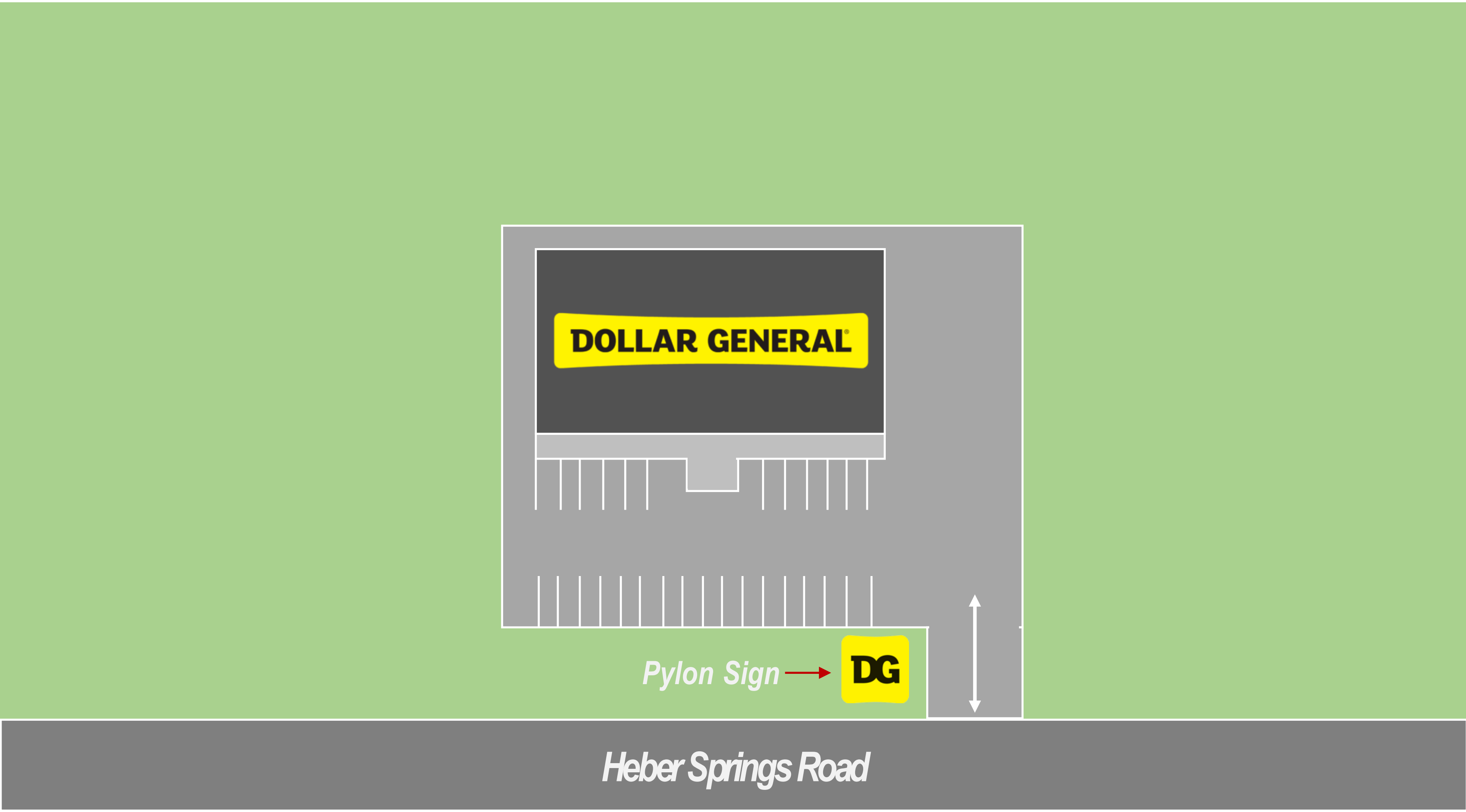
Price	$1,375,000
Net Operating Income	$87,252
Cap Rate	6.35%
Lease Structure	Corporate (S&P: BBB)
Tenant	Dollar General Co.
Lease Type	Absolute NNN
Landlord Responsibilities	None
Ownership	Fee Simple (Land & Building)

BUILDING SPECIFICATIONS

Property Address	10795 Heber Springs Rd, Concord, AR 72523
Rentable Area	+/-10,640 SF
Land Area	1.89 Acres
Year Built	2022



SITE LAYOUT



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FINANCIAL OVERVIEW

FINANCIAL INFORMATION

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Net Operating Income	$87,252
Cap Rate	6.35%
Lease Type	Absolute NNN
Ownership	Fee Simple (Land & Building)

Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Annually	Structure	Options
Dollar General	10,640 SF	Jan. 2022	Feb. 2037	Current	-	$87,252	Absolute NNN	5 (5 Year)
				Option 1	10%	$95,976		
				Option 2	10%	$105,576		
				Option 3	10%	$116,136		
				Option 4	10%	$127,740		
				Option 5	10%	$140,520		

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DG

10.5 Years Remaining | Investment Grade Tenant | Corporate Guarantee

- The tenant has approximately 10.5 years of firm term remaining with 5 (5-year) option periods left to extend
- The lease features 10% rental increases at the beginning of each option period, growing NOI and helping hedge against inflation
- The lease is backed by Dollar General's corporate guarantee (S&P: BBB | NYSE: DG)

2022 Build-to-Suit Construction | Larger Format Layout | Key Corridor Location | Absolute NNN Lease

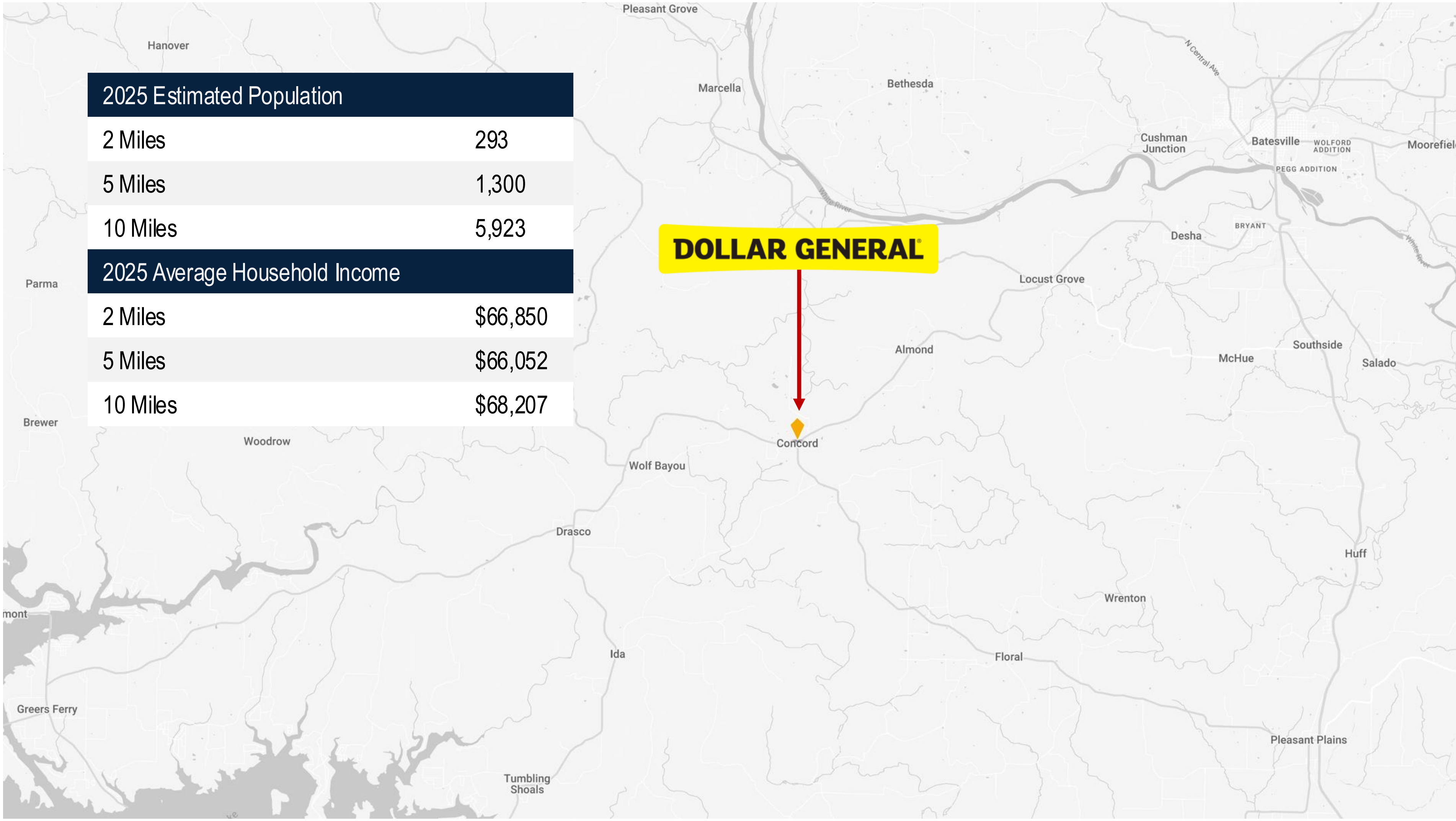
- Built in 2022 as a build-to-suit for Dollar General, reflecting the tenant's confidence in above-average sales volume for this location
- The property features a larger-format ±10,640 SF Dollar General Plus layout on approximately 1.89 acres with ample on-site parking
- Positioned along Heber Springs Road in Concord, AR, with strong frontage along a well-traveled corridor connecting to Batesville, AR

Growing Rural Trade Area | Residential Consumer Base | Demographics in 10-Mile Trade Area

- Dollar General is surrounded by a supportive residential base, providing a direct and consistent consumer draw for the site
- More than 5,558 residents within a 10-mile radius support the trade area

DEMOGRAPHICS

2025 Estimated Population	
2 Miles	293
5 Miles	1,300
10 Miles	5,923
2025 Average Household Income	
2 Miles	$66,850
5 Miles	$66,052
10 Miles	$68,207



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TENANT PROFILE

Dollar General Corporation (NYSE: DG) is the largest discount retailer in the United States by store count, operating over 20,900 locations across 48 states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, Dollar General serves rural, suburban, and small-town communities with everyday consumables, household products, and general merchandise at value price points. The company generated $42.7 billion in net sales in FY2025, a 5.2% year-over-year increase, and maintains investment-grade credit ratings from both S&P (BBB) and Moody's (Baa3). Dollar General's recession-resilient model, deep consumer loyalty, and corporate-guaranteed NNN lease structure make it one of the most widely held single-tenant net lease credits in the country.

Attribute	Detail
Parent Company	Dollar General Corporation
Ticker	NYSE: DG
Founded	1939
Headquarters	Goodlettsville, Tennessee
Store Count	20,942 (as of Q1 FY2026)
FY2025 Net Sales	$42.7 Billion
FY2025 Operating Profit	$2.2 Billion
S&P Credit Rating	BBB (Stable)

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions.

Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Are you ready for what's next?

Let's have a conversation.

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