



12270 US HWY 165 E, HUMNOKE, AR 72072-8678

**\$1,310,400**

Dollar General Humnoke, Arkansas

Dollar General Absolute NNN Corporate Guarantee



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Listing Added: Today  
Listing Updated: Today

Commercial  
Realty LLC



## Details

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Asking Price	<b>\$1,310,400</b>	Property Type	<b>Retail</b>
Sub Type	<b>Convenience Store, Grocery Store</b>	Lease Type	<b>Absolute NNN</b>
Tenancy	<b>Single</b>	Lease Term	<b>15 years</b>
Lease Commencement	<b>02/01/2021</b>	Lease Expiration	<b>01/31/2036</b>
Remaining Term	<b>9.7 years</b>	Square Footage	<b>9,100</b>
Cap Rate	<b>6.50%</b>	NOI	<b>\$85,176</b>
Units	<b>1</b>	Year Built	<b>2020</b>
Stories	<b>1</b>	Lot Size (SqFt)	<b>42,570</b>
Rent Bumps	<b>10%</b>	APN	<b>760-10107-000</b>
Lease Options	<b>5 (5 Year) Options</b>	Ground Lease	<b>No</b>

## Investment Highlights

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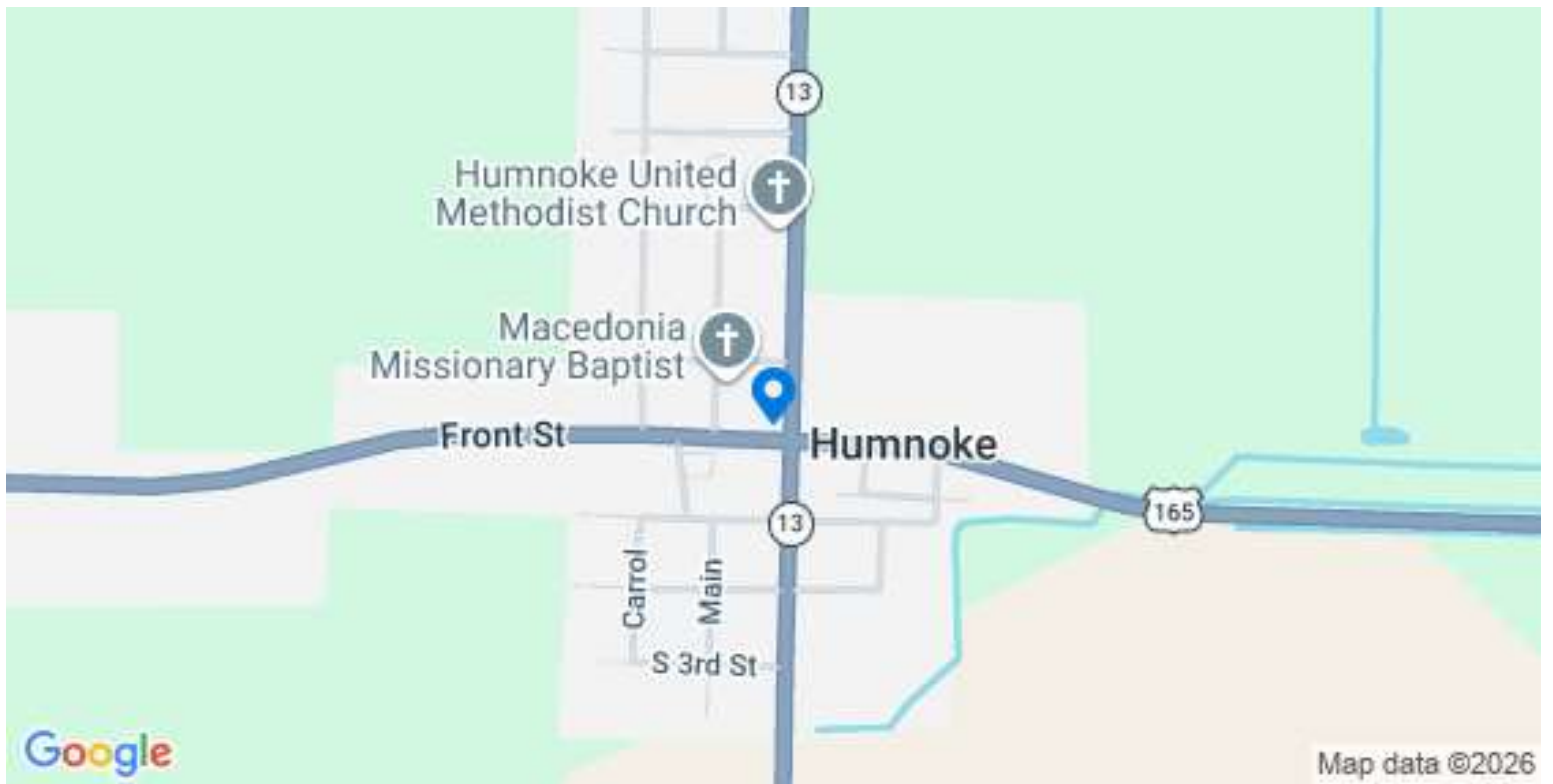
This offering presents a single-tenant net-leased Dollar General in Humnoke, Arkansas, supported by a 15-year absolute NNN lease structure that places no landlord responsibilities on ownership. The property contains 9,100 square feet on 1 acre and was built in 2020, combining recent construction with a corporate guaranty and a long remaining primary term through January 31, 2036.

At the offering price of \$1,310,400, the asset generates \$85,176 in annual NOI, equating to a 6.5% cap rate. The lease includes five 5-year renewal options with 10% rent increases beginning in each option period, creating a defined framework for continued cash flow beyond the initial term while preserving the low-management profile associated with an absolute NNN investment.

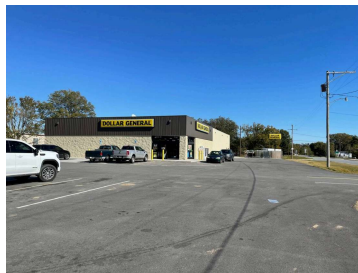
The investment is straightforward: acquire a newer-vintage, corporate-guaranteed Dollar General asset with durable in-place income, no landlord expense burden, and embedded contractual extension and rent-growth potential in a small-market retail format suited for passive ownership.



Location (1 Location)



Property Photos (2 photos)



Demographic Insights

