

NN LEASE FOR SALE

POTEAU, OK DOLLAR GENERAL

201 Clayton Avenue, Poteau, OK 74953

AJ TOLBERT
405.843.7474
aj@creekcre.com

CAMDEN NIGHTENGALE
727.946.3333
camden@creekcre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$515,000
Building Size:	14,000 SF
Lot Size:	0.32 Acres
Price / SF:	\$36.79
Cap Rate:	7.4%
NOI:	\$38,083.00
Year Built:	1983
Zoning:	Commercial

PROPERTY OVERVIEW

Open since 1992, the Dollar General at 201 Clayton Ave in Poteau, OK serves as a vital grocer for the area. The 14,000 SF store is leased on a NN lease and currently has over 5.5 Years of remaining Lease Term. Following the expiration of the existing Lease Term, Dollar General retains two (2) additional five (5) year renewal options. Beginning in March of 2027, the base rent will increase to \$42,619.56/year. Dollar General is currently paying \$2,400/year in CAM charges with no reconciliations. Additionally they reimburse Taxes up to \$3,500/year and Insurance up to \$2,100/year.

PROPERTY HIGHLIGHTS

- 5.5 Years of Remaining Lease Term
- Two (2) Additional Five (5) Year Options to Renew
- Operating in Current Location since 1992
- NN Lease with CAM, Tax, Ins Reimbursements
- Limited Landlord Responsibilities

POTEAU, OK



LOCATION DESCRIPTION

Poteau serves as the county seat and primary commercial hub of LeFlore County, Oklahoma, giving this property strong, consistent daily traffic from both local residents and the surrounding rural trade area. The town anchors a regional draw that extends well beyond its own population, pulling shoppers from smaller surrounding communities throughout LeFlore County and into western Arkansas, with Fort Smith just a short drive east. Poteau sits along US Highway 59 and US Highway 271, key north-south and east-west corridors that support steady vehicle counts and visibility for retail and commercial users. The local economy is anchored by healthcare, government, education, and forestry/timber employment, providing a stable base of year-round consumer spending. Its position near the Ouachita National Forest and area lakes also brings seasonal tourism and outdoor recreation traffic that adds to consumer volume. For an investor, Poteau offers the kind of durable, needs-based retail demand that supports long-term dollar-store performance in a market with limited nearby competition.

LEASE ABSTRACT

LEASE INFORMATION AND RESPONSIBILITIES

Roof & Structure:	Landlord Responsible	CAM:	LL Responsible for Parking Lot. Tenant Reimburses \$200/month
HVAC:	Tenant capped at \$500 per Occurrence	Taxes and Insurance:	Tenant Reimburses \$5,600/yr

LEASE TERMS AND OPTIONS

LEASE TERM	LEASE START	LEASE END	MONTHLY	ANNUAL
Current Term	March 1, 2022	Feb. 28, 2027	\$3,382.50	\$40,590
Extended Term	March 1, 2027	Feb. 28, 2032	\$3,551.63	\$42,620
Option 1	March 1, 2032	Feb. 28, 2037	\$3,719.21	\$44,630
Option 2	March 1, 2037	Feb. 28, 2042	\$3,905.17	\$46,862

ADDITIONAL PHOTOS

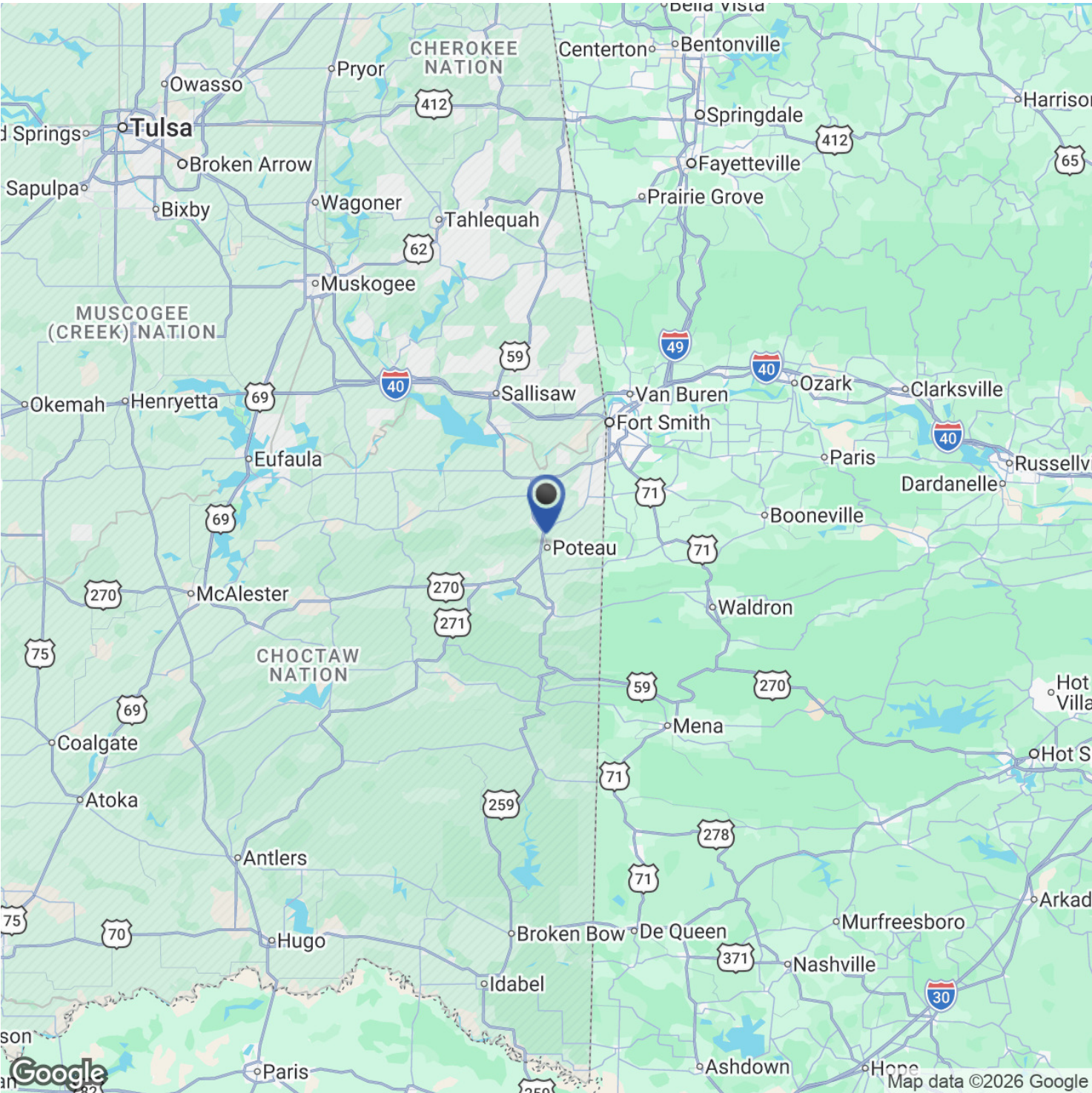




A satellite map of Poteau, Oklahoma, showing a dense grid of streets. A blue rectangular label with the text "Dollar General" is placed over a building in the center of the town. The town is situated near a river, visible on the right side of the map. Major roads like Highway 59 and Industrial Blvd are also shown. The map includes labels for numerous streets such as Paul Mathis Dr, Mockingbird Ln, Virginia Ave, Oklahoma Ave, Grand Ave, Wilson Ave, Frisco Ave, Grace St, N Witte St, N Saddler St, Industrial Blvd, Roanoke Ave, Shaw Blvd, Warner St, Bates St, St Brown, Parker Ave, Clayton Ave, Dewey Ave, Chandler St, N Bagwell St, N Saddler St, S Broadway St, S McKenna St, S Harper St, S Bagwell St, S Saddler St, S Railroad St, S Austin St, S Rock St, S Rogers Ave, Grady Ave, S Wall St, May St, South Blvd, Fowler St, Grove, Park, West Blvd, Washita Ave, Park St, Wilson St, Harding St, Gatie Frank Dr, Smith Ave, Hopkins Ave, College Ave, Green Ave, Beard Ave, Hulsey Ave, N Terry St, N Sexton St, Wilburn Ave, N Saddle St, N Harper St, N Walter St, Amos Ave, Page Ave, Stone Ave, and Carter St. The Google logo is visible in the bottom left corner, and map data is attributed to Google Imagery, Airbus, and Maxar Technologies in the bottom right corner.



LOCATION MAP



INCOME & EXPENSES

INCOME SUMMARY

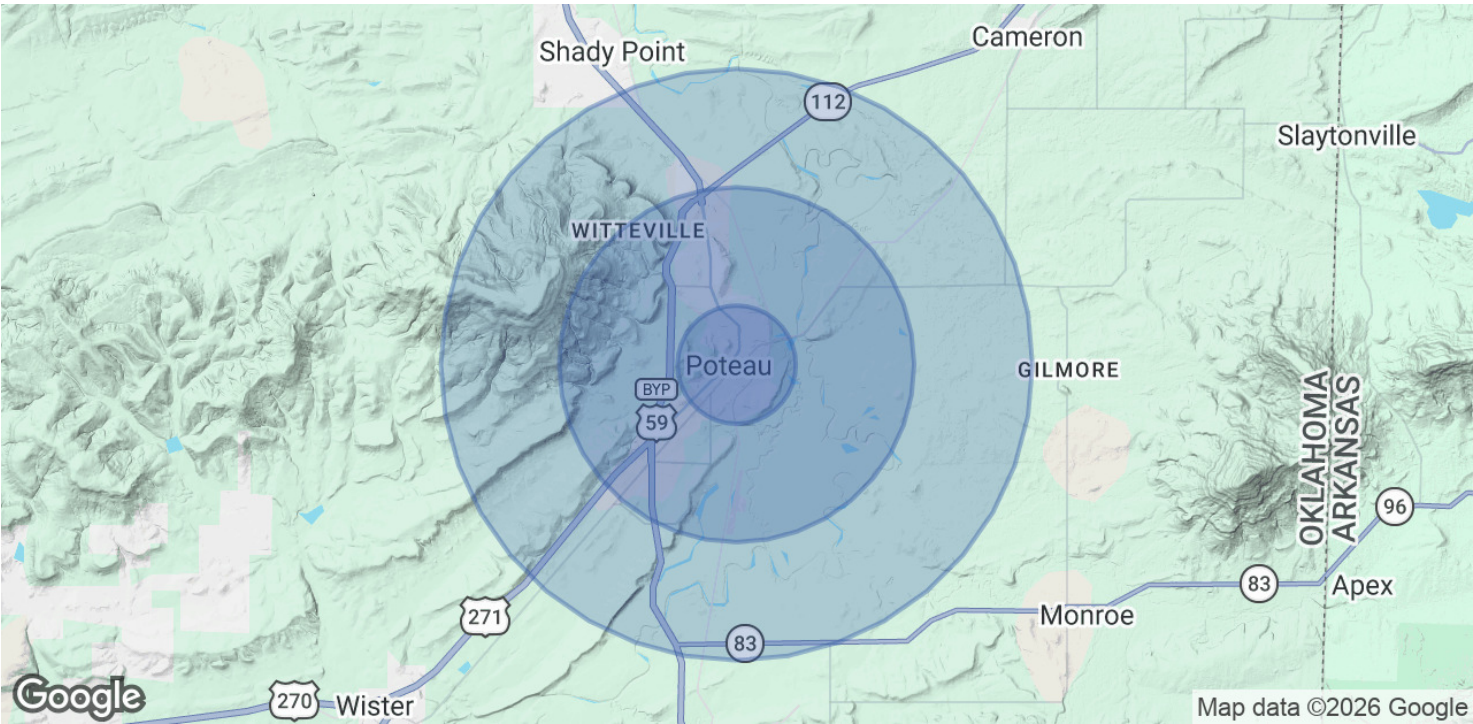
Tax Reimbursement	\$3,500
Insurance Reimbursement	\$2,100
CAM Reimbursement	\$2,400
Dollar General Base Rent	\$42,620
Vacancy Cost	\$0
GROSS INCOME	\$50,620

EXPENSES SUMMARY

Insurance	\$8,532
Taxes	\$4,004
Management (Self Managed)	\$0
OPERATING EXPENSES	\$12,536
NET OPERATING INCOME	\$37,091



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,266	8,099	11,279
Average Age	32.5	33.8	34.6
Average Age (Male)	30.4	33.0	33.7
Average Age (Female)	35.8	35.6	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	738	2,817	3,941
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$58,151	\$62,486	\$64,904
Average House Value	\$128,057	\$150,484	\$159,987

2023 American Community Survey (ACS)