

# DOLLAR GENERAL

2110 Ridgway Rd, Pine Bluff, AR 71603



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## PROPERTY SUMMARY

<b>ADDRESS</b>	2110 Ridgway Rd, Pine Bluff, AR 71603
<b>SIZE</b>	9,100 SF
<b>LAND AREA</b>	1.43 Acres
<b>TRAFFIC COUNTS</b>	±12,000 VPD
<b>YEAR BUILT</b>	2017
<b>POPULATION</b> <small>within a 5-mile radius</small>	33,807
<b>AVERAGE HOUSEHOLD INCOME</b> <small>within a 5-mile radius</small>	\$63,500

	Term	Annual Rent	Change
<b>Initial Term:</b>	<b>3/01/2017 – 2/29/2032</b>	<b>\$86,136</b>	<b>-</b>
First Option:	3/01/2032 – 2/29/2037	\$94,752	10.0%
Second Option:	3/01/2037 – 2/29/2042	\$104,232	10.0%
Third Option:	3/01/2042 – 2/29/2047	\$114,648	10.0%
Fourth Option:	3/01/2047 – 2/29/2052	\$126,120	10.0%
Fifth Option:	3/01/2052 – 2/29/2057	\$138,732	10.0%



**\$1,188,082**  
ASKING PRICE



**7.25%**  
CAP RATE



**\$86,136**  
NOI



- Necessity-based Dollar General retailer with consistent performance across economic cycles
- Provides essential daily-needs goods serving Pine Bluff and the surrounding Jefferson County trade area
- Located along Ridgway Road, a primary commercial corridor serving Pine Bluff's established residential neighborhoods and connecting to the broader Jefferson County trade area
- Strong visibility and convenient ingress/egress support Dollar General's high-frequency, small-basket shopping model
- Positioned within the Pine Bluff MSA, benefiting from employment driven by manufacturing, healthcare, logistics, public-sector operations, and the Pine Bluff Arsenal throughout Jefferson County and the surrounding region
- Established residential trade area with a captive local consumer base supports durable, recurring consumer demand
- Value-oriented retail format aligns exceptionally well with the surrounding trade area's demographic profile, reinforcing Dollar General's relevance as a primary shopping destination for everyday household needs in the Pine Bluff market

## Pine Bluff, Arkansas

Located in Jefferson County, approximately 45 miles southeast of downtown Little Rock, Pine Bluff is an established community within the Pine Bluff metropolitan statistical area. Population: approximately 38,000, supported by long-term residents, steady household formation, and access to one of central Arkansas's most historically significant regional employment and industrial centers.

Historically rooted in cotton agriculture, timber, and river commerce along the Arkansas River, Pine Bluff has evolved into a mature market benefiting from its position as the Jefferson County seat and its proximity to Little Rock and major state transportation corridors. The city serves as a residential and commercial base for workers employed throughout Jefferson County and neighboring central Arkansas markets, offering affordability and accessibility within the broader Arkansas Delta region.

Major employment drivers within and around Pine Bluff include regional healthcare systems, manufacturing and distribution facilities, logistics operations, municipal and public-sector employment, and the broader central Arkansas labor market. The presence of the Pine Bluff Arsenal and established industrial corridors further strengthen the area's employment diversity and support consistent consumer spending.

Pine Bluff features established commercial corridors with national retailers, service-oriented businesses, and locally owned establishments that reinforce its role as a regional retail and service hub for Jefferson County. Civic institutions, schools, and long-standing businesses contribute to community stability and long-term residency appeal.

Outdoor and lifestyle amenities include access to the Arkansas River, Bayou Bartholomew, regional lakes, and state parks, along with proximity to Little Rock's full range of urban amenities within a short drive. These quality-of-life features complement Pine Bluff's character and support sustained residential demand throughout the trade area.

Education is supported by the Pine Bluff School District, Southeast Arkansas College, and the University of Arkansas at Pine Bluff, with additional higher education institutions accessible throughout the central Arkansas region. Regional connectivity is enhanced by proximity to U.S. Highway 65, U.S. Highway 79, U.S. Highway 270, and Arkansas Highway 530, providing efficient access to Little Rock, Bill and Hillary Clinton National Airport, and surrounding southeast Arkansas communities.

Jefferson County provides a resilient economic foundation characterized by diversified manufacturing, healthcare, agricultural, and public-sector employment anchored by generations of regional industrial investment.

Pine Bluff benefits from its role as the Jefferson County seat, established demographics, and durable community fundamentals—making it a compelling market for long-term living, service-oriented business, and necessity-based retail investment within the Arkansas Delta region.

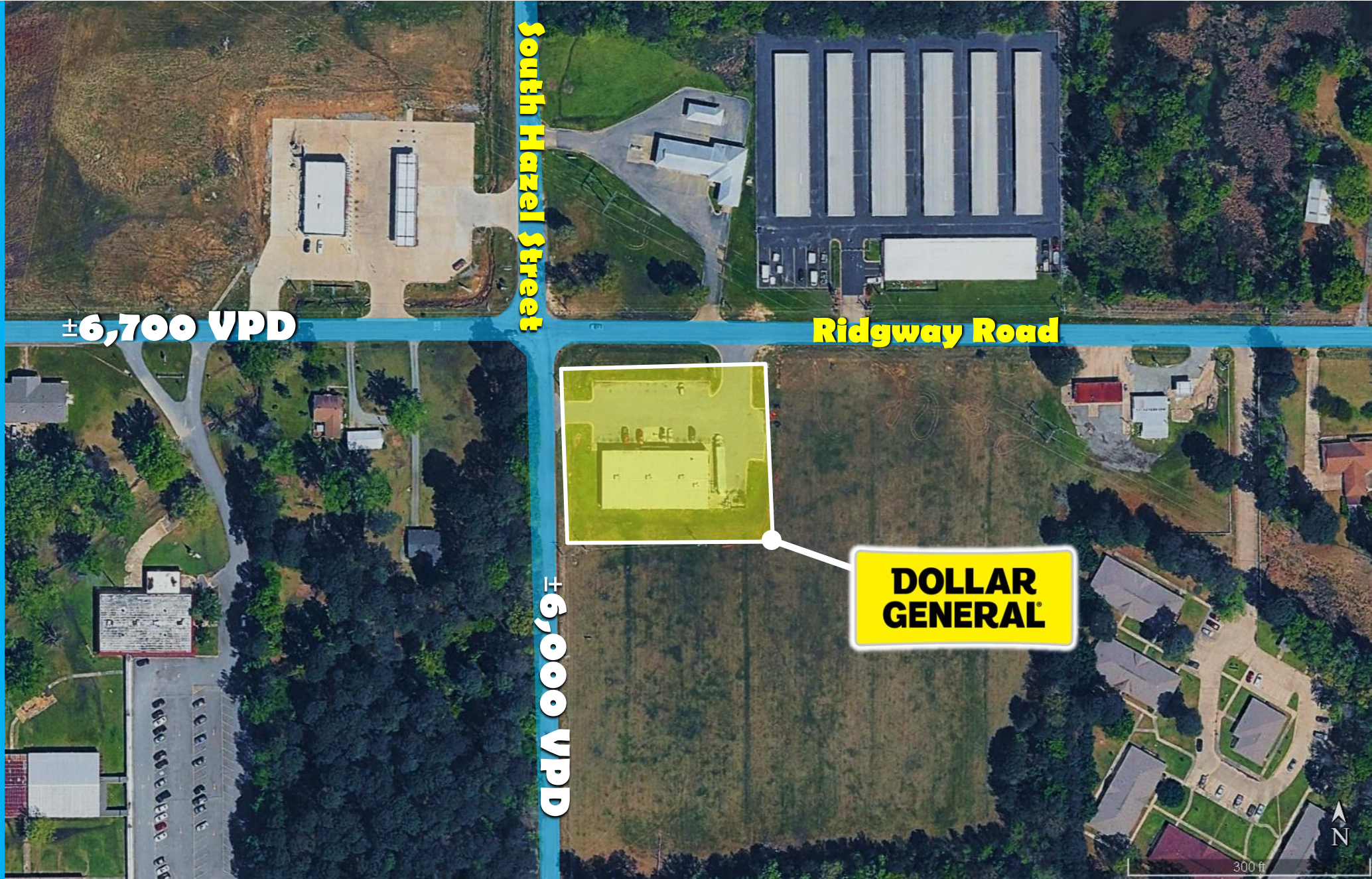


## STATISTICS

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	7,172	16,283	33,807	50,529
Households	3,131	7,216	14,418	20,388
Household Income	\$81,400	\$70,500	\$63,500	\$67,300

EXPENSE TYPE	RESPONSIBILITY
Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
Parking Lot Repairs:	Tenant Responsibility
Parking Lot Replacement:	Tenant Responsibility
Striping and Sealing:	Tenant Responsibility
Roof Repairs:	Tenant Responsibility
HVAC Repairs:	Tenant Responsibility
HVAC Replacement:	Tenant Responsibility
Common Area Maintenance:	Tenant Responsibility





±6,700 VPD

South Hazel Street

Ridgeway Road

±6,000 VPD

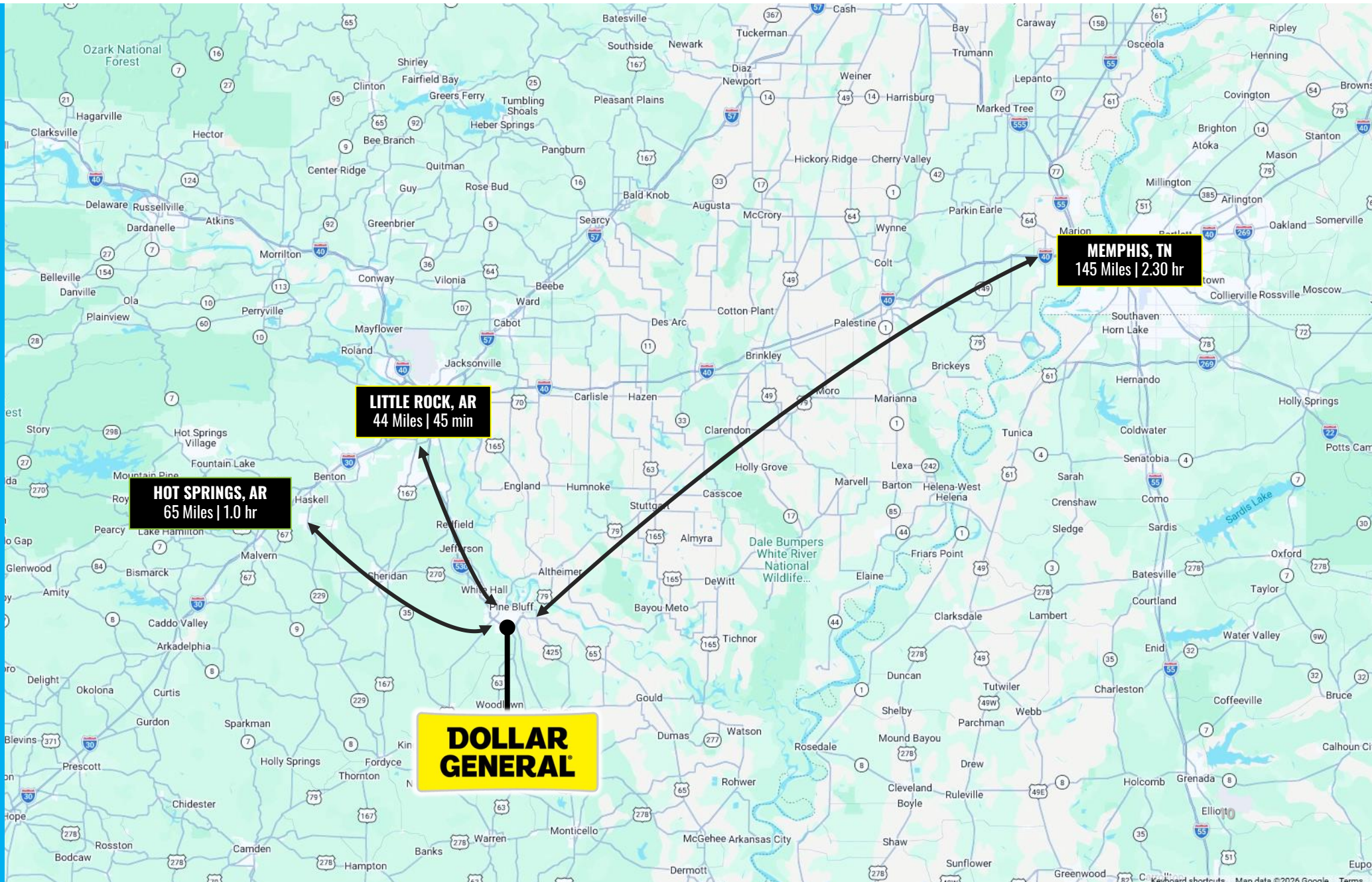
**DOLLAR  
GENERAL**

300 ft

N



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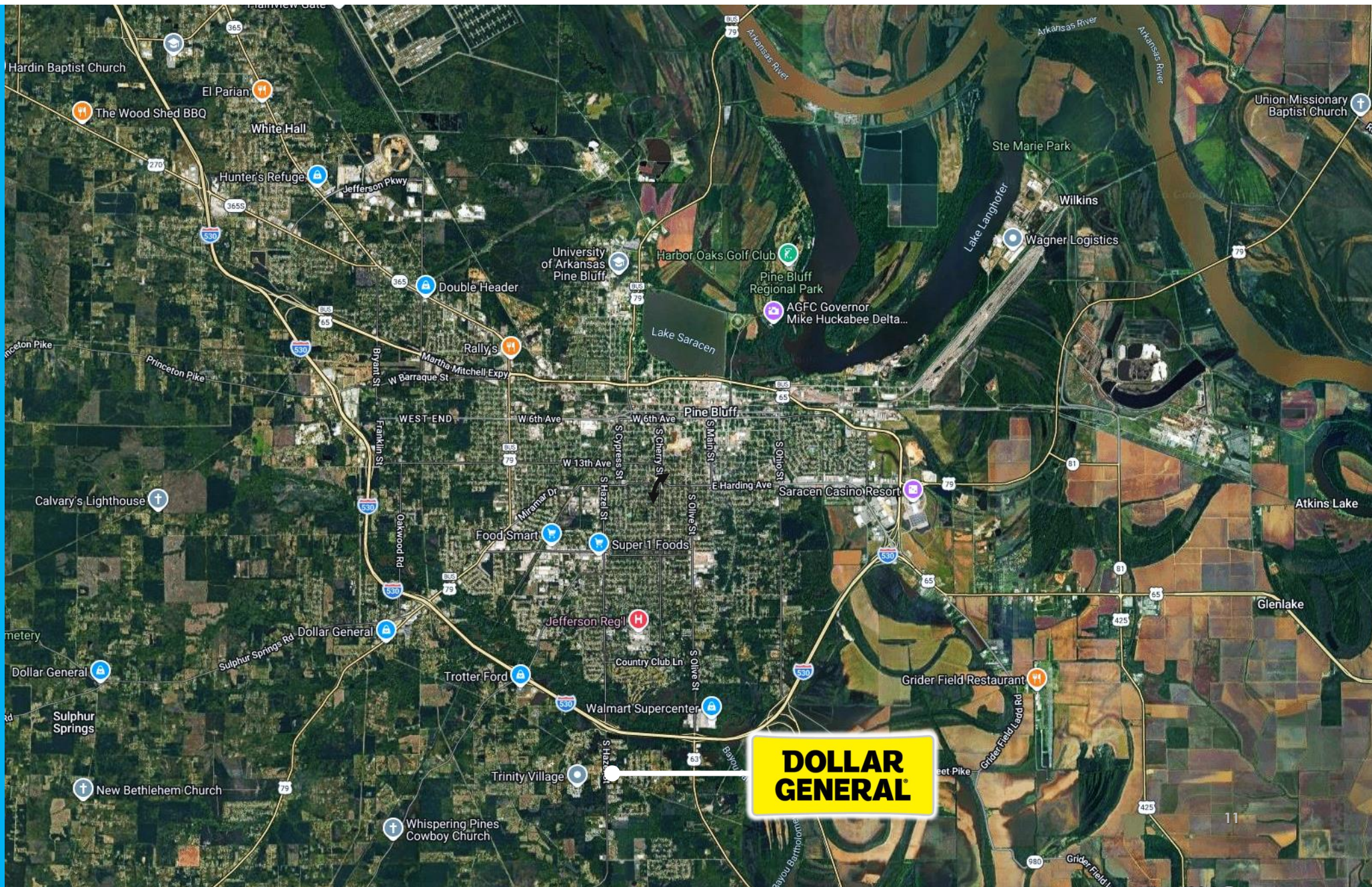


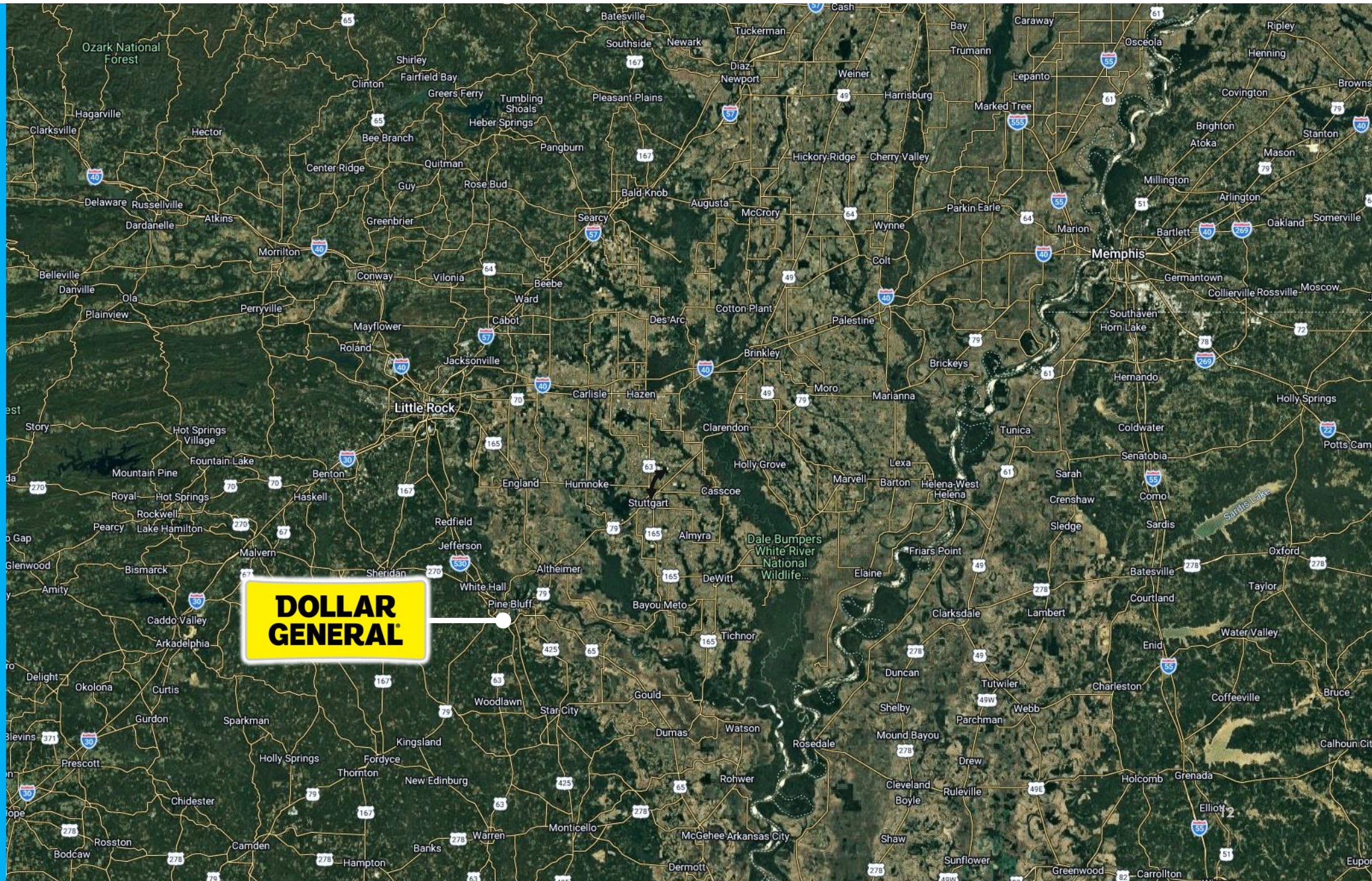
**MEMPHIS, TN**  
145 Miles | 2.30 hr

**LITTLE ROCK, AR**  
44 Miles | 45 min

**HOT SPRINGS, AR**  
65 Miles | 1.0 hr

**DOLLAR  
GENERAL**





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# DOLLAR GENERAL®

## Company Highlights

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest Public Company in America

## Company Overview

Dollar General | [www.dollargeneral.com](http://www.dollargeneral.com)



**Number of Employees:**  
194,200



**Total Revenue:**<sup>(1/31/25)</sup>  
\$40.6 Billion



**Headquarters:**  
Goodlettsville, TN



**Founded:**  
1939



**Credit Rating:**  
S&P: BBB



**Location Count:**  
20,603



## LISTING CONTACTS

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