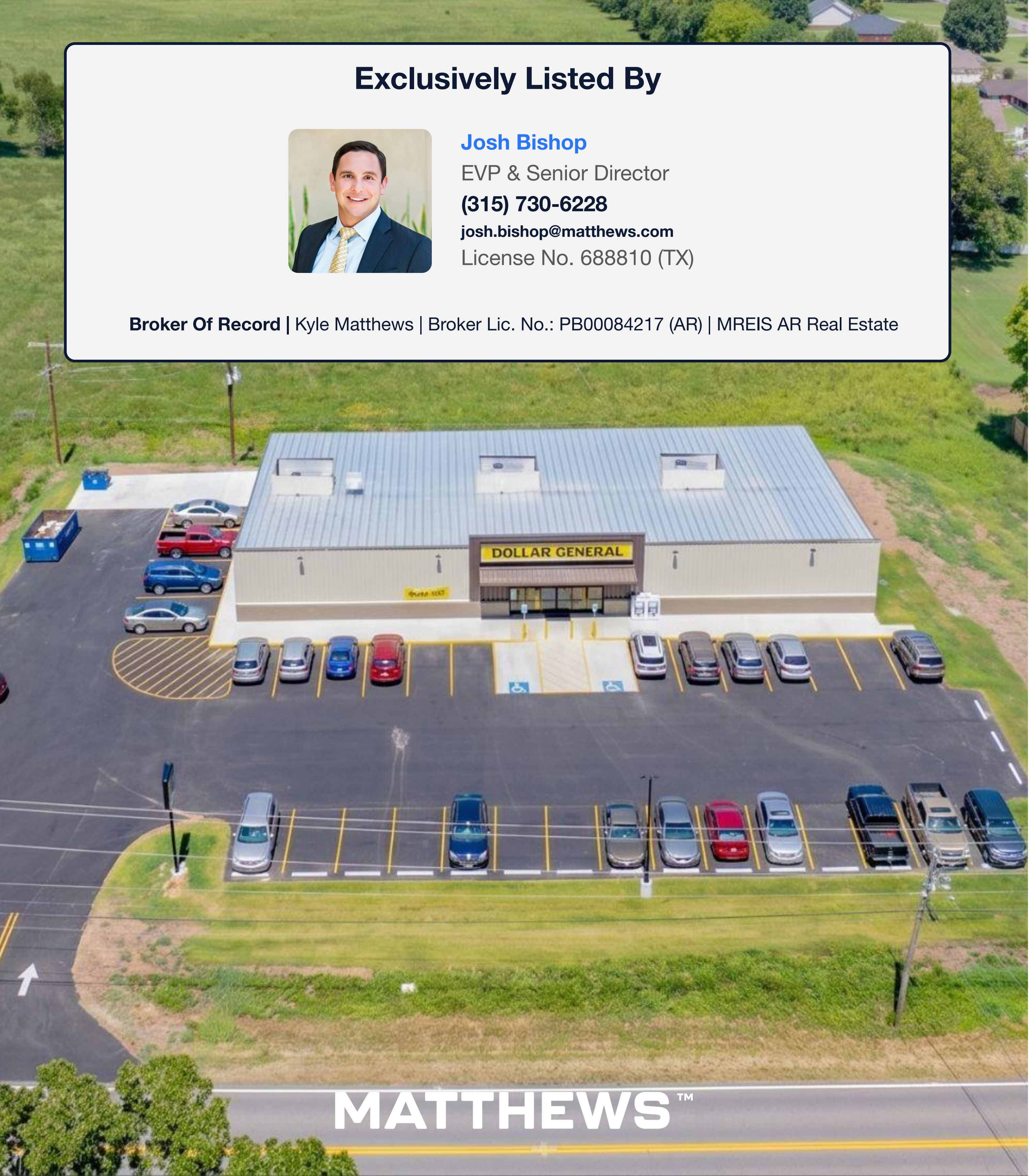
DOLLAR GENERAL

1330 Bradley Cove Rd, Russellville, AR 72802

Retail
Investment Opportunity
Offering Memorandum

Brand New 2026 Construction | 5% Increases Every 5 Years | Absolute NNN Lease

MATTHEWS™



Exclusively Listed By

Josh Bishop
EVP & Senior Director
(315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)

Broker Of Record | Kyle Matthews | Broker Lic. No.: PB00084217 (AR) | MREIS AR Real Estate

DOLLAR GENERAL

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Property Overview

DOLLAR GENERAL

$2,158,400 List Price	**±15 Years** Lease Term Remaining	**Abs NNN** Lease Type
±10,640 SF GLA	**±1.50 AC** Lot Size	**2026** Year Built

Investment Highlights

Lease & Location Highlights

- Brand new 2026 build-to-suit construction for Dollar General
- 15-Year base lease term with Five, 5-Year extension options
- Attractive 5% rental increases every 5 years for the life of the lease
- Dollar General PLUS prototype (Larger 10,640 SF building)
- Corporately guaranteed lease from Dollar General Corporation (S&P Rated BBB)
- 5-mile population of 32,858 residents
- Oversized ±1.50 Acre parcel
- Located adjacent to Arbor's Independent Living Community (±100 bed assisted living facility)
- Average household income of $92,943
- Russellville is located 70-miles northwest of Little Rock and 80-miles east of Fort Smith

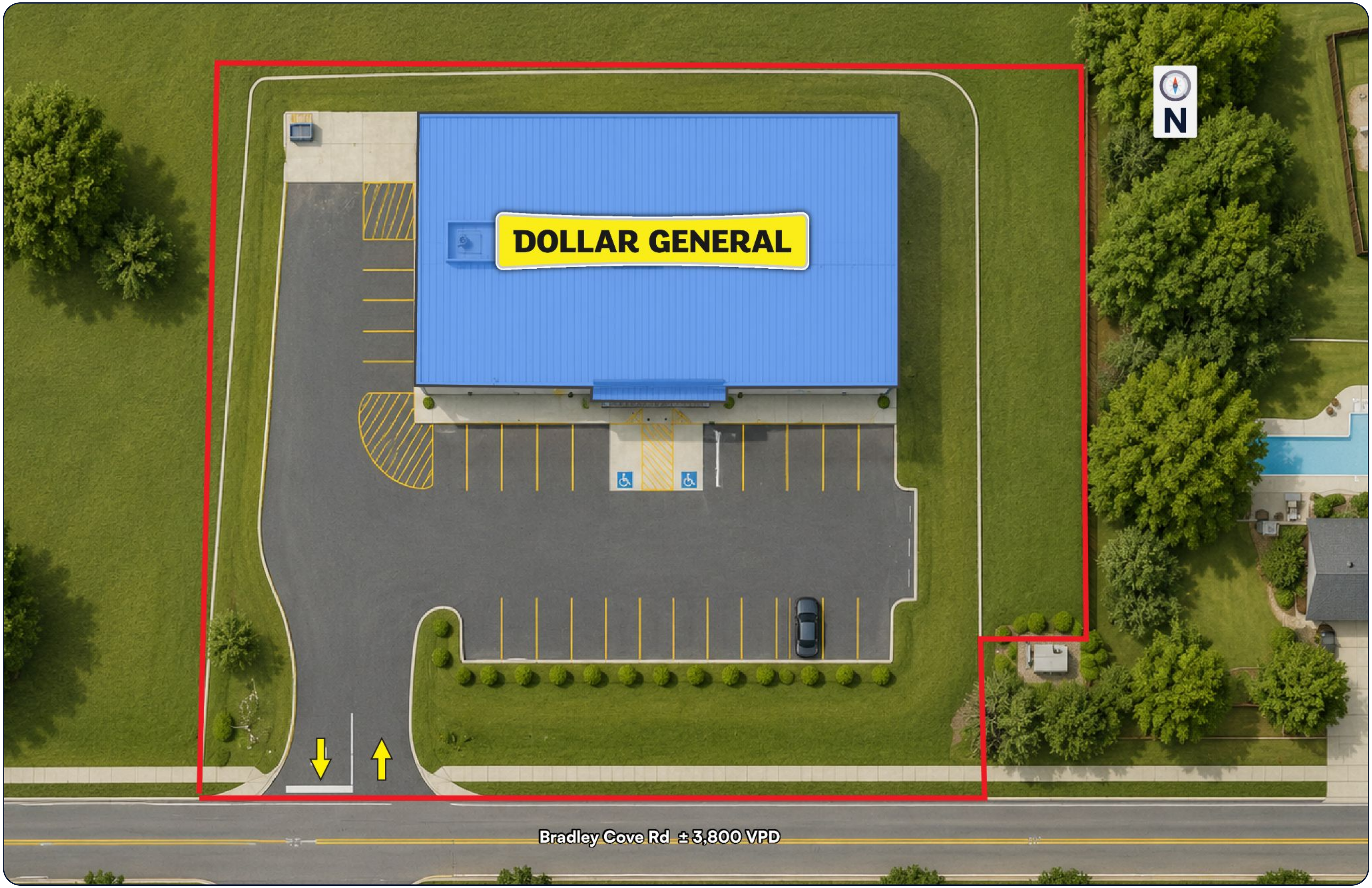
Tenant Highlights

- Dollar General operates ±21,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has an investment-grade credit rating of BBB (S&P)
- Dollar General was considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ±25 billion

Aerial Map

N
Arbors Independent Living Community
±100 Units
Subject Property
DOLLAR GENERAL
± 32,000 VPD
± 8,100 VPD
40
64
Tyson Foods
Distribution Center
Russellville High School
±1,280 Students
Russellville Municipal Airport
Google Earth

Site Plan



Property Photos

Financial Summary

$2,158,400
List Price

6.00%
Cap Rate

2026
Year Built

±1.50 AC
Lot Size

$129,504
NOI

DOLLAR GENERAL

Tenant Summary

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Abs NNN
Landlord Responsibility	None
Original Lease Term	15 Years
Rent Commencement Date	8/10/2026
Lease Expiration Date	8/31/2041
Term Remaining on Lease	±15 Years
Increase	5% Increase Every 5 Years in Base & Options
Options	Five, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current	**$10,792.00**	**$129,504.00**	**-**	**6.00%**
Years 6-10	$11,331.60	$135,979.20	5.00%	6.30%
Years 11-15	$11,898.18	$142,778.16	5.00%	6.62%
Option 1	$12,493.09	$149,917.08	5.00%	6.95%
Option 2	$13,117.74	$157,412.88	5.00%	7.29%
Option 3	$13,773.63	$165,283.56	5.00%	7.66%
Option 4	$14,462.31	$173,547.72	5.00%	8.04%
Option 5	$15,185.43	$182,225.16	5.00%	8.44%

Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville,TN

Lease Guarantor
Corporate

Employees
±180,000

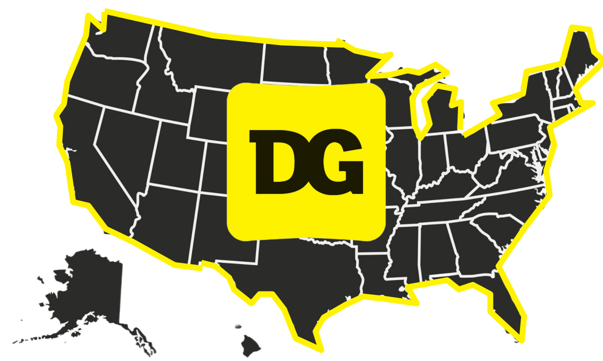
Locations
21,000+

Credit Rating
BBB

Annual Revenue
$40.61 Billion

DOLLAR GENERAL®

21,000+ Stores Across 48 States



Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly ~21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

Why Invest in Dollar General?

- Strong Financials: Q2 2025 earnings beat expectations with $10.73B in sales and raised full-year guidance—showing solid momentum.
- Expanding Customer Base: Gaining traction with higher-income shoppers, especially in non-consumables, widening its market reach.
- Net Store Growth: Adding 725 new stores in 2025 (net +600), while optimizing underperformers for long-term efficiency.
- Massive Scale: Operates ~21,000 stores, employs 180,000+, and generates ~$40.61B in annual revenue—highlighting stability and reach.

Russellville, AR

Local Market Overview

Russellville serves as a primary retail and employment hub for the Arkansas River Valley, supported by a city population of approximately 29,500 and a substantially larger regional trade area. The city has recorded modest population growth since 2020, while its location directly along Interstate 40 gives retailers access to both local consumers and traffic moving between Little Rock and Fort Smith. Russellville also benefits from Arkansas Tech University, major industrial employers, and nearby Lake Dardanelle, which broaden the daytime and visitor populations supporting restaurants, services, convenience retail, and general merchandise.

Retail demand is reinforced by Russellville's role as Pope County's commercial center. Census data report more than $1.13 billion in annual retail sales, equivalent to roughly $39,000 per capita. Major employment anchors spanning manufacturing, energy, education, healthcare, food processing, and logistics help diversify consumer demand. Continued industrial investment and downtown infrastructure improvements provide additional catalysts for employment, household spending, and commercial activity.

Market Demographics

29,521
Total Population

4.5%
Retail Vacancy

$1.13 Billion
Polk County Annual Retail Sales

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	9,799	32,858	61,335
2020 Census	9,691	32,664	60,712
Growth 2020-Current Year	1.12%	0.59%	1.03%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	3,915	12,823	24,223
2020 Census	3,717	12,173	23,029
Growth 2020-Current Year	5.33%	5.34%	5.18%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$92,943	$80,608	$87,427

Little Rock, AR MSA

Market Demographics

203,844
Total Population

$51.2B
Regional GDP

100,000
Employed Population

4.1%
Retail Vacancy

Local Market Overview

Little Rock, the capital city of Arkansas, functions as the primary economic and governmental center for Central Arkansas. As the anchor of the Little Rock–North Little Rock–Conway metropolitan area, the city supports a diverse economic base that includes government, healthcare, education, logistics, and professional services. These sectors contribute to consistent employment opportunities and provide a stable foundation for residential real estate demand. The metropolitan area supports a diverse mix of retail formats, including regional malls, lifestyle centers, neighborhood shopping centers, and specialty retail corridors.

Population trends within the region are influenced by migration from smaller surrounding communities into the metropolitan core. Young professionals, students, and healthcare workers relocating for employment and education contribute to sustained demand for both owner-occupied and rental housing. Additionally, the area's relatively affordable cost of living compared with larger metropolitan markets continues to attract new residents.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1330 Bradley Cove Rd, Russellville, AR, 72802 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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