DOLLAR GENERAL

1916 S Main St | **Shattuck, OK 73858**

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

Edward DeSimone
VP & Associate Director
(646) 216-8570
edward.desimone@matthews.com
License No. 10401386411 (NY)

Kyle Matthews
Broker of Record
Broker Lic. No. 180760 (OK)
Firm Lic. No. 180759 (OK)

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PROPERTY OVERVIEW

Dollar General
1916 S Main St, Shattuck, OK 73858

INVESTMENT HIGHLIGHTS

Property Highlights

- **List Price: $691,467**, Yielding an Attractive 9.00% Cap Rate
- **±9,026 SF Built-To-Suit Building** Constructed in 2011 for Dollar General
- Situated an a ±**1.72-Acre Parcel** with a concrete parking Lot and **28 Parking Spaces**
- Over **±5 Years Remaining** on the Lease with **Three 5-Year Extension Options**
- Tenant Recently Exercised A **5-Year Extension**, Demonstrating Commitment and Strong Performance
- **NN+ Lease Structure** with **Minimal Landlord Responsibilities.** The tenant pays an **additional $300/mo** in parking lot maintenance (CAM) contribution. Full reimbursement provided by tenant at year end in the event actual expenses exceed contribution.
- **Strong Corporate Guaranty** from Dollar General (Fortune 500), BBB Credit Rating (S&P), ~$28b Market Cap
- Located on **S Main Street** (Route 283), A Primary North-South Highway And Main Entry into Shattuck, Ok
- **Positioned in the Main Retail Corridor** with Nearby Tenants Including Sonic Drive-In, Quick Stop, Venture Foods, And H&H Powersports
- **Near Newman Memorial Hospital** (25+ Beds) and **Shattuck High School** (355 Students)
- Nearest Competing Dollar Store is Over **±30 Miles Away**, Limiting Local Competition
- **Shattuck is the Largest City in Ellis County** and Serves as a Commercial Hub with ~100 Chamber Of Commerce Businesses
- **Population of Approximately 1,267** with an **Average Household Income of ~$66,640**, Aligning with Dollar General's Target Demographic

1916 S Main St
Shattuck, OK 73858

±9,026 SF
GLA

2011
Year Built

NN+
Lease Type

±1.72 AC
Lot Size

PROPERTY OVERVIEW

Physical Description

Address	1916 S Main St
City	Shattuck
State	OK
Zip Code	73858
Property Type	Retail
APN	0405-00-000-000-0-009-00
Year Built	2011
Building Size	±9,026 SF
Lot Size	±1.72 AC
Parking Spaces	±28
Parking Ratio (per 1,000)	3.10

Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	1,182	1,267	2,054
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	474	509	834
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$65,494	$66,640	$71,885

FINANCIAL OVERVIEW

Dollar General
1916 S Main St, Shattuck, OK 73858

FINANCIAL OVERVIEW

$691,467	9.00%	$62,232
List Price	Cap Rate	Annual Rent

Lease Overview

Tenant	Dollar General
Type Of Ownership	Fee Simple
Lease Type	NN+
Lease Guarantor	Corporate (S&P BBB)
Original Lease Term	20 Years
Term Remaining	±5.00 Years
Rent	$62,232
CAM Contribution	$300/mo
Lease Expiration	7/31/2031
Options	Three, 5-Year Options
Increases	3.00% in Options

ANNUALIZED OPERATING DATA

Annualized Operating Data

Lease Term	Monthly Rent	Annual Rent	Rent PSF	Increases	Yield
Primary Term	**$5,186**	**$62,232**	**$6.89**	**-**	**9.00%**
Option 1	$5,342	$64,104	$7.10	3.01%	9.27%
Option 2	$5,502	$66,024	$7.31	3.00%	9.55%
Option 3	$5,667	$68,004	$7.53	3.00%	9.83%
Average	**$5,424**	**$65,091**	**$7.21**	**3.00%**	**9.41%**


CHEVROLET
Nutrien
Ag Solutions
Shattuck Elementary
±247 Students
N
Shattuck Senior High
±236 Students
UNITED STATES POSTAL SERVICE
Shattuck Indians
Softball Fields
Newman Memorial Hospital
±25 Beds
PHILLIPS 66
Venture
FOOD STORES
CONOCO
H&H
TRI-STATE
POWERSPORTS
S Main St ± 2,900 VPD
SONIC
283
DOLLAR GENERAL
Subject Property

TENANT OVERVIEW

Year Founded
1939

Headquarters
Goodlettsville, TN

Type of Ownership
Fee Simple

Employees
194,200+

Locations
21,000+

Credit Rating
BBB (S&P)

Annual Revenue
$40.61 Billion

DOLLAR GENERAL®

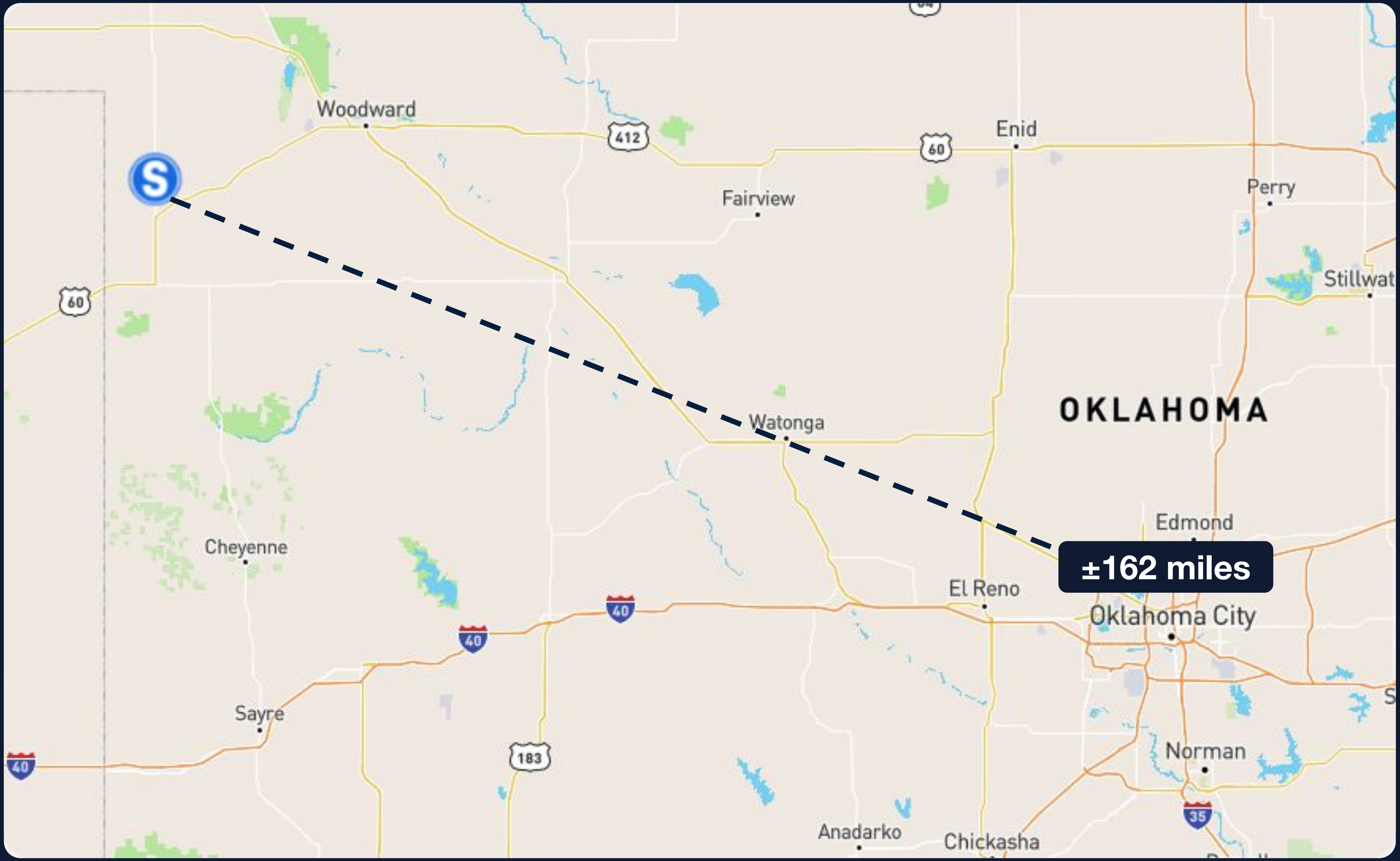
Tenant Overview
Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 21,000+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

Why Invest in Dollar General?

- Extensive geographic footprint in 48 states with over 21,000 stores provides diversification and resilience across markets.
- Because a large portion of its merchandise is consumables (grocery, household, personal care), Dollar General benefits from recurring demand even in softer retail cycles.
- Approximately 80% of revenue is derived from consumables such as household goods, groceries, and personal care items, providing consistent foot traffic and recurring sales.
- Targets rural and low-competition trade areas, creating a strong moat against larger retailers and e-commerce disruption.
- Management is actively prioritizing debt reduction and capital discipline to stabilize leverage and preserve long-term financial flexibility.
- In periods of economic uncertainty or consumer trade-down behavior, Dollar General benefits from increased value-conscious shopping, supporting demand stability.

MARKET OVERVIEW

Dollar General
1916 S Main St, Shattuck, OK 73858



SHATTUCK, OK

Local Market Overview

Shattuck is a small, stable community located in Ellis County in northwestern Oklahoma, characterized by its agricultural roots and tight-knit population base. The area benefits from a modest but steady economic profile driven primarily by farming, energy production, and local services. Population levels have remained relatively consistent, reflecting a mature market with limited volatility. Household incomes in Shattuck are modest compared to national averages, but the low cost of living and affordable housing contribute to a balanced standard of living for residents. The community appeals to long-term homeowners and families seeking affordability, space, and a quieter lifestyle.

The local economy is supported by regional trade activity, oil and gas operations, and essential services that serve the broader rural population. While growth is not rapid, the area maintains economic resilience through diversification across agriculture and energy sectors. Shattuck's housing market is primarily composed of single-family homes with high ownership rates, reflecting long-term residency and community stability. Its location near U.S. Route 283 provides connectivity to larger regional hubs such as Woodward and Liberal, Kansas, offering access to expanded employment, healthcare, and retail amenities while preserving its rural character.

Economic Drivers

Shattuck's economy is rooted in agriculture and energy production, which together form the foundation of long-term economic stability in this northwestern Oklahoma community. The area supports a network of farming and ranching operations that drive local commerce, while oil and gas activity in the surrounding Anadarko Basin provides an additional layer of economic support. Although small in scale, the local economy is resilient, benefiting from consistent demand for essential goods and services tied to these primary industries. Household spending is largely concentrated in locally owned businesses, reinforcing the community's role as a service center for the surrounding rural population.

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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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