



REPRESENTATIVE PHOTO

**DOLLAR GENERAL**  
205 N KERR BLVD, SALLISAW, OK 74955







**tri-oak.com**

**513-898-1551**

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## CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of Tri-Oak Consulting Group ("the Owner") or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Tri-Oak Consulting Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Tri-Oak Consulting Group, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived. By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Tri-Oak Consulting Group. Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Tri-Oak Consulting Group. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE DETAILS.**

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



## 4 | INVESTMENT HIGHLIGHTS

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- **Expanded Footprint** - Originally a 7,500 SF build, Corporate invested additional capital to expand the site an additional 1,200 SF
- **Recent Renovations** - New Roof in 2021 and Newly Resurfaced Parking Lot in 2022
- **Tenant Commitment to Site** - In 2022, the tenant extended 7 years rather than the scheduled 5, demonstrating tenant's commitment to the site
- **Investment Grade Tenant** - Dollar General holds a BBB rating (S&P)
- **Strong Local Positioning** - Subject property sits directly adjacent to Americas Best Value Inn Sallisaw and is located less than 1 mile from key traffic drivers such as Cherokee Casino Choctaw, DaVita Dialysis, McDonald's, 7Brew, and Whataburger
- **Excellent Visibility** - Subject Property experiences 18,000+ VPD and strategically located on Route 64



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LIST PRICE:	\$818,824
CAP RATE:	8.50%

NOI:	\$69,600
LEASE END:	05/31/2029
TERM REMAINING:	3.80 Years
OPTIONS:	Two, 5-Year Options
BUILDING SIZE:	8,700 Square Feet
LOT SIZE:	1.22 Acres
YEAR BUILT:	1995 / 2021
LEASE TYPE:	NN+
GUARANTOR:	Dollar General Corporation
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



PROPERTY PHOTO

LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	\$69,600	--	8.00%
OPTION 1	\$76,560	10.00%	8.80%
OPTION 2	\$84,216	10.00%	9.68%



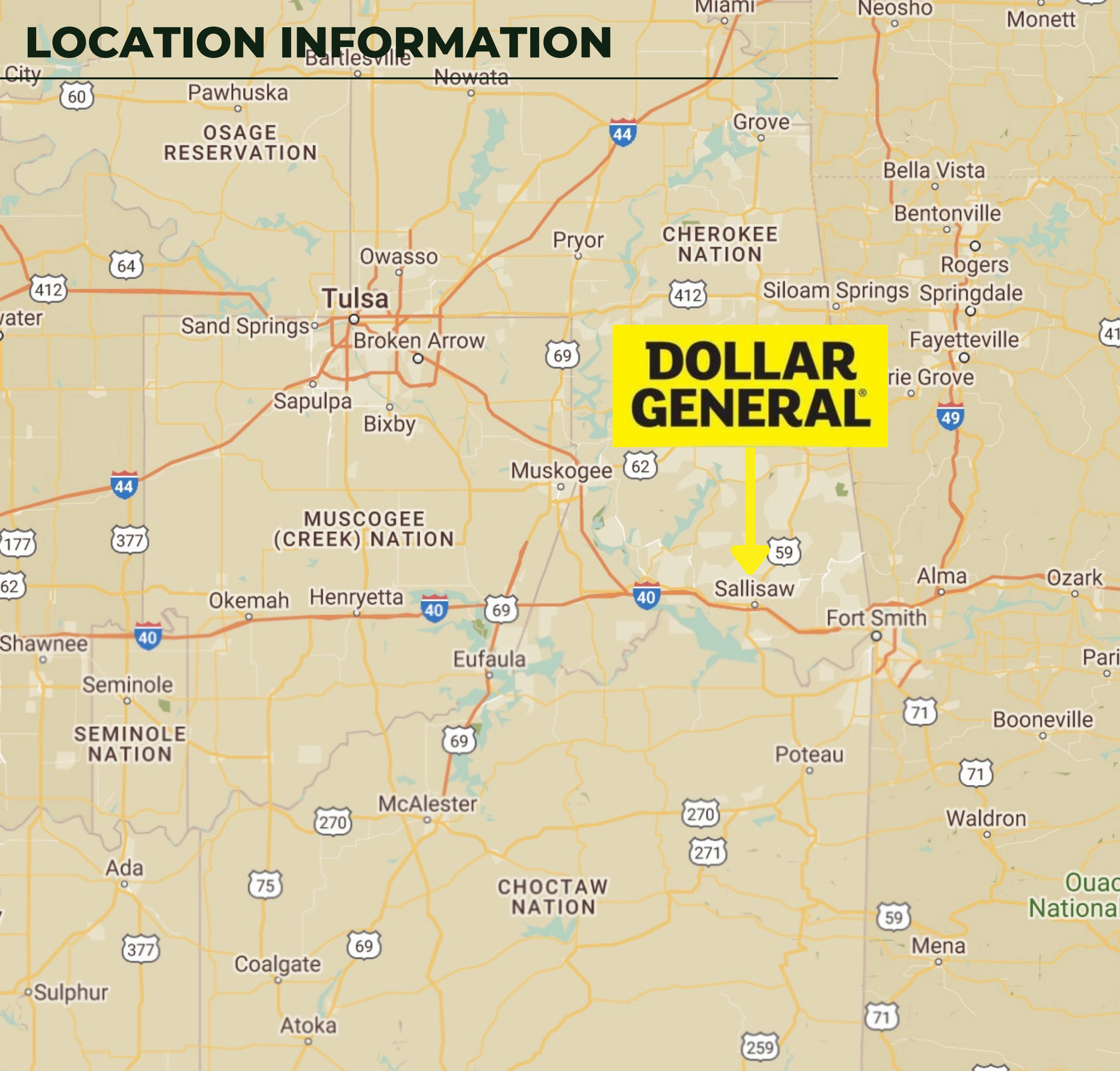


Company:	Dollar General Corporation
Year Founded:	1939
Locations:	20,000+
Annual Sales (2023):	\$38.7 Billion
Website:	www.dollargeneral.com
Headquarters:	Goodlettsville, TN
Guarantor:	Corporate

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills and PepsiCo. Learn more about Dollar General at [www.dollargeneral.com](http://www.dollargeneral.com).



# LOCATION INFORMATION



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	3,381	8,803	10,868
2029 Projection	3,328	8,640	10,714
Annual Growth 2020-2024	-0.48%	-0.55%	-0.44%
Annual Growth 2024-2029	-0.32%	-0.37%	-0.29%
HOUSEHOLDS			
2024 Households	1,338	3,494	4,320
2029 Projection	1,338	3,466	4,299
INCOME			
AVG. Household Income	\$59,049	\$62,009	\$63,230



14,100+ VPD  
along W Cherokee Ave



**SUBJECT  
PROPERTY**

Cellofoam North  
America

Perry F. Lattimore  
Stadium

Northeastern  
Health System  
Sequoyah

Stanley Tubbs  
Memorial Library

Americas Best  
Value Inn Sallisaw

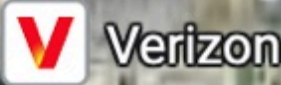
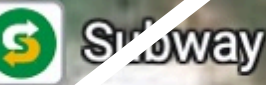


Liberty Elementary  
School

Sallisaw Public  
Schools

Jay Reynolds Park  
& Splash Pad

Cherokee  
Casino Sallisaw



Indian Capital  
Technology Center



# 9 | LOCATION OVERVIEW - Sallisaw, OK



Sallisaw, Oklahoma, is a small town located in Sequoyah County in eastern Oklahoma, near the Arkansas border. Nestled at the foot of the Ozark Mountains and near the Arkansas River, Sallisaw boasts a rich historical background and a close-knit community atmosphere. The town serves as the county seat and is conveniently situated along Interstate 40, which provides key transportation access and supports local commerce. With its blend of rural charm and accessibility to larger cities like Fort Smith, Arkansas, Sallisaw offers residents and visitors a mix of natural beauty, local culture, and small-town living.

The main economic drivers in Sallisaw include agriculture, manufacturing, healthcare, and retail trade. Agriculture plays a foundational role, with cattle ranching and poultry farming being particularly prominent. The town also benefits from light manufacturing and distribution centers due to its proximity to major highways. Healthcare services are another essential sector, supported by the presence of medical facilities that serve not just Sallisaw but the surrounding rural communities. Additionally, local and regional retail businesses contribute to the economy, along with tourism tied to area attractions such as the nearby Sequoyah’s Cabin Historic Site and the scenic Tenkiller Ferry Lake. These diverse sectors collectively sustain Sallisaw’s economic landscape.





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