

# 103

MILLENNIUM PARK DR

## OFFERING MEMORANDUM

NN Dollar General For Sale



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Griffin Partners in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

Bismarck, Arkansas, is home to the DeGray Lake Resort State Park located on an island off the shorelines of the serene 13,800-acre DeGray Lake, the only state park resort located in Arkansas. The site is located just off Arkansas Highways 7 and 84 on Millennium Park Dr. The lease structure is double-net with limited owner responsibilities. The current lease term ends April 30, 2027, with two (2) five (5) year option extensions.

## PROPERTY HIGHLIGHTS

- Dollar General (NYSE: DG) single tenant NN lease
- Recent updates in 2019 includes 2 new HVAC systems
- Current NOI: \$50,400 (2023)
- Current Rent: \$4,200 / month
- 5- Year Extension 1: \$4,600/ month / 5- Year Extension 2: \$5,040/ month
- Current lease term ends April 30, 2027 with two (2) five (5) year options/ extensions

## OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	0.69 Acres
Building Size:	8,125 SF
NOI:	\$42,000.00
Cap Rate:	8.0%

## DISCLAIMER:

Marketed Under the Following Broker of Record:  
 Brian Brockman – Broker  
 AR License #: PB00082359  
 Bang Realty-Arkansas Inc  
 513-898-1551

## Additional Photos

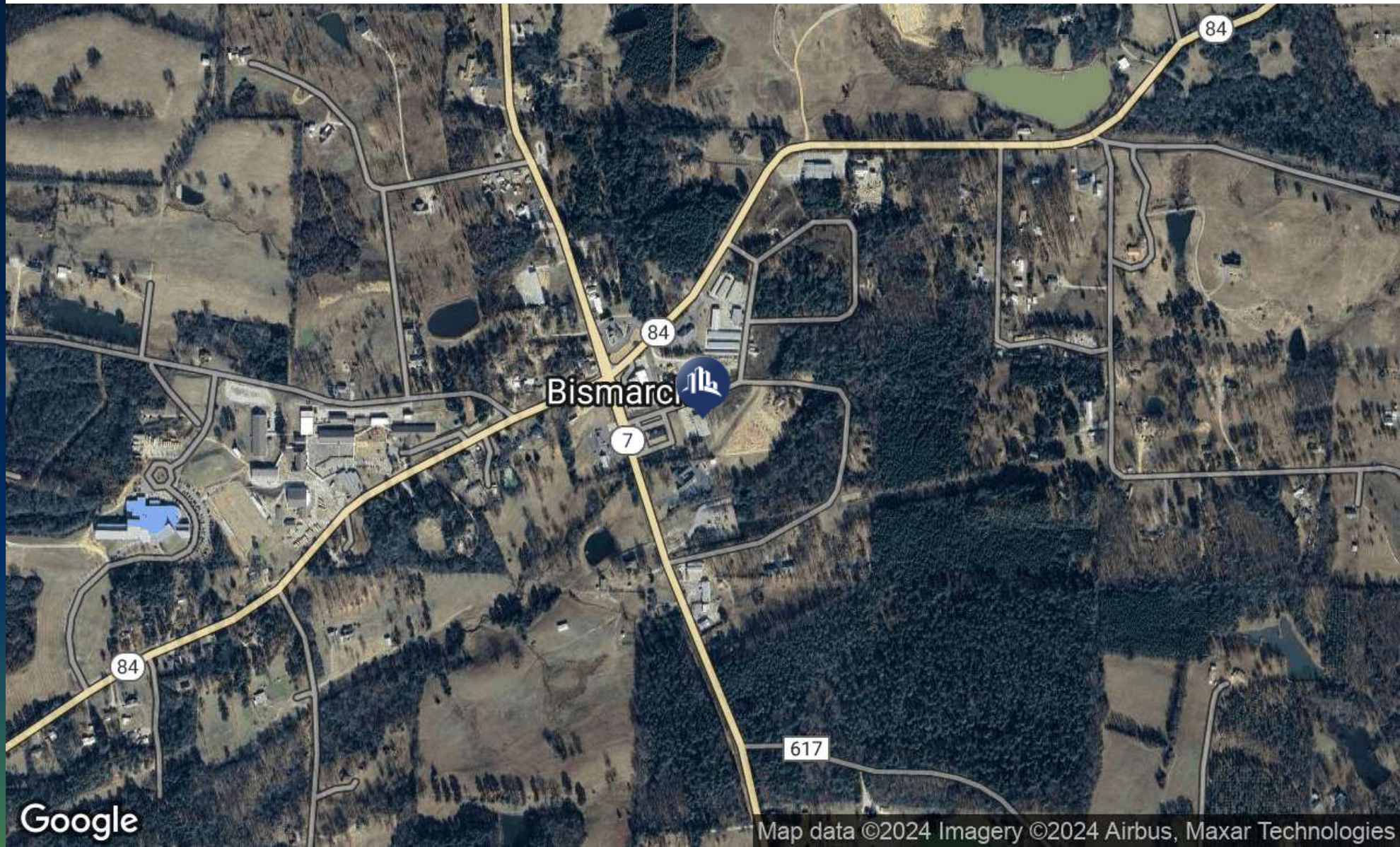




SECTION 2

# LOCATION INFORMATION

# Aerial Map





SECTION 3

# DEMOGRAPHICS

# Demographics Map & Report

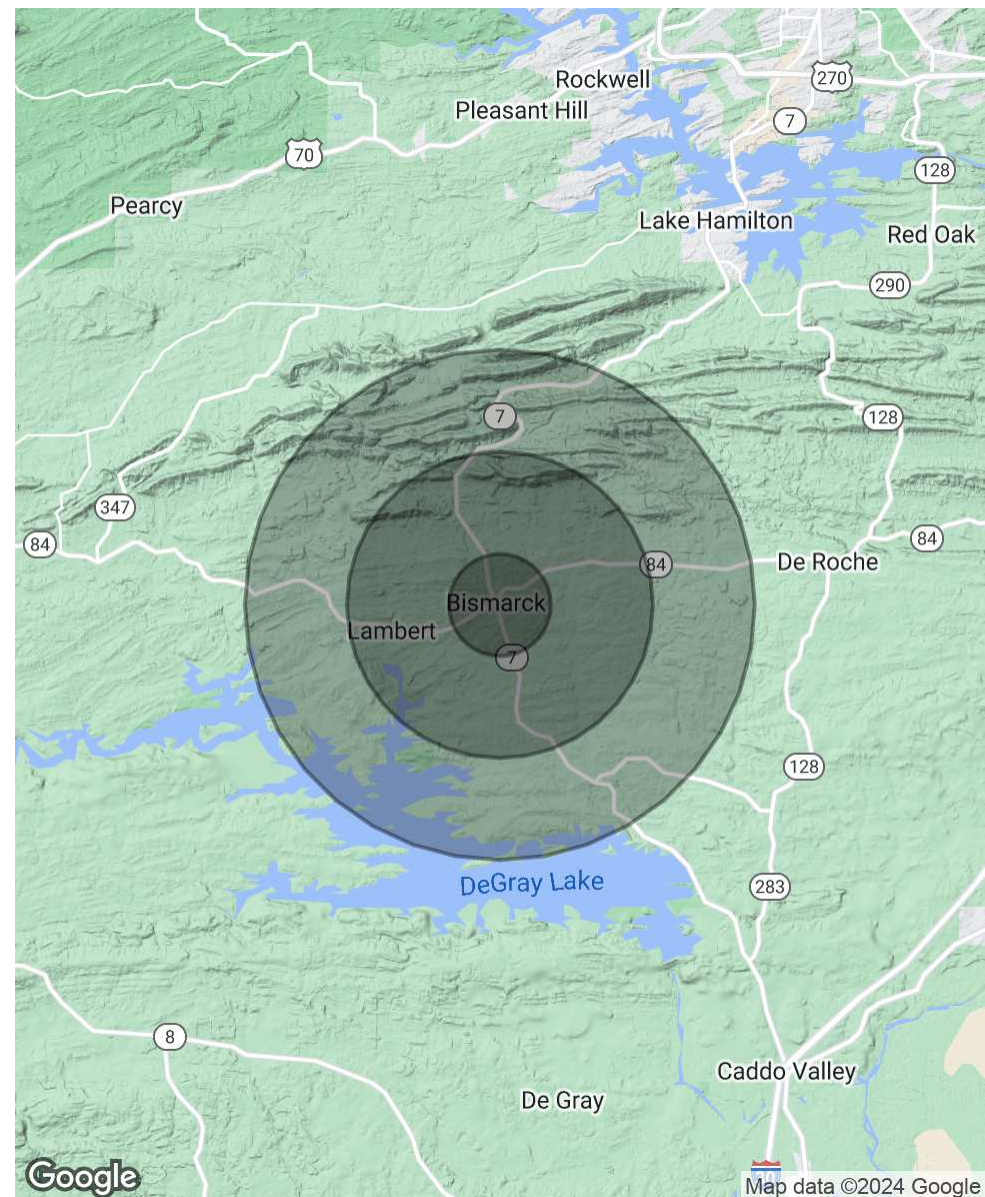


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	169	1,488	3,718
Average Age	39.5	39.6	40.0
Average Age (Male)	32.2	32.7	33.9
Average Age (Female)	40.4	40.5	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	64	585	1,506
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$61,363	\$58,773	\$57,303
Average House Value	\$154,844	\$149,987	\$150,194

2020 American Community Survey (ACS)



# Bismarck Media



## Bismarck, Arkansas Is One Of The Best Towns In America To Visit When The Weather Is Warm

By [Melanie Johnson](#) | Published April 20, 2022

Are you up for the ultimate beach vacation this Summer? When it comes to fun in the sun, look no further than the small town of Bismarck, Arkansas. Summertime and beach activities shouldn't be limited to coastal cities and states, don't you agree? There are plenty of hidden gems nestled inside the Natural State, and Bismarck is a town that offers lots of fun in the sun when the weather is warm outside.

Bismarck is home to the DeGray Lake Resort State Park located on an island off the shorelines of the serene 13,800-acre DeGray Lake. It is the only state park resort located in Arkansas.





SECTION 4

# ADVISOR BIOS

# Broker of Record Bio



## BRIAN BROCKMAN, BROKER

License #: PB00082359Bang Realty-Arkansas Inc513-898-1551 Providing real estate brokerage and auction services nationally and a licensed real estate broker in AK, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NM, NV, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WV and WY. Specializing in acquiring and disposing of investment, distressed, and lender-owned properties. Management, receivership, and auction services for multi-family residential, retail, industrial, special purpose, and office properties. Expert testimony services on issues regarding real estate brokerage procedures, property management, and fraudulent real estate transactions.

# Sperry Advisor Bio



MARK GRIFFIN, CCIM, CM&AA

Managing Principal

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## PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of upstate SC and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

## EDUCATION

Clemson University, BLA (5-year professional)

Certified Commercial Investment Member Institute designation (CCIM)

Certified Mergers & Acquisitions Advisor designation (CM&AA)

## MEMBERSHIPS

Certified Commercial Investment Member Institute

International Council of Shopping Centers (ICSC corporate)

Member Alliance of Merger & Acquisition Advisors (AMAA)

National Association of Realtors (NAR)

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# Sperry Advisor Bio



## KEVIN WHITEHEAD



kevin.whitehead@sperrycga.com

Direct: 864.243.7777

## PROFESSIONAL BACKGROUND

Kevin joined Sperry in January 2021. Originally from Mobile, AL, and a graduate of the University of Alabama, Kevin and his family of four relocated to Greenville, SC from Atlanta, GA in 2006. With eight years of experience as a Real Estate Manager for Dollar General in the Southeast region, Kevin is an expert in every aspect of the discount retail sector.

Kevin is familiar with the entire process from site identification through development, property management, and ultimately in renegotiating the lease to produce the most favorable terms for his client. Kevin has represented both buyers and sellers with a specialization in single tenant discount retail and strip center transactions. With more than 20 years of experience reading and understanding hundreds of different commercial leases, Kevin is skilled at locating his buyers a solid net lease property with high tenant retention potential, while sellers will benefit from Kevin's complex understanding of the value of a specific location to the current tenant.

Kevin is graduate of the University of Alabama with a BA in Public Relations and Minor in Marketing.

## EDUCATION

The University of Alabama

St. Paul's Episcopal School, Mobile AL

SC Real Estate License

## MEMBERSHIPS

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