

10-Unit Family Dollar Portfolio



San Antonio, Texas Site

OFFERING MEMORANDUM

EXCLUSIVE NET-LEASE OFFERING

Marcus & Millichap

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- 2408 Dawson Road, Albany, GA
- 5960 Hwy 42, Rex, GA
- 6660 Dorchester Rd, North Charleston, SC
- 15746 N State Hwy 94, Apple Springs, TX
- 202 State Hwy 31 West, Dawson, TX
- 6110 W Commerce St, San Antonio, TX
- 351 S Main St, Broadway, VA



PRICE: \$14,705,683 | 6.50% CAP | RENT: \$955,869

PROPERTY DESCRIPTION

Property	10-Unit Family Dollar Portfolio
States	AL, FL, GA, SC, TX, VA
Total Building Square Feet	85,225
Total Lot Size (Acres)	12.24

THE OFFERING

Net Operating Income (NOI)	\$955,869
CAP Rate	6.50%
Purchase Price	\$14,705,683

LEASE SUMMARY

Property Name	Family Dollar
Property Type	Net Leased Discount Retailer
Ownership	Fee Simple
Tenant / Guarantor	Corporate
Lease Term	15 Years
Lease Commencement	November 14 th , 2014
Lease Expiration	March 31 st , 2030
Lease Term Remaining	12+ Years Remaining
Lease Type	Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	Lesser of Change in CPI from the Rent Commencement Date to Current CPI or 6.0% Every Three Years
Options to Renew	Six, Five-Year Tenant Renewal Options

HIGHLIGHTS

- Corporate Guarantee | Proven E-Commerce Resilient Tenant
- Low Market Correlation | Recession-Proof Business Model
- Family Dollar was Acquired by Dollar Tree for \$10 Billion in 2015
- Strong Brand Recognition | Nearly 8,000 Stores Under the Family Dollar Banner
- Triple-Net (NNN) Master Lease With 12+ Years Remaining
- Attractive Rental Escalations | Lesser of the Change in CPI from Lease Commencement or 6.0% Every Three Years
- Six, Five-Year Tenant Renewal Option Periods

RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent
Year 4	\$955,869	\$79,656
Year 5	\$955,869	\$79,656
Year 6	\$955,869	\$79,656
Year 7	\$1,013,221	\$84,435
Year 8	\$1,013,221	\$84,435
Year 9	\$1,013,221	\$84,435
Year 10	\$1,074,014	\$89,501
Year 11	\$1,074,014	\$89,501
Year 12	\$1,074,014	\$89,501
Year 13	\$1,138,455	\$94,871
Year 14	\$1,138,455	\$94,871
Year 15	\$1,138,455	\$94,871

CAP Rate	6.50%
Purchase Price	\$14,705,683

Individual Property Information

PRICE: \$14,705,683 | 6.50% CAP | RENT: \$955,869

Address	City	State	Zip	Building SF	Lot Size	Year Built
17793 Alabama Hwy. 18	Berry	AL	35546	8,417	1.37	2014
8088 Old Kings Road S	Jacksonville	FL	32217	8,547	0.96	2014
2408 Dawson Rd	Albany	GA	31707	8,375	1.27	2014
5960 Hwy. 42	Rex	GA	30273	9,382	1.98	2014
6660 Dorchester Rd	N. Charleston	SC	29418	8,610	1.31	2014
15746 N State Hwy 94	Apple Springs	TX	75926	8,402	1.04	2014
202 State Hwy 31 West	Dawson	TX	76639	8,412	0.81	2014
6110 W Commerce St	San Antonio	TX	78237	8,394	1.03	2014
Inquire for Address				8,366	1.10	2014
351 S Main St	Broadway	VA	22815	8,320	1.36	2014

85,225**12.24**

Marcus and Millichap is proud to present the exclusive listing for a 10-unit Family Dollar portfolio with sites located in seven states. The portfolio is made up of a total of 85,225 square feet of building space and sits on approximately 12.24 acres of land. The ten single tenant, free-standing assets are subject to a 15-year triple-net (NNN) master lease with more than twelve years remaining on the base term. The current annual rent for the master lease is \$955,869 and is subject to rental increases of the lesser of the change in CPI from lease commencement to the current CPI or six percent every three years. The increases will continue through the first four of the six tenant renewal option periods. During the final two tenant renewal option periods rent will be determined by a fair market value.





As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of Family Dollar store is approximately 7,000 square feet, and more stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small towns, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price the name brand and quality private-brand merchandise customers need and use every day.



**Get Low Prices,
Every Day**



Our Vision Is To Be:

The Best small-format value and convenience retailer serving the needs of customer in the neighborhoods we serve.

For Customers:

Our customers work hard to provide for their families. Whether it's a full meal or a quick snack, household cleaners, a gift for a party or a treasure for the home, they know they can count on Family Dollar to stock their favorite brands and quality Private Brands they can trust.

For Our Team Members:

Delivering a culture of customer service starts with a strong team. From stores to the distribution centers and to the Store Support Center, our Team Members are given opportunities to grow their careers with Family Dollar. After all, building strong teams is the cornerstone of being a compelling place to work.

For Our Community:

In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities we serve by supporting the non-profit organizations that seek to improve the quality of life for our customers and Team Members. Through a grassroots approach to giving, the FamilyHope Community Foundation aims to give back to organizations that help local families in need.

Family Dollar

17793 Alabama Highway 18, Berry, Alabama 35546



Actual Site

OFFERING MEMORANDUM

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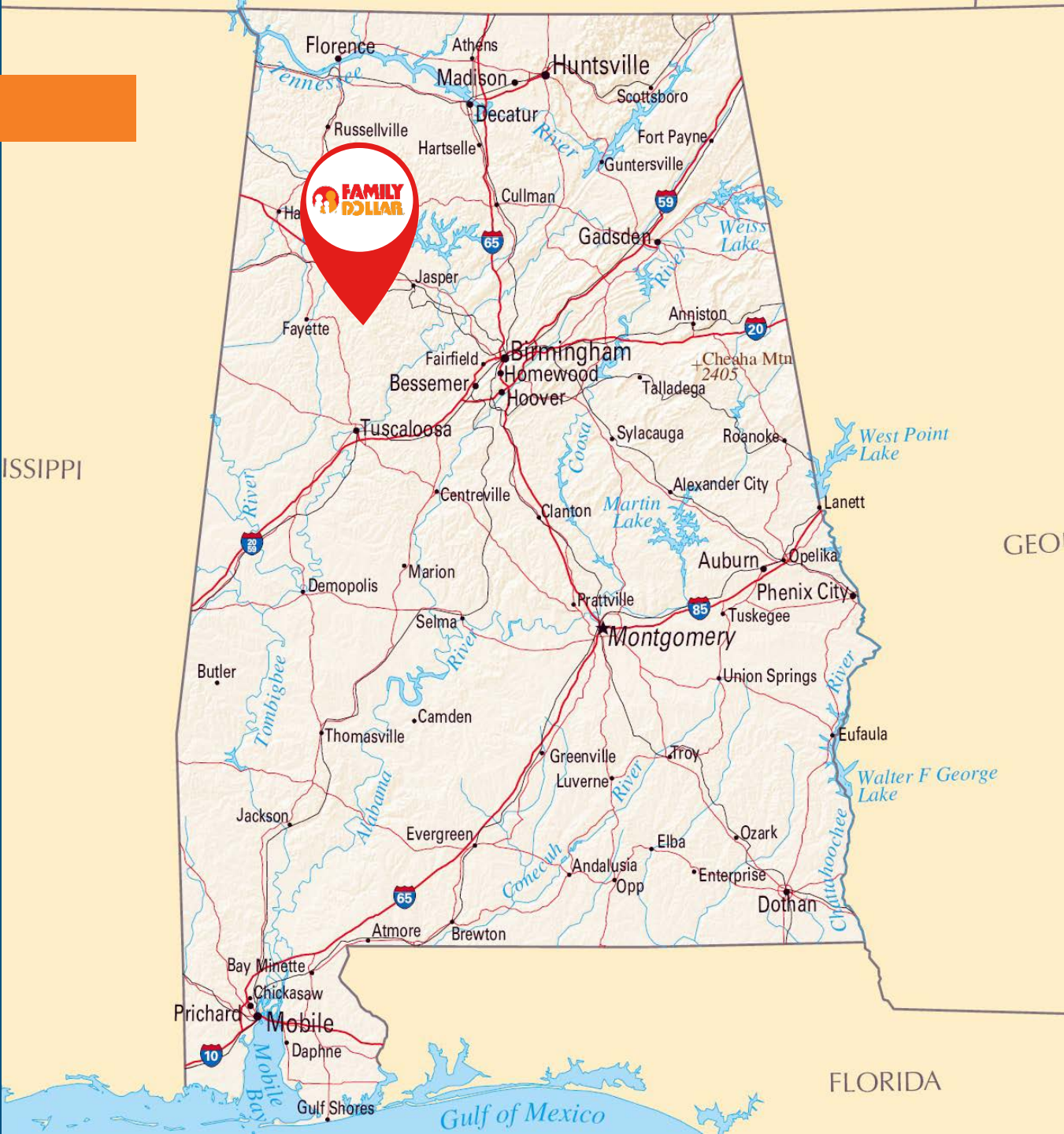
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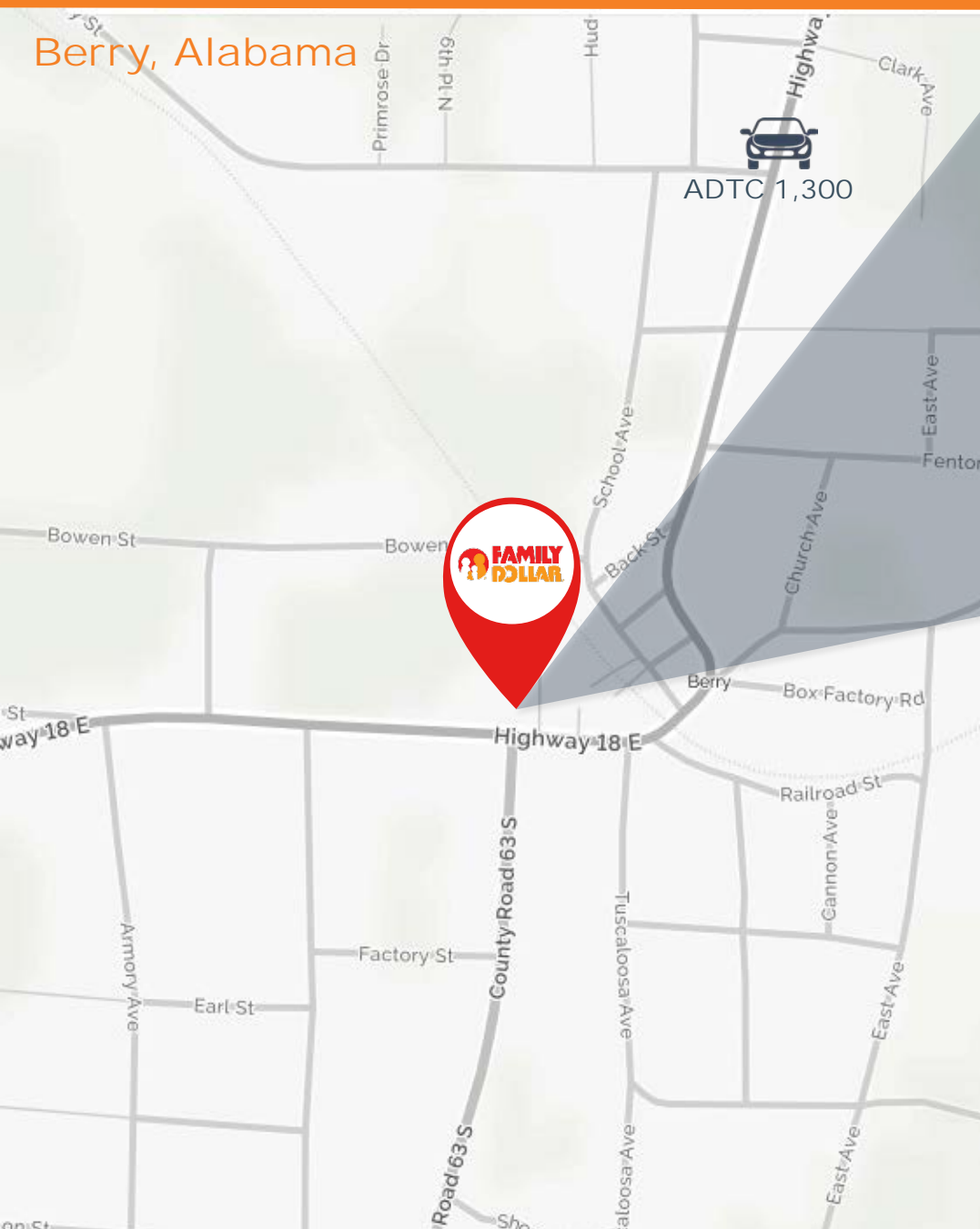
Location Overview

- Location Highlights
- Location Overview
- Surrounding Aerial Map

Demographics

- Population
- Income
- Employment





HIGHLIGHTS

- One of Only Three National Retail Locations in the Entire Town
- No Other Family Dollar within a 45 Minute Driving Radius
- Compelling Location Fundamentals | Located in Town Center
- Berry Elementary and High School | Located One Half-Mile Away | Total Enrollment of Over 575 Students
- Within a One Hour Drive of Both Birmingham and Tuscaloosa

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Berry Elementary School	35
Bankston/Stough Vlntr Fire Dept	20
Berry High School	20
Harold Clark & Sons Logging Co	20
Piggly Wiggly	18
Harold Clark & Sons Log Contr	15
Town of Berry	13
US Post Office	13
Cook Contractors Inc	10
Christopher Rice	9
RC Logging Company Inc	8
Bonnie F Odom	7

* Based on a 5-mile radius

This Family Dollar is located at 17793 Alabama Highway 18 in Berry, Alabama. Berry is located in Fayette County and is approximately 60 miles west of Birmingham.

Surrounding Retail and Points of Interest

The subject property benefits from its strategic location in Berry's town center. Family Dollar serves as one of only three national retail shopping/grocery locations within the town. Other major nearby tenants include Piggly Wiggly, Dollar General and a USPS. Both Berry Middle School and High School are located within one half-mile of the subject property. Combined they enroll over 575 students. Alabama Highway 18 and nearby US Route 43 provide for easy transportation access to both Birmingham and Tuscaloosa. Both are within a one hour drive.

Traffic Counts and Demographics

There are approximately 2,150 individuals residing within a three-mile radius of the property and more than 5,250 individuals within a five-mile radius. The subject property is located on Alabama Highway 18, which sees an average daily traffic count of 1,300 vehicles.

Berry, Alabama

Berry is located in southeastern Fayette County. Alabama Highway 18 runs through the town, leading west 17 miles to Fayette, the county seat, and east 16 miles to Oakman. The town lies between the North River and its tributary, Cedar Creek. It is part of the watershed of the Black Warrior River, the principal tributary of the Tombigbee River. The town of Berry has one elementary school and one high school. Berry Elementary School has grades Pre-K-6. Berry High School includes grades 7-12. The mascot for both schools is the wildcat. Small businesses, such as Tuugie's Restaurant, Moore's Home and Auto Parts, Smith's Grocery, and Gilbert's Tire and Muffler help support the town's economy alongside national tenants such as Family Dollar, Dollar General and Piggly Wiggly. The Bank of Berry, a full-service institution founded in 1911, was privately owned until 2002, when it was purchased by First National Bank, Hamilton.





Berry Elementary School: 311 Students

Berry High School: 269 Students





10 Miles

5 Miles

3 Miles



POPULATION

	3 Miles	5 Miles	10 Miles
2022 Projection	1,246	2,103	5,257
2017 Estimate	1,255	2,136	5,267
2010 Census	1,340	2,260	5,440
2000 Census	1,351	2,362	5,595

INCOME

Average	\$38,574	\$39,425	\$45,226
Median	\$31,120	\$32,562	\$36,193
Per Capita	\$16,891	\$16,619	\$18,265

HOUSEHOLDS

2022 Projection	554	897	2,139
2017 Estimate	549	899	2,125
2010 Census	583	947	2,179
2000 Census	554	948	2,201

HOUSING

2017	\$57,901	\$63,810	\$73,679
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EMPLOYMENT

2017 Daytime Population	877	1,398	3,703
2017 Unemployment	8.50%	7.66%	6.90%
2017 Median Time Traveled	42	40	37

RACE & ETHNICITY

White	91.83%	93.69%	94.18%
Native American	0.00%	0.00%	0.01%
African American	5.87%	4.09%	3.44%
Asian/Pacific Islander	0.02%	0.03%	0.08%

Family Dollar

8088 Old Kings Road South, Jacksonville, Florida 32217



Actual Site

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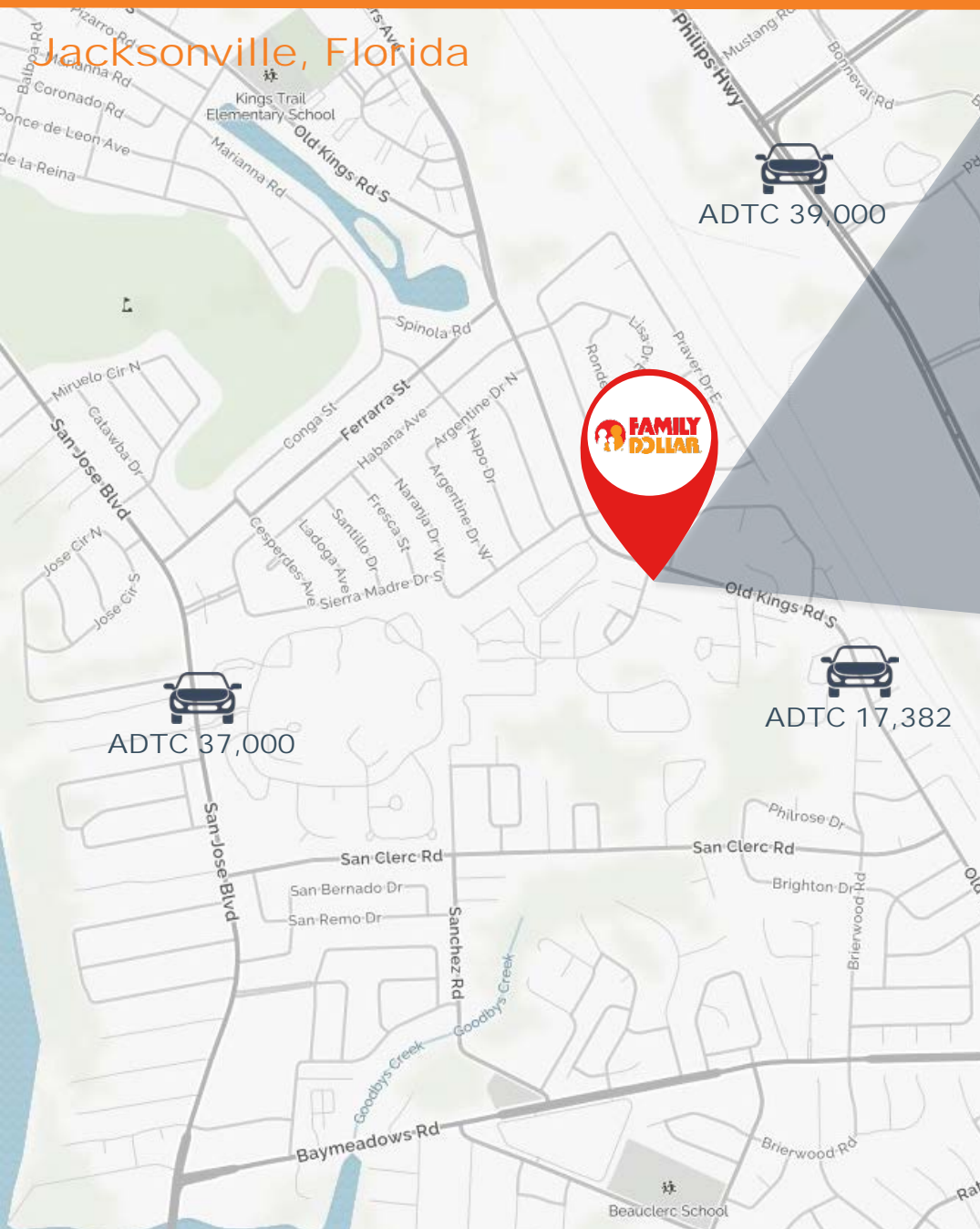
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HIGHLIGHTS

- Compelling Location Fundamentals | Less Than 10 Miles Away from Downtown Jacksonville
- Affluent Suburban Community | Average Income Exceeds \$70,000 Within a 5-Mile Radius
- Robust Population | 162,065 Individuals Within a 5-Mile Radius
- Strong Traffic Counts | Old Kings Road South | 17,382 Vehicles per Day
- Major Retailers in the Surrounding Area Include: Winn-Dixie, American Freight Furniture and Mattress, Lowe's, BJ's, and Many More

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Blue Cross and Blue Shield	6,819
American Manufacturers Mutual Insurance	5,004
World Med Government Solutions LLC	4,133
HCA Inc	3,050
Parc Management LLC	2,613
Fleet Readiness Center Southeast	2,500
Kelley-Clarke LLC	2,200
Comcast	1,600
St Vincent's Medical Center	1,425
Walmart	1,402
Memorial Health	1,380
Alfred I Dupont Hospital	1,300

* Based on a 5-mile radius

This Family Dollar Property is located at 8088 Old Kings Road South in Jacksonville, Florida. Jacksonville is located in the northeast corner of Florida and is the state's most populous city.

Surrounding Retail and Points of Interest

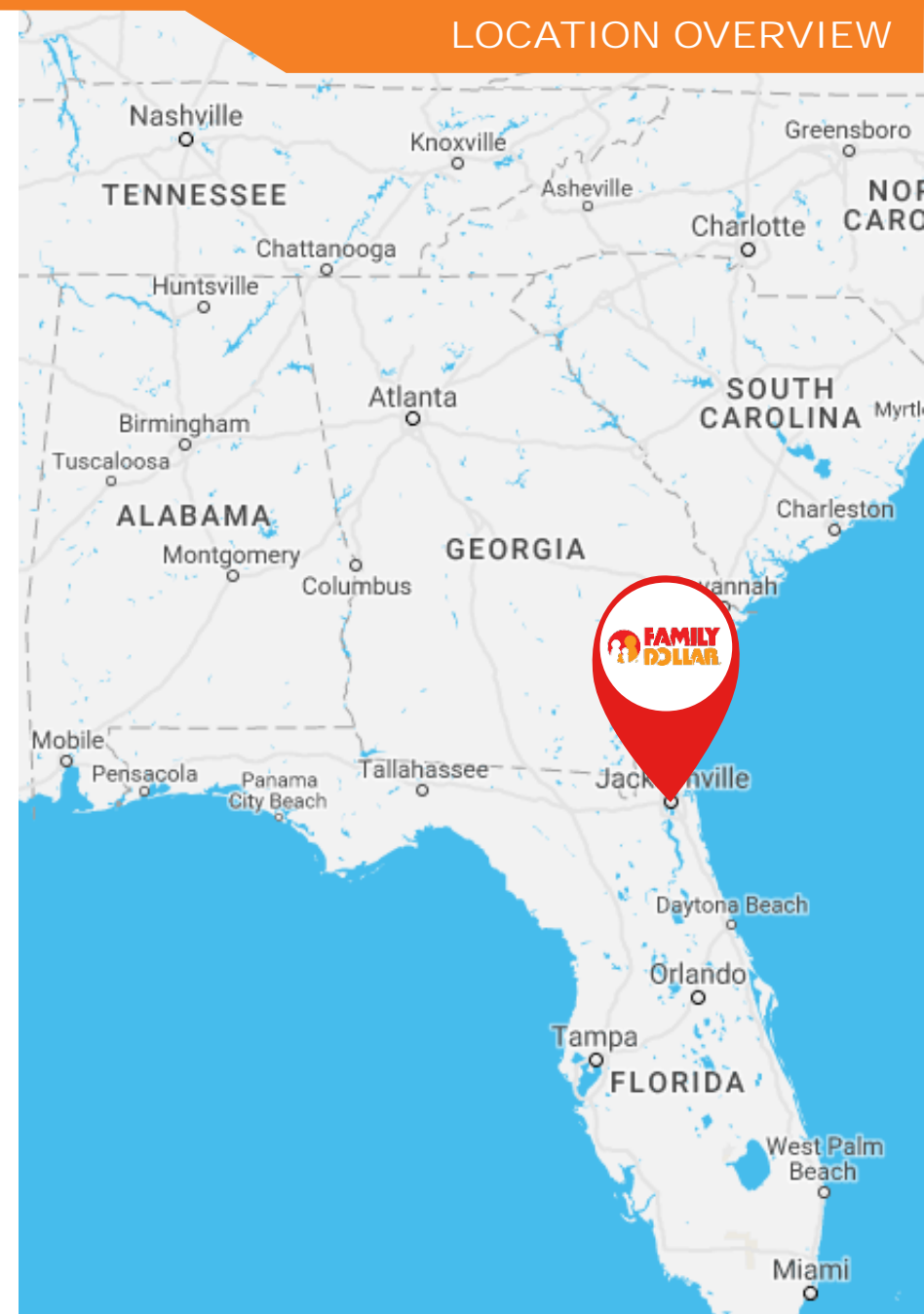
The subject property benefits from its strategic location among a number of apartment complexes, townhome communities, and other residences. The Radcliff Court Apartments, Beauclerc Lakes Condominiums, and Canyon Square Townhomes are all located within a quarter-mile of the subject property. Surrounding tenants to the west include the Bright Future Learning Center daycare facility and King's Mart, a local convenience store. Across the street, there is an Exxon gas station, Tigerland Food Mart, and the B.B. European Restaurant and Grocer. To the east, there are three small strip centers occupied by over a dozen small businesses. About a mile down Old King's Road there is a large cluster of retail tenants in and around the Brierwood Village Plaza, which is anchored by Winn-Dixie, Planet Fitness, and American Freight. Just beyond the plaza there is a Lowe's Home Improvement, a BJ's Wholesale Club, and dozens of other major national tenants.

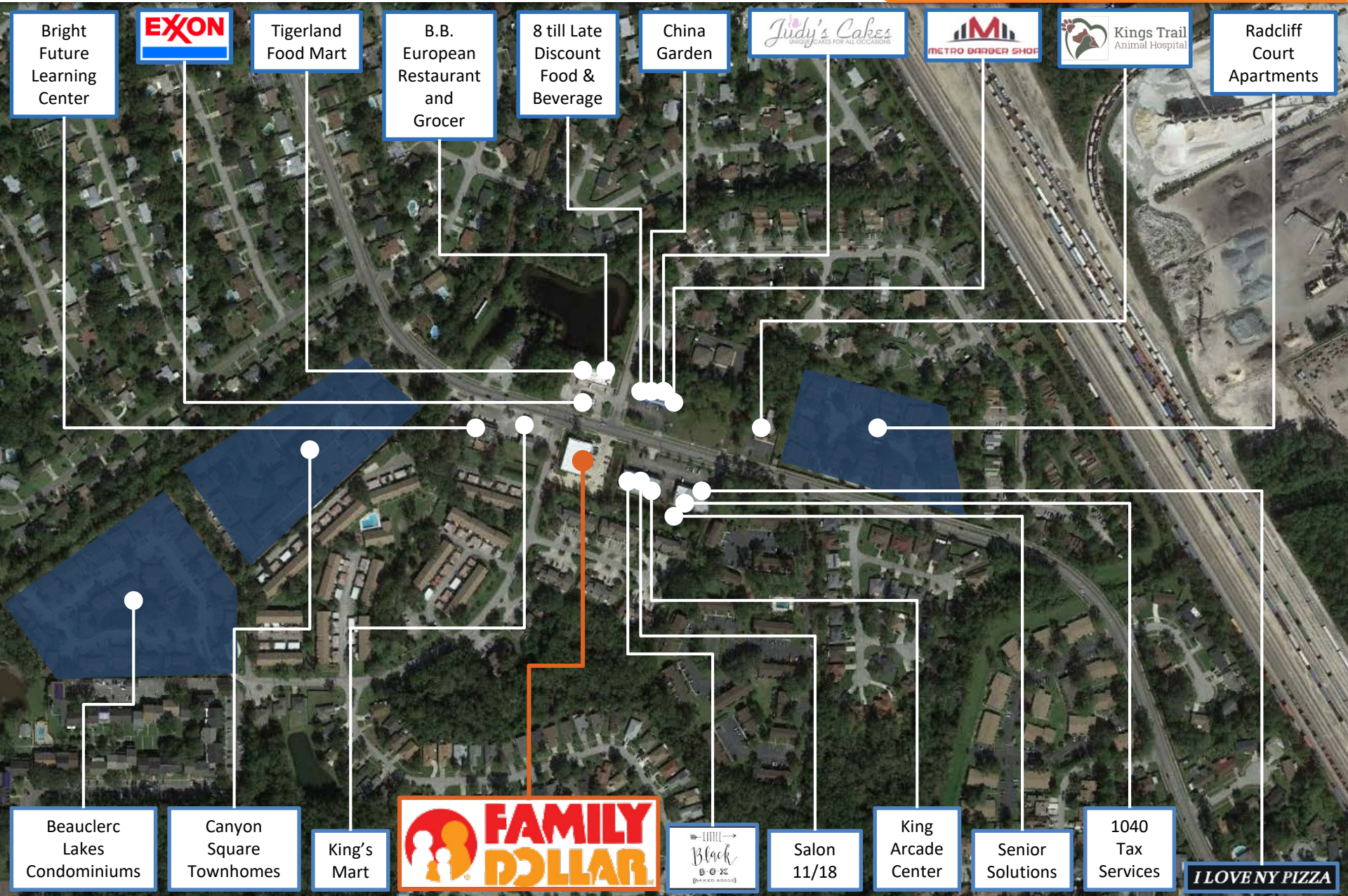
Traffic Counts and Demographics

There are approximately 65,732 individuals residing within a three-mile radius of the property and more than 162,065 individuals within a five-mile radius. The subject property is located on Old Kings Road South, which sees an average daily traffic count of 17,382 vehicles. Nearby San Jose Boulevard and Phillips Highway bring an additional 37,000 and 39,000 vehicles to the immediate area each day.

Jacksonville, Florida

Jacksonville, has a young population and a strong, diversified economy. Historically, military operations, sea trade, and paper manufacturing drove Jacksonville's expansion. Growing technical, manufacturing, service, and tourism industries have supplemented this foundation. The metro is home to three Fortune 500 companies: Fidelity National Information Services, Fidelity National Financial, and CSX. The city has developed a large financial services sector, led by Bank of America, Fidelity National, and Citibank. Jacksonville's emerging industrial base is centered largely around medical product research and manufacturing. More than 8 million tons of cargo pass through Jacksonville's port each year, and the development of cruise ship service will promote further expansion. Jacksonville's riverine location facilitates Naval Station Mayport, Naval Air Station Jacksonville, and the U.S. Marine Corps Blount Island Command. Jacksonville's military bases and the nearby Naval Submarine Base Kings Bay form the third largest military presence in the United States. Warm weather and sunshine attract many to communities such as Atlantic Beach, Neptune Beach and Jacksonville Beach. Sport fishing, golf, and tennis are among the most popular recreational activities. Others take advantage attractions like the Museum of Science & History, the Cummer Museum of Art, the Mandarin Museum & Historical Society, and the Museum of Contemporary Art Jacksonville. Additional sites of interest include the home of the Jacksonville Jaguars, EverBank Field, and the Jacksonville Zoo, as well as the Jacksonville Landings, a mix of retail and restaurants along the St. Johns River.





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POPULATION

INCOME

HOUSEHOLDS

HOUSING

EMPLOYMENT

RACE & ETHNICITY

Family Dollar

2408 Dawson Road, Albany, Georgia 31707

Actual Site



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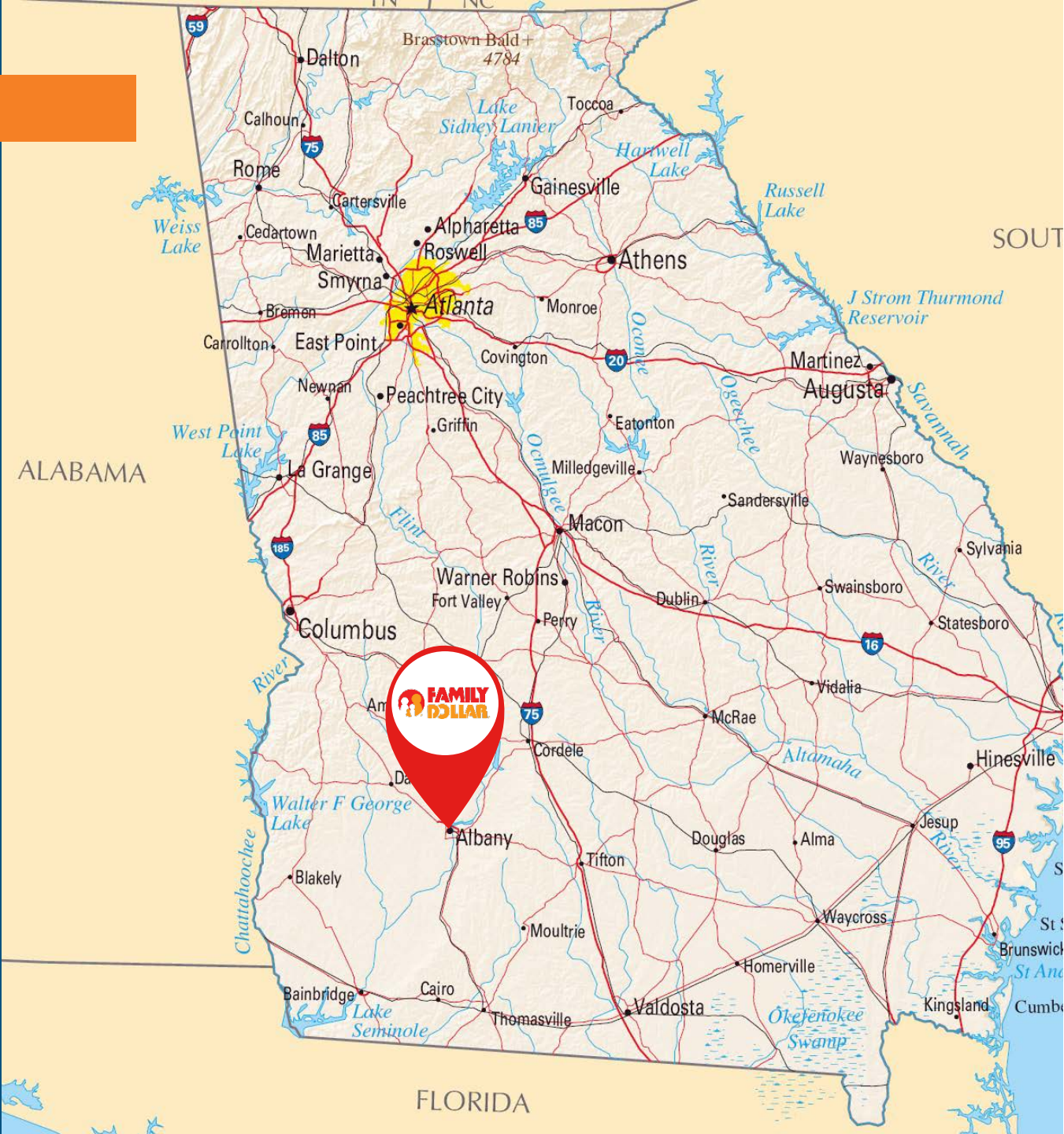
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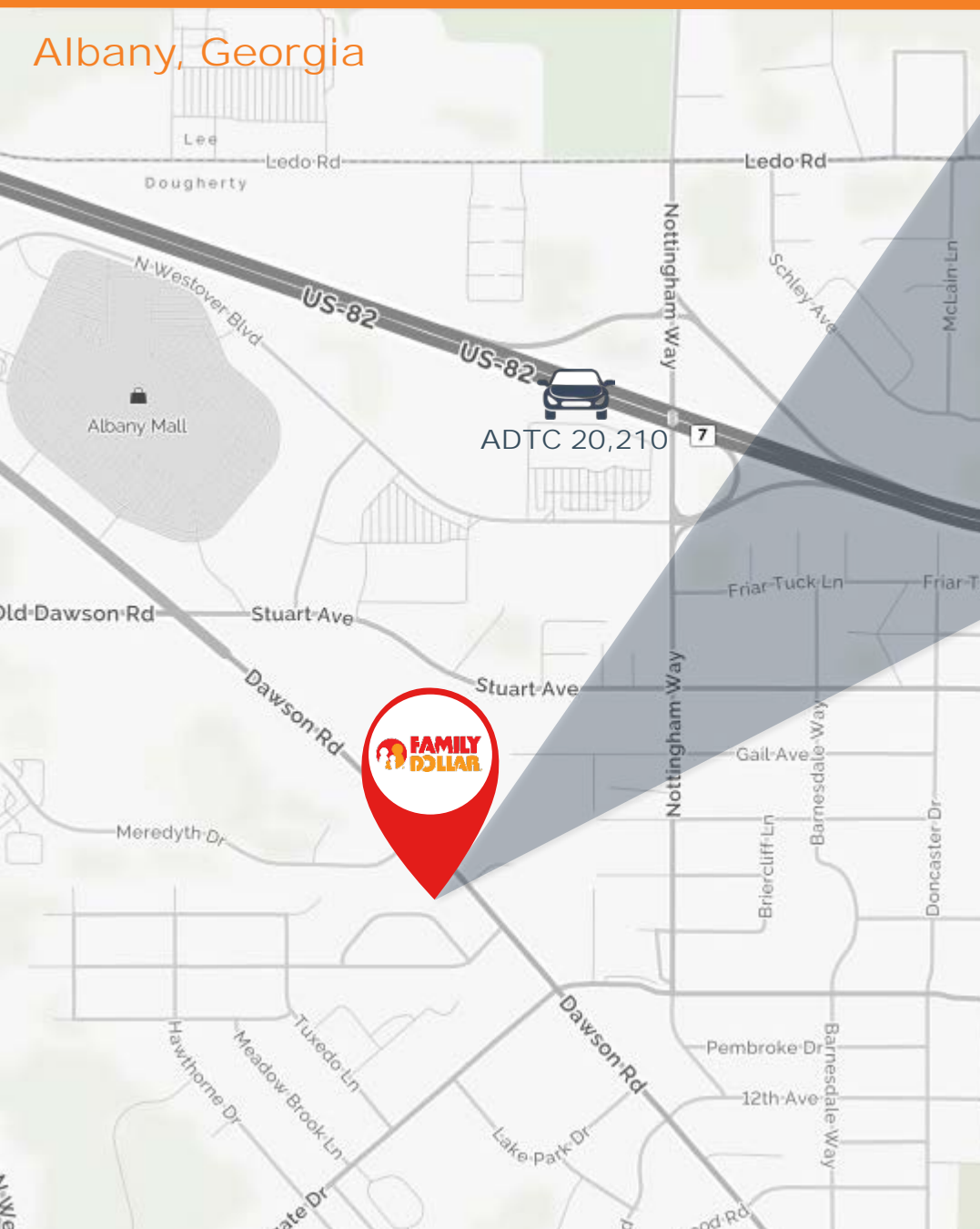
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Demographics

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- Income
- Employment





HIGHLIGHTS

- Major Tenants in the Surrounding Area Include Home Depot, Lowe's, Sam's Club, McDonald's, Burger King, Dominos, Dunkin' Donuts, Wendy's, Taco Bell, Kmart, Ross and Applebee's
- Albany Mall | One Mile Away | 870,000 SF of Retail Space Anchored by Dillard's, JCPenney, and Belk
- Deerfield-Windsor School | One Half-Mile Away | Total Enrollment of Over 725 Students
- Within 90 Miles of Both Tallahassee and Columbus
- Albany State University | Two Miles Away | Total Enrollment of 6,400 Students

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
GIFTS FROM THE HEART	2,801
Walmart	650
Mars Chocolate North Amer LLC	500
Metropower	500
Craft and Yarn Division	490
Board of Regents of The	475
Human Resources Georgia Dept	405
Kelly Services	405
City of Albany	404
Metroservices	400
Dougherty County Mental Health	300
Phoebe Putney Health Systems	298

* Based on a 5-mile radius

This Family Dollar is located at 2408 Dawson Road in Albany, Georgia. Albany is located in southwest Georgia and is the state's eight-largest city.

Surrounding Retail and Points of Interest

The subject property benefits from its strategic location in an extremely dense retail and transportation corridor. Major national tenants in the surrounding area include Home Depot, Lowe's, Sam's Club, McDonald's, Burger King, Dominos, Dunkin' Donuts, Wendy's, Taco Bell, Kmart, Ross, Applebee's and many more. Albany Mall is located one mile away along Dawson Road. It is anchored by Dillard's, Belk and JCPenney and contains over 870,000 SF of retail floor area. Deerfield-Windsor School is a private K-12 school located one half-mile away. It enrolls over 725 students. Albany State University's west campus is located two miles away. It has a total enrollment of over 6,400 students.

Traffic Counts and Demographics

There are approximately 38,000 individuals residing within a three-mile radius of the property and more than 68,400 individuals within a five-mile radius. The subject property is located on near Liberty Expressway, which experiences an average daily traffic count of 20,210 vehicles.

Albany, Georgia

Incorporated in 1838, Nelson Tift founded the city of Albany and named it after the capital of New York. Today, it serves as the hub of Southwest Georgia for culture, shopping, education, healthcare, and recreation. Albany has a diversified industrial economy, which includes Proctor & Gamble, MillerCoors, and Mars Chocolate North America. In fact, since 1994, over \$800 million has been invested into the community by local industries. The healthcare and education systems along with the Marine Corps Logistics Base Albany are the largest employers. Manufacturing, transportation, tourism and retail trade are also important foundations of Albany's economy. When it comes to entertainment, there is something for everyone. Popular attractions include the Riverfront Walk which features the Ray Charles Plaza - a tribute to the Albany native and musical genius, the historic Bridge House, the Municipal Auditorium, Flint RiverQuarium and Turtle Grove Park. For those seeking higher education, Albany State University (ASU) offers full range of graduate and undergraduate programs. ASU's recent merger with Darton State College offers both two-year and four-year degrees.





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10 Miles

5 Miles

3 Miles



POPULATION

	3 Miles	5 Miles	10 Miles
2022 Projection	39,525	70,573	114,583
2017 Estimate	38,125	68,408	112,740
2010 Census	38,476	68,753	113,395
2000 Census	35,086	64,647	109,500

INCOME

Average	\$65,722	\$61,481	\$58,065
Median	\$45,737	\$41,483	\$39,442
Per Capita	\$28,253	\$24,907	\$22,320

HOUSEHOLDS

2022 Projection	17,129	28,700	43,844
2017 Estimate	16,302	27,476	42,519
2010 Census	16,573	27,816	42,947
2000 Census	14,851	25,305	40,001

HOUSING

2017	\$141,674	\$140,012	\$125,843
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EMPLOYMENT

2017 Daytime Population	49,476	84,925	131,741
2017 Unemployment	3.96%	5.40%	6.47%
2017 Median Time Traveled	19	20	20

RACE & ETHNICITY

White	47.87%	39.69%	37.63%
Native American	0.08%	0.07%	0.12%
African American	47.11%	56.06%	57.97%
Asian/Pacific Islander	2.04%	1.71%	1.35%

Family Dollar

5960 Highway 42, Rex, Georgia 30273



Actual Site

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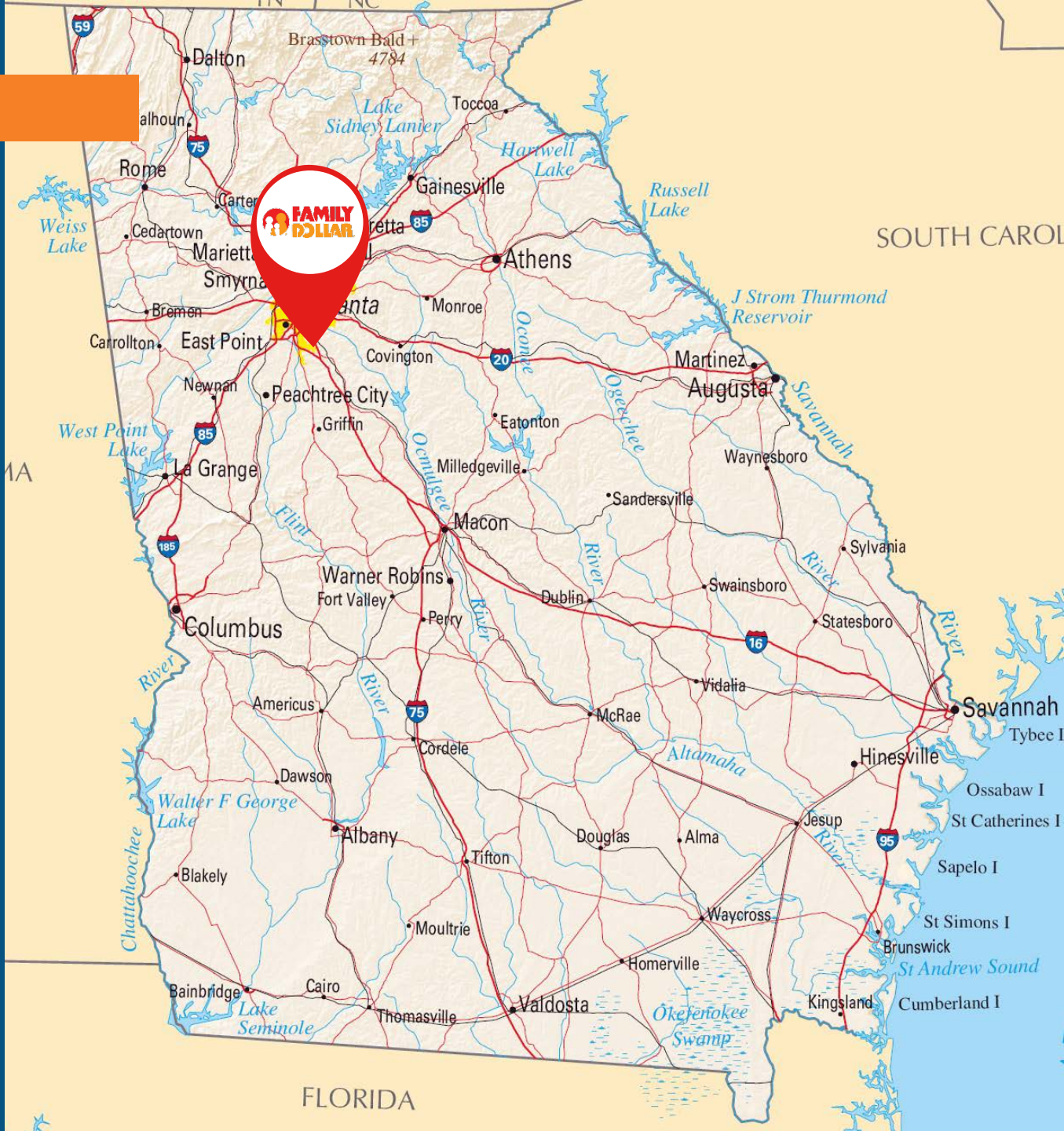
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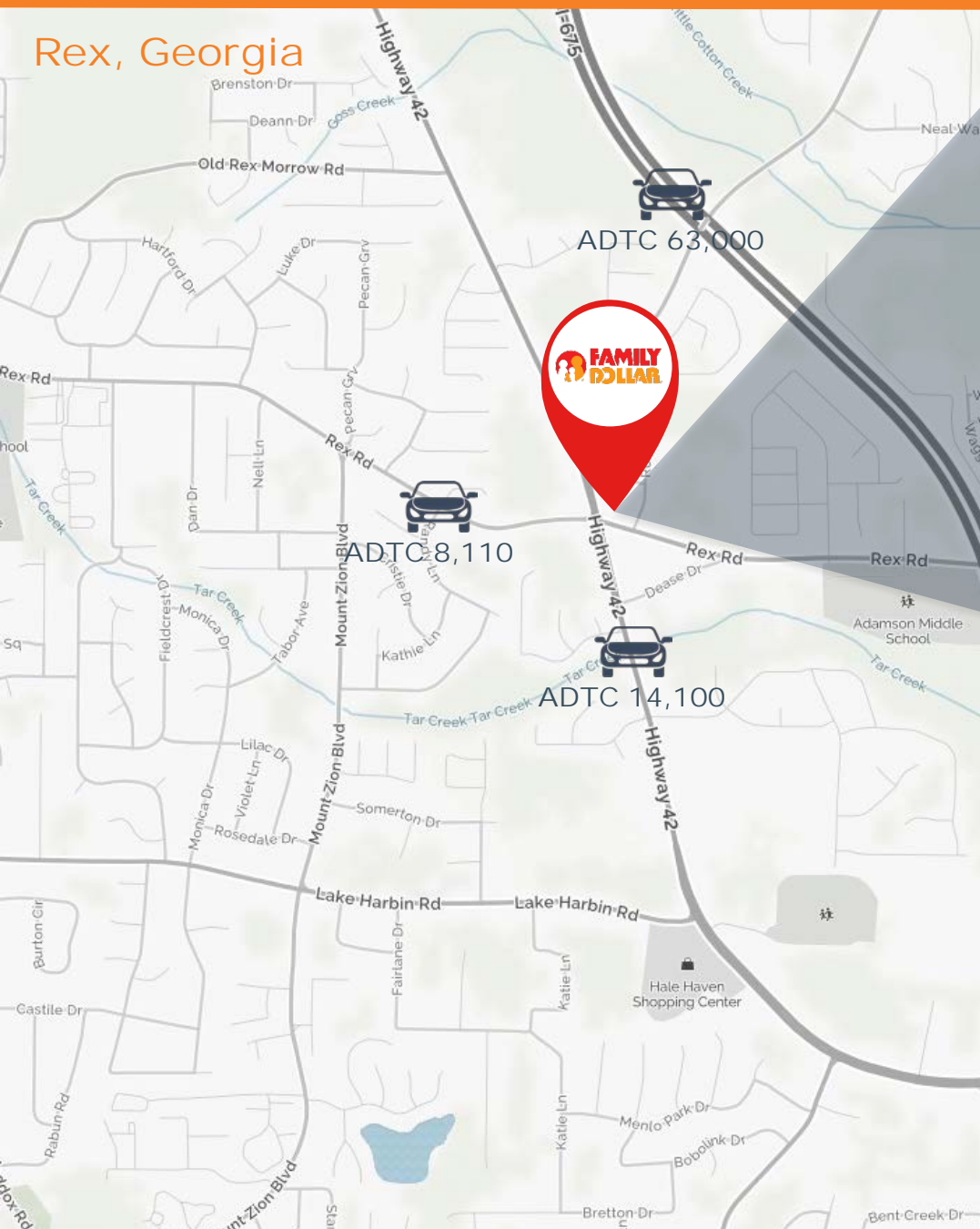
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Demographics

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HIGHLIGHTS

- Compelling Location Fundamentals | Less Than 10 Miles From Hartsfield Jackson International Airport
- Robust Population | 150,000 Individuals Within a 5-Mile Radius
- Strong Traffic Counts | Highway 42 and Rex Road | 14,100 and 8,110 Vehicles per Day
- Four Schools Within a 1-Mile Radius | Combined Enrollment Exceeding 2,800 Students
- Cluster of Major Logistics Facilities | FedEx, R+L Carriers, SECO Inc, and Many More | 2 Miles Away
- Clayton State University | 7,145 Students Enrolled | 3 Miles Away

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Walmart	869
Kaiser Permanente Southwood	593
Air Force US Dept of	508
Super Service LLC	500
Clayton State University	457
Old Dominion Freight Line Inc	417
Toto	400
County of Clayton	360
McDonalds	345
Sears Automotive	305
AAA Cooper Transportation	300
Clayton County Police Dept	300

* Based on a 5-mile radius

This Family Dollar Property is located at 5960 Highway 42 in Rex, Georgia. Rex is an unincorporated community in Clayton County and is approximately 17 miles southeast of Atlanta.

Surrounding Retail and Points of Interest

The subject property benefits from its strategic location among a cluster of retailers in a dense residential area. There are four schools with a combined enrollment of over 2,800 students within a mile of this Family Dollar. Approximately two miles to the north, there is a dense concentration of major logistics facilities operated by companies such as FedEx, R+L Carriers, SECO Inc., Saia LTL Freight, Estes Express Lines, Salson Logistics Inc, Southeastern Freight Lines. Clayton State University, which has 7,145 students enrolled and over 500 employees between teaching and administrative staff, is approximately three miles to the east. Hartsfield Jackson International, the world's busiest airport with over 103 million passenger in 2017, is located within 10 miles of the subject property.

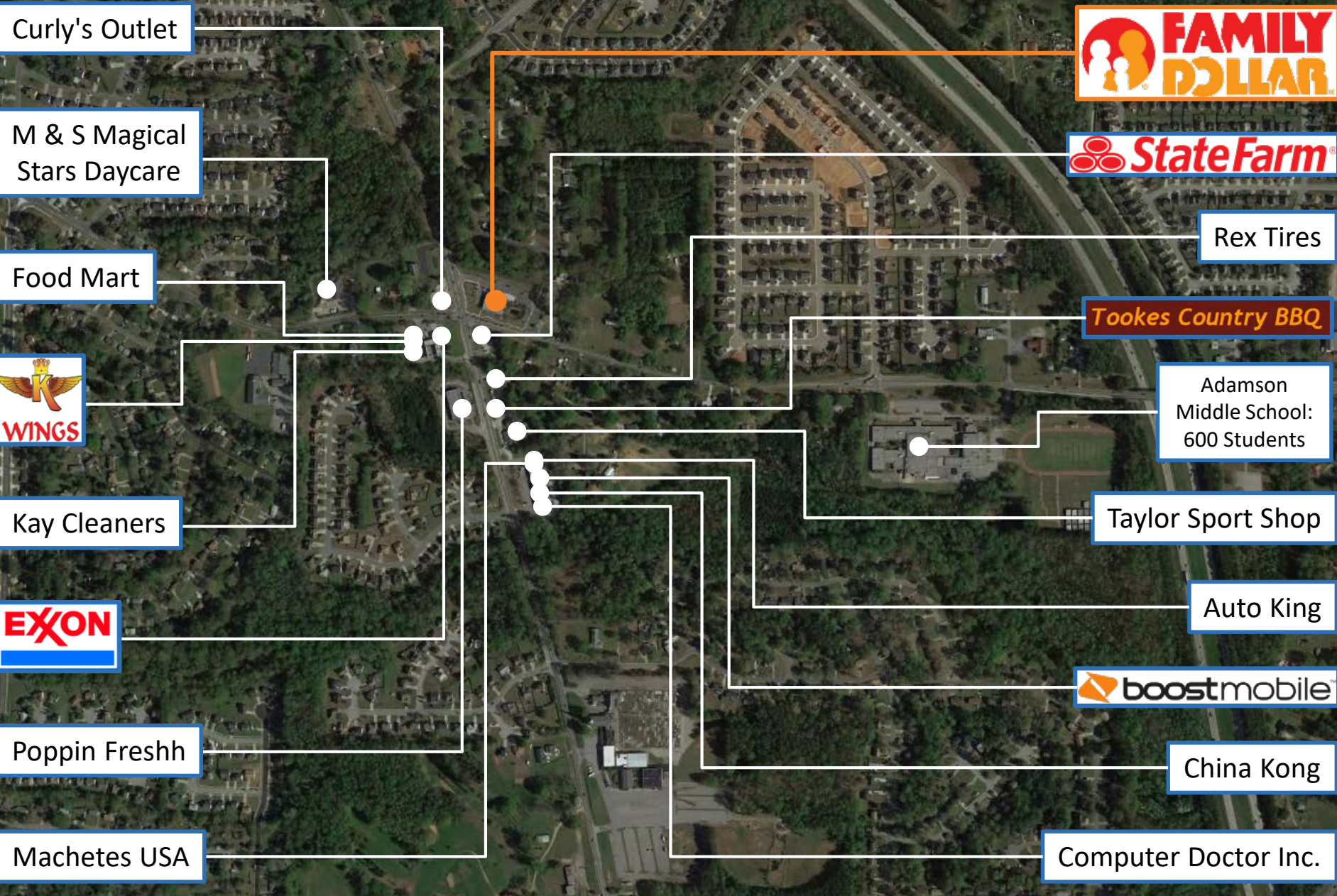
Traffic Counts and Demographics

There are approximately 60,218 individuals residing within a three-mile radius of the property and more than 149,999 individuals within a five-mile radius. The subject property is located at the intersection of Highway 42 and Rex Road, which see average daily traffic counts of 14,100 and 8,110 vehicles. Nearby Terrell Starr Parkway brings an additional 63,000 vehicles to the immediate area each day.

Atlanta, Georgia

Encompassing \$324 billion, the Atlanta metropolitan area is the seventh-largest economy in this country and 18th-largest in the world. Over 75 percent of Fortune 1000 companies conduct business in Atlanta. Atlanta's economy is considered diverse, with dominant sectors that include logistics, professional and business services, media operations, and information technology, the latter of which has recently garnered an increasing percentage of Atlanta's economic output. Atlanta is home to the headquarters of many different corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell Rubbermaid, among others. Atlanta is considered a center for higher education, due to the more than 30 colleges and universities located in the city, including prestigious schools such as the Georgia Institute of Technology and Emory University. As of 2010, 43 percent of adults in the city have college degrees, compared to 27 percent in the nation as a whole. Atlanta is home to professional franchises for four major team sports, and is known for hosting the Centennial 1996 Summer Olympics. Atlanta is one of few United States cities with professional, resident companies in all major performing arts disciplines thanks to the Atlanta Opera, Atlanta Ballet, Atlanta Symphony Orchestra, and Alliance Theatre. The city is also home to the Atlanta Cyclorama & Civil War Museum, the World of Coca-Cola, the College Football Hall of Fame, the National Center for Civil and Human Rights, and the Georgia Aquarium, the world's largest indoor aquarium.







POPULATION

	3 Miles	5 Miles	10 Miles
2022 Projection	64,484	158,916	584,173
2017 Estimate	60,218	149,999	556,280
2010 Census	55,186	138,763	513,198
2000 Census	45,503	117,956	478,345

INCOME

Average	\$59,319	\$58,445	\$59,204
Median	\$49,428	\$47,364	\$45,946
Per Capita	\$20,906	\$20,202	\$20,884

HOUSEHOLDS

2022 Projection	23,312	56,482	210,970
2017 Estimate	21,037	51,608	194,256
2010 Census	19,693	48,832	182,314
2000 Census	16,041	40,674	162,348

HOUSING

2017	\$108,534	\$115,006	\$121,299
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EMPLOYMENT

2017 Daytime Population	45,479	131,862	555,704
2017 Unemployment	6.78%	6.76%	7.24%
2017 Median Time Traveled	31	32	34

RACE & ETHNICITY

White	18.23%	22.98%	18.07%
Native American	0.08%	0.06%	0.05%
African American	64.88%	59.61%	70.99%
Asian/Pacific Islander	8.02%	6.88%	3.78%

Family Dollar

6660 Dorchester Road, North Charleston, South Carolina 29418



Actual Photo

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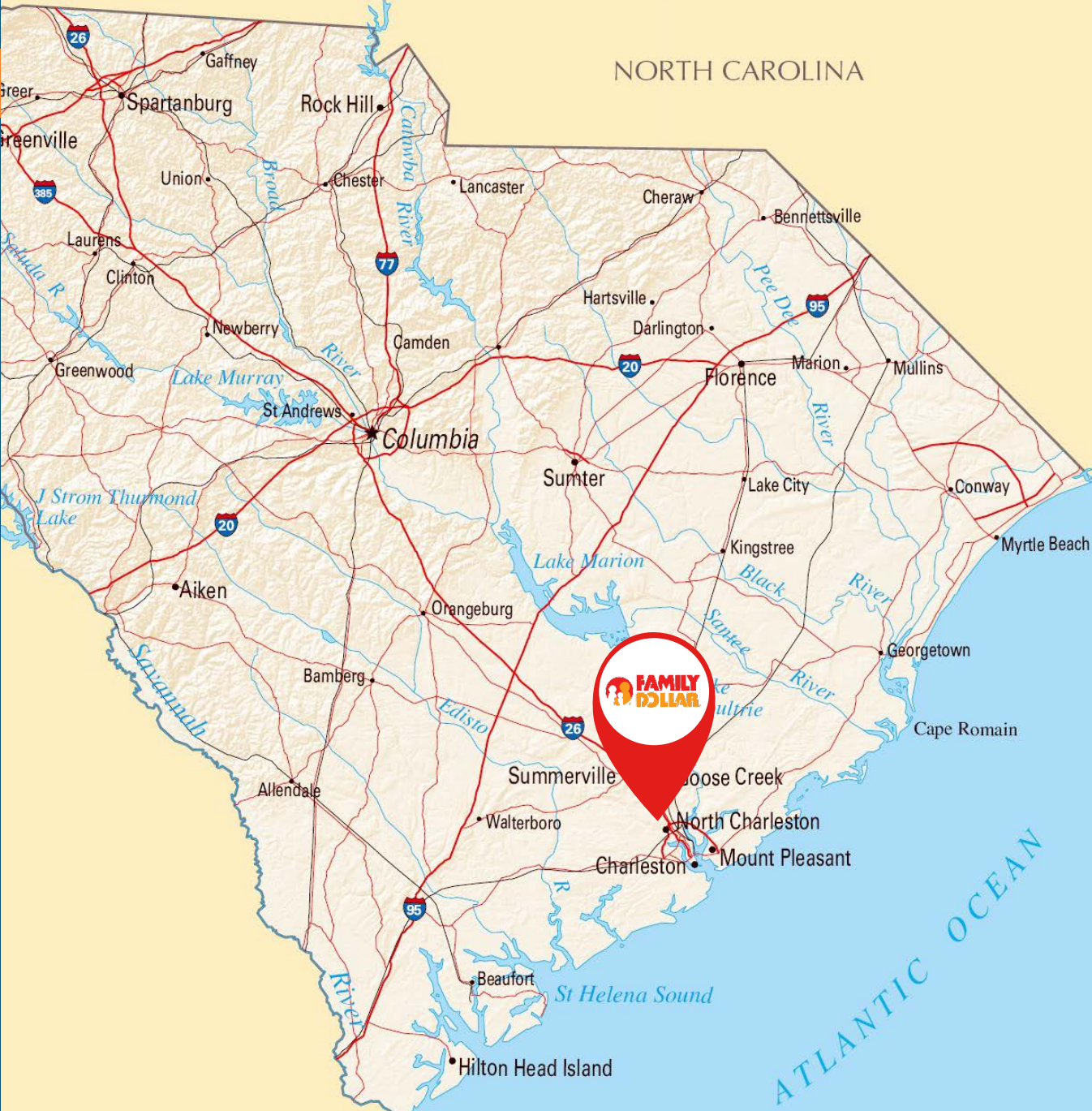
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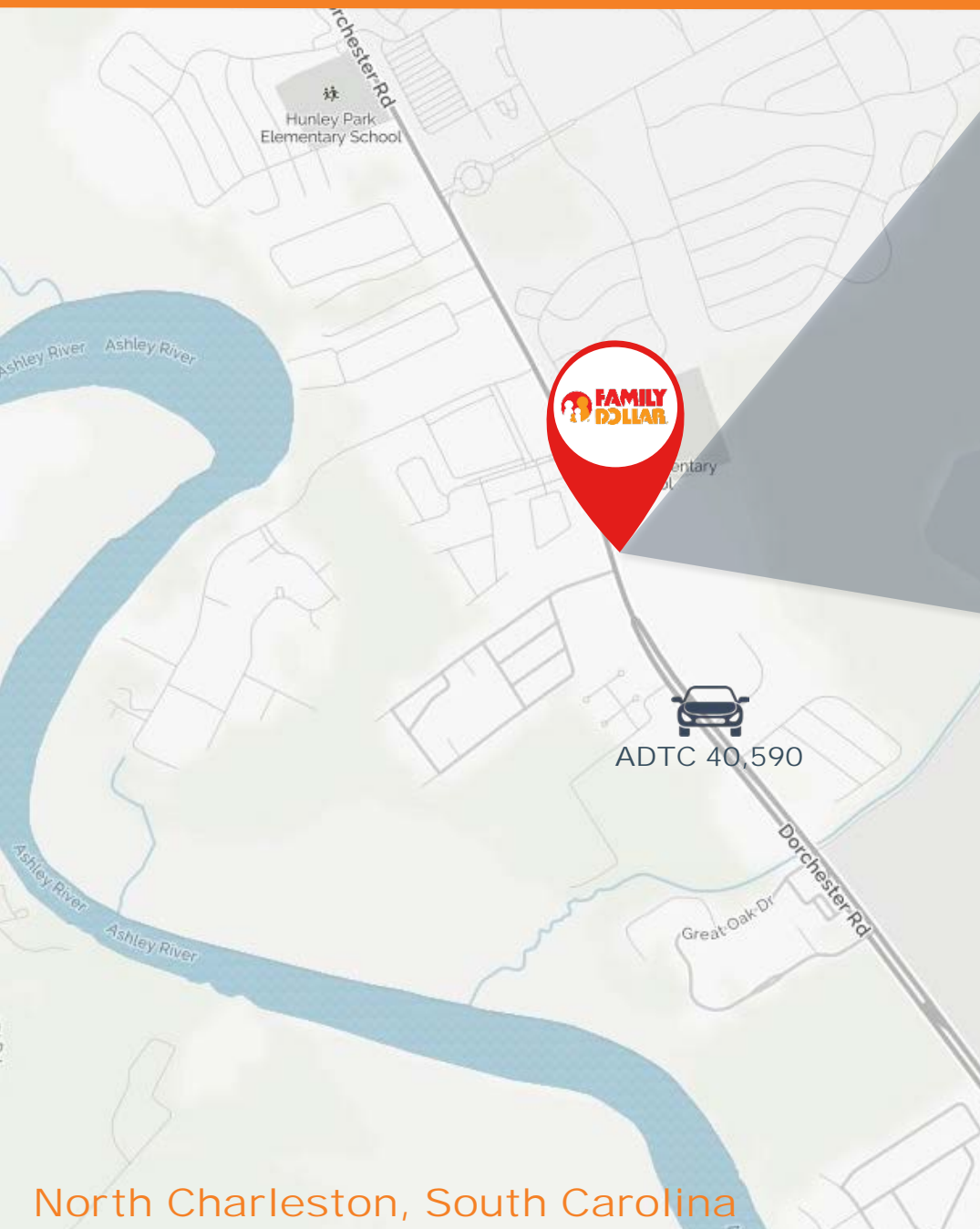
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Demographics

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HIGHLIGHTS

- Compelling Location Fundamentals | Excellent Frontage and Strong Traffic Counts | Dorchester Road | 40,590 Vehicles per Day
- Dense Retail Corridor | Charleston Main Exchange, Charleston Air Force Base Commissary, Wells Fargo, Waffle House, and Burger King, Among Others
- Robust Population | 129,830 Individuals Within a 1-Mile Radius
- Joint Base Charleston | \$7.5 Billion in Base Property and Capital Assets | 1 Mile Away
- Charleston International Airport | Over 3 Million Enplanements in 2016 | 2.5 Miles Away

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Allergy Centers America LLC	5,070
Cummins Inc	1,250
Verizon Wireless	1,076
Boeing	996
Astenjohnson Holdings Ltd	816
Alternative Staffing Inc	702
Mahle Behr Charleston Inc	700
Six Continents Hotel	700
Walmart	681
US Dept of Air Force	654
Doctors Care	650
Alorica Customer Care Inc	563

* Based on a 5-mile radius

North Charleston, South Carolina



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2017 Marcus & Millichap

This Family Dollar Property is located at 6660 Dorchester Road in North Charleston, South Carolina. North Charleston is the third largest city in the state and the state's top city in gross retail sales.

Surrounding Retail and Points of Interest

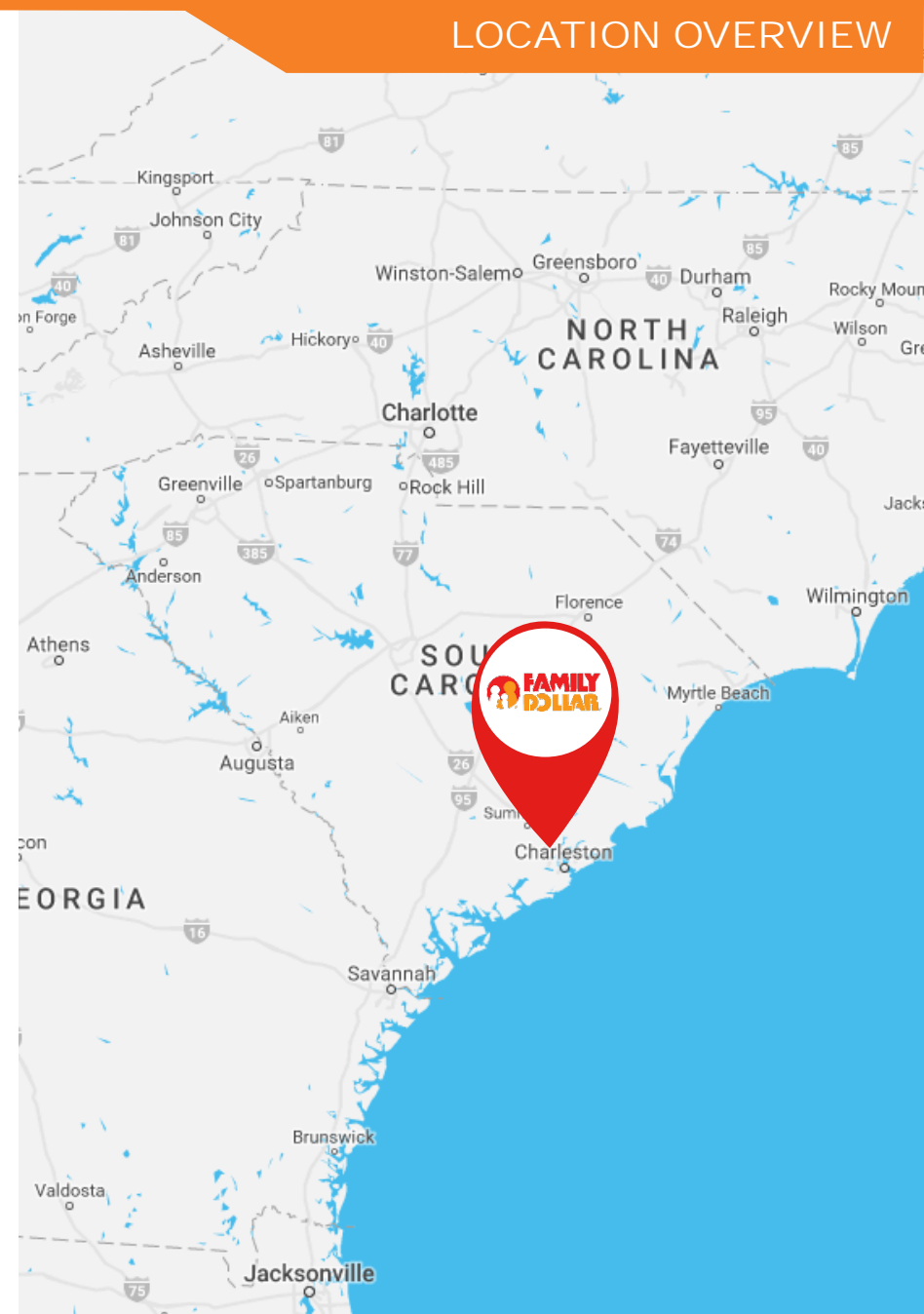
The subject property is strategically located in a dense retail corridor along Dorchester Road, one of North Charleston's arterial roads. There is a Public Storage adjacent to this facility to the south and a Stop N Go gas station and convenience store to the north. There are three schools within one mile of the property with a combined enrollment exceeding 1,450 students. A short way down the road, there are two major facilities meant to serve the large military community in the area: the Charleston Main Exchange, and the Charleston Air Force Base Commissary. The site sits within one mile of the Joint Base Charleston, which maintains \$7.5 billion in base property and capital assets. Additionally, Charleston International Airport is just two and a half miles down the road. In 2016 Charleston International Airport served over 3.7 million passengers in its busiest year on record. A major Boeing operation sits just south of the Airport.

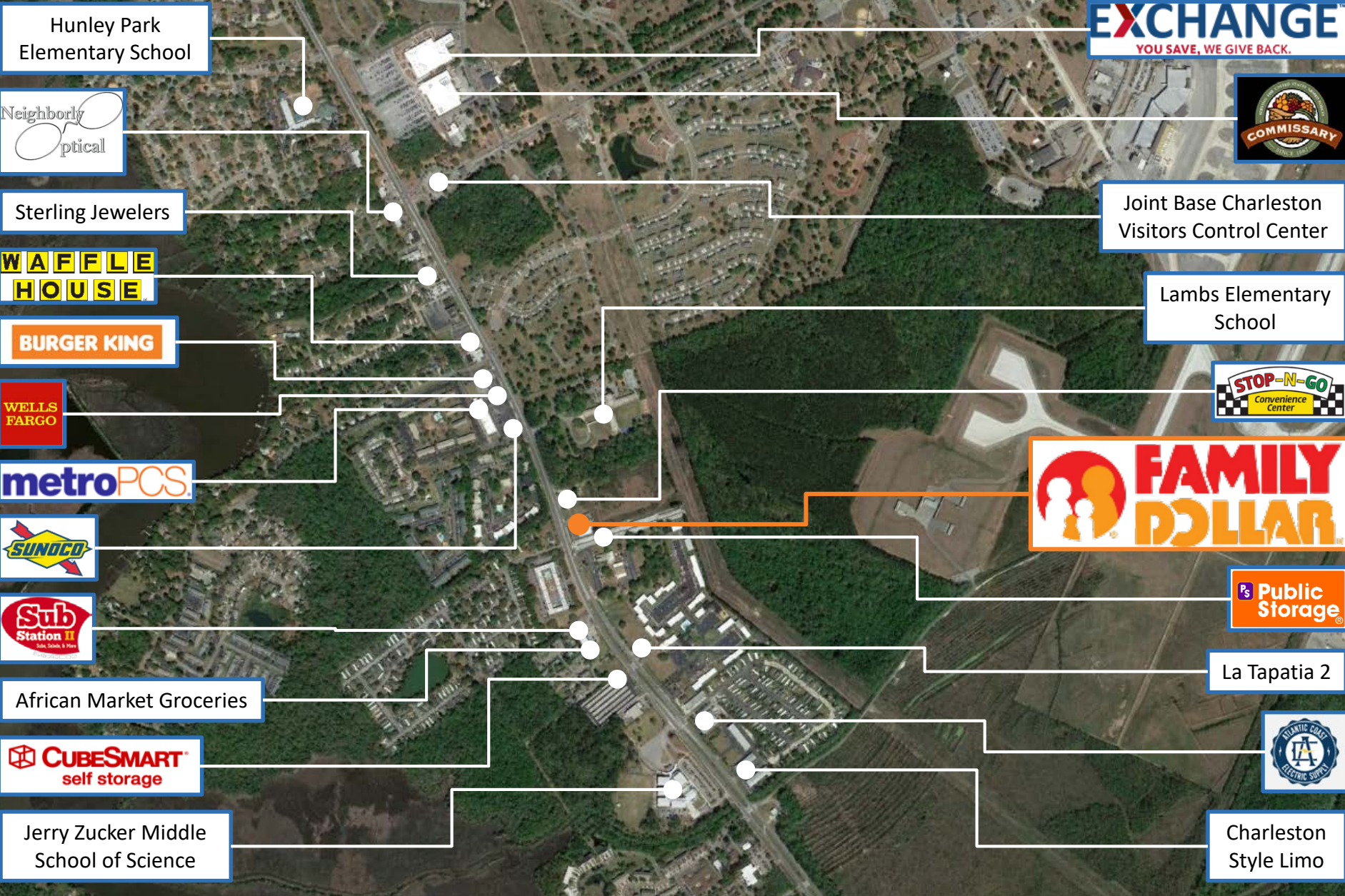
Traffic Counts and Demographics

There are approximately 37,796 individuals residing within a three-mile radius of the property and more than 129,830 individuals within a five-mile radius. The subject property is located on Dorchester Road, which sees an average daily traffic count of 40,590 vehicles.

North Charleston, South Carolina

Many businesses have located and invested hundreds of millions of dollars in North Charleston's economy. Industrial hubs continue to provide high-paying jobs in the area. With the arrival of Boeing Aircraft, the city has gained international importance and stature as one of only three places in the world for the manufacture and assembly of wide-body long range commercial aircraft. Other notable firms include Verizon, Cummins, Daimler AG, Hess Corporation, InterContinental Hotels Group, Kapstone, DXC Technology Venture Aerobearings, and Robert Bosh GmbH. The Department's of State's Bureau of the Comptroller and Global Financial Services is headquartered in Charleston. Global Financial Services supplies the Department's core financial services and supports service to more than 45 federal entities worldwide. Joint Base Charleston, encompassing over 20,877 acres and supporting 67 Military Commands and Federal Agencies, provides service to over 90,000 Airmen, Sailors, Soldiers, Marines, Coast Guardsmen, DOD civilians, dependents, and retirees. Today the Port of Charleston boasts the deepest water in the southeast region. Because of this influx of investments, the city continues to expand its inventory of 4-star hotel accommodations. For three years running, the Charleston area has been dubbed the number one tourist destination in America by readers of Conde Nast Traveler magazine. With beaches, history, amazing sights, good food and friendly people, Charleston is a consistent hit with tourists who venture to this gracious and beautiful city.







	3 Miles	5 Miles	10 Miles
POPULATION			
2022 Projection	39,898	136,705	410,147
2017 Estimate	37,796	129,830	379,089
2010 Census	34,540	115,550	335,602
2000 Census	32,684	102,862	285,637

INCOME			
Average	\$66,016	\$63,134	\$67,985
Median	\$50,428	\$47,933	\$51,534
Per Capita	\$26,338	\$24,744	\$26,832

HOUSEHOLDS			
2022 Projection	16,095	54,043	162,640
2017 Estimate	14,997	50,451	147,963
2010 Census	13,695	44,975	131,144
2000 Census	12,614	39,236	108,131

HOUSING			
2017	\$182,674	\$181,538	\$196,314

EMPLOYMENT			
2017 Daytime Population	45,243	150,522	406,523
2017 Unemployment	3.78%	4.41%	4.26%
2017 Median Time Traveled	25	25	25

RACE & ETHNICITY			
White	50.44%	52.28%	59.34%
Native American	0.11%	0.13%	0.16%
African American	37.26%	35.95%	30.92%
Asian/Pacific Islander	2.42%	2.71%	2.83%

Family Dollar

15746 N State Highway 94, Apple Springs, Texas 75926

Actual Site



OFFERING MEMORANDUM

EXCLUSIVE NET-LEASE OFFERING

Marcus & Millichap

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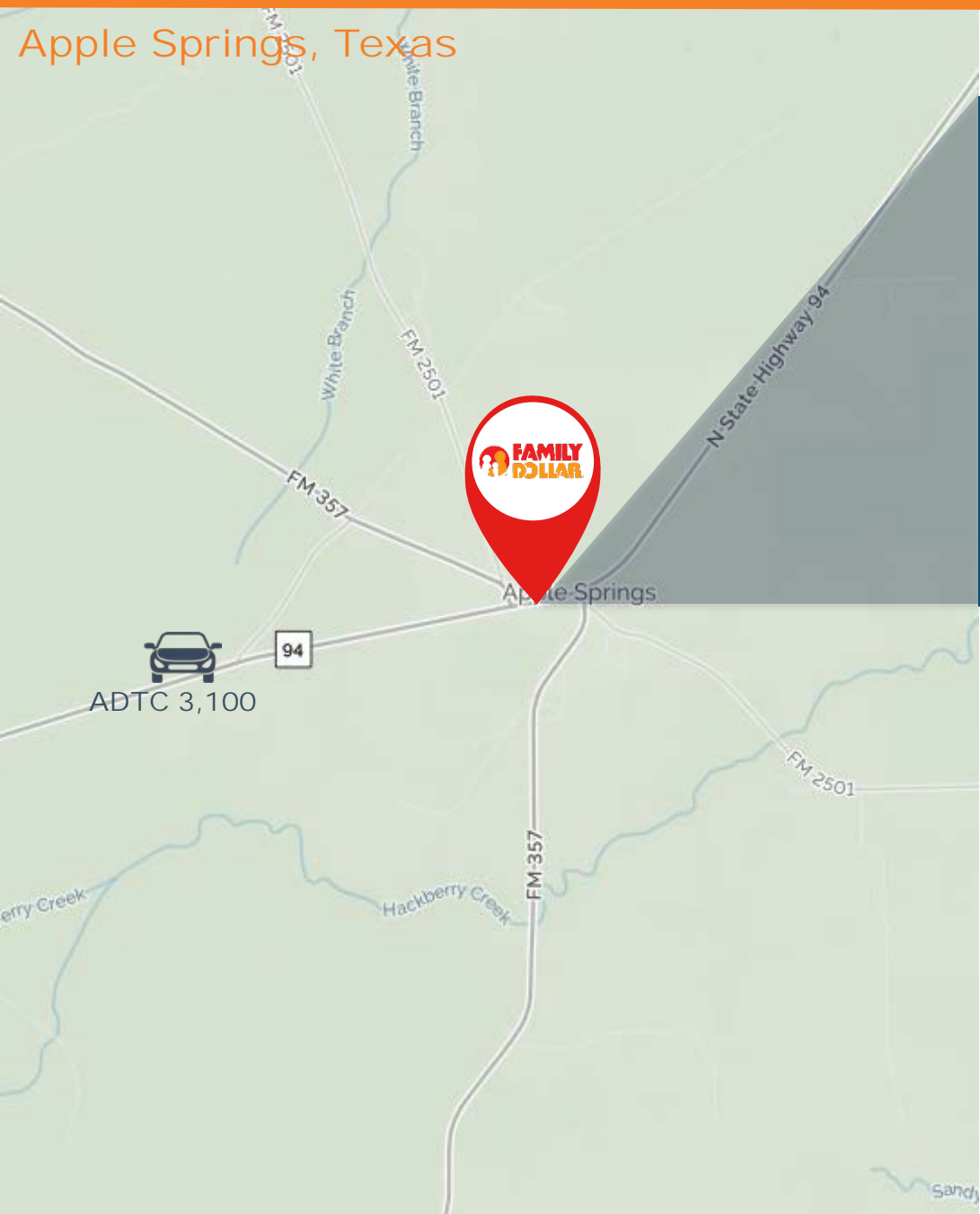
Location Overview

- Location Highlights
- Location Overview
- Surrounding Aerial Map

Demographics

- Population
- Income
- Employment





HIGHLIGHTS

- Limited Competition | Only Family Dollar Within a 20-Mile Radius
- Apple Springs Elementary School | Located Less Than a Mile Away| Total Enrollment Exceeding 100 Students
- Stephen F. Austin State University | Public, Nationally Ranked Institution With a Total Enrollment of 11,623 Students | Located Within a 40-Mile Radius
- Compelling Location Fundamentals | Located Just Off N State Highway 94

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Apple Springs High School	70
Apple Springs Ind Schl Dst	38
Apple Springs Elementary Schl	35
US Post Office	26
Applespring Vlntr Fire Dept	20
Dewayne Rogers Logging Inc	18
Dante A McDougald	9
Carl Allen Rogers	6
Apple Sprng Snior Citizens Ctr	5
Linda Hyman Logging	4
Ss Unlimited Inc	4
James E Branch	3

* Based on a 5-mile radius

This Family Dollar is located at 15746 N State Highway 94, Apple Springs, Texas. Apple Springs is located in Trinity County and is approximately 17 miles south of Lufkin.

Surrounding Retail and Points of Interest

The subject property benefits from its strategic location on the Texas State Highway 94. Family Dollar serves as the only national retail shopping/grocery location within the town and of Trinity County. Other major nearby tenants include Brookshire's, Subway's, and a USPS. This Family Dollar property also benefits from its close proximity to several academic institutions. Apple Springs Elementary School and Stephen F. Austin State University have a combined total enrollment exceeding 12,100 students and are both located within a 35-mile radius. State Highway 94 provides for easy transportation access to both Lufkin and Trinity which are both a forty-five minute drive.

Traffic Counts and Demographics

There are approximately 519 individuals residing within a five-mile radius of the property and more than 1,063 individuals within a ten-mile radius. The subject property is located on N State Highway 94, which experiences average daily traffic counts exceeding 3,100 vehicles.

Lufkin, Texas

Lufkin, Texas is the retail and medical hub of a 12-county region with an estimated labor force of more than 145,000. Its pro-industry community offers highly skilled workers and receptive community leaders. With convenient access, solid infrastructure and an industry-friendly community, Lufkin has what businesses need to grow. Lufkin is home to Lufkin Industries, which manufactures and services oil field equipment and power transmission equipment, and supplies of creosote-treated utility poles. It is also home to the Atkinson Candy Company, and Brookshire Brothers, a chain of grocery stores in Texas and Louisiana. Lufkin received Texas's first biomass power plant in late 2009. Beautifully surrounded by the Piney Woods of Deep East Texas, Lufkin is conveniently located next to major cities like Dallas, Fort Worth, Houston, San Antonio, Waco and Shreveport, LA. With a population quickly approaching 40,000 people, it still manages to remain peaceful and quaint with attractions such as Lake Sam Rayburn, Ellen Trout Park and Zoo, Texas Forestry Museum, and several local parks.

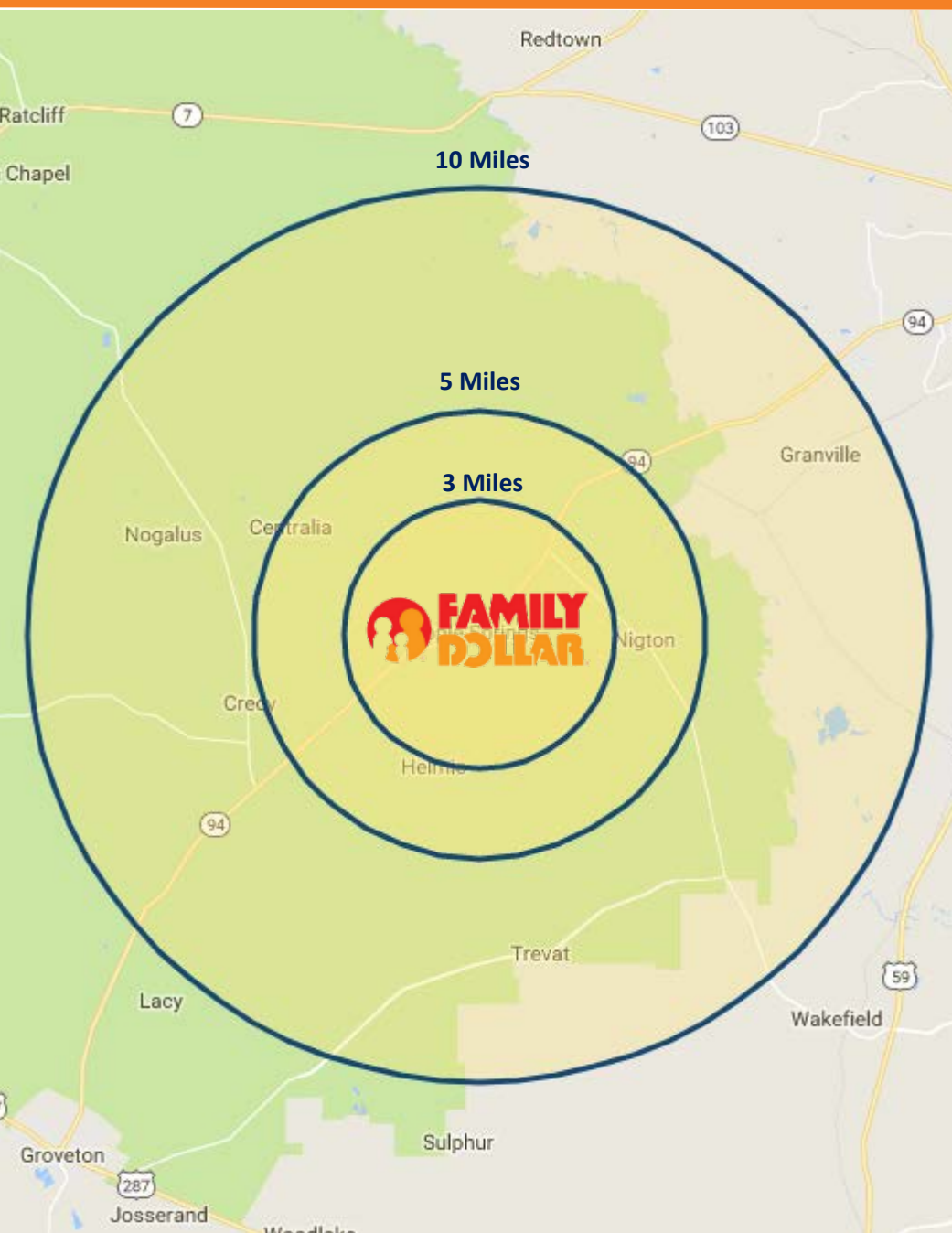


Apple Springs Elementary
School : 103 students



TEXAS HIGHWAY 94





POPULATION

	3 Miles	5 Miles	10 Miles
2022 Projection	74	525	1,072
2017 Estimate	73	519	1,063
2010 Census	74	529	1,078
2000 Census	80	589	1,165

INCOME

Average	\$46,978	\$44,594	\$45,479
Median	\$36,539	\$35,187	\$35,778
Per Capita	\$16,004	\$17,730	\$18,599

HOUSEHOLDS

2022 Projection	26	212	445
2017 Estimate	25	206	435
2010 Census	25	210	440
2000 Census	24	208	432

HOUSING

2017	\$87,346	\$88,626	\$87,116
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EMPLOYMENT

2017 Daytime Population	47	377	699
2017 Unemployment	6.15%	6.29%	5.89%
2017 Median Time Traveled	36	35	35

RACE & ETHNICITY

White	84.88%	77.67%	83.04%
Native American	0.00%	0.00%	0.00%
African American	10.34%	15.72%	11.50%
Asian/Pacific Islander	0.19%	0.17%	0.17%

Family Dollar

202 State Highway 31 West, Dawson, Texas 76639



OFFERING MEMORANDUM

EXCLUSIVE NET-LEASE OFFERING

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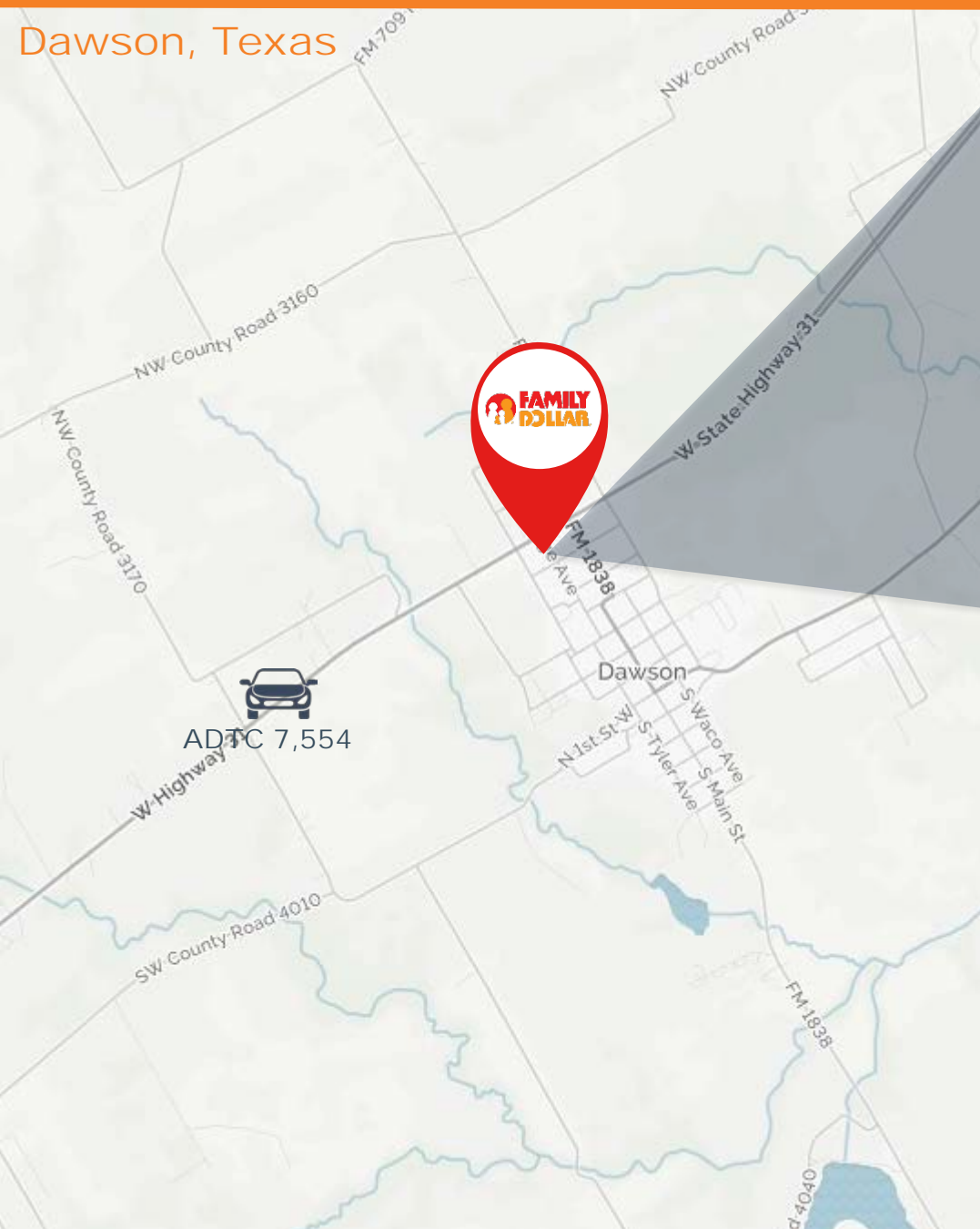
Demographics

Population

Income

Employment





HIGHLIGHTS

- Limited Competition | Only Family Dollar Within a 30-Mile Radius
- Dawson Independent School District | Located Less Than a Mile Away | Total Enrollment Exceeding 600 Students
- Baylor University | Private, Nationally Ranked Institution With a Total Enrollment of 16,787 Students | Located Within a 35-Mile Radius
- Compelling Location Fundamentals | Located Just Off State Highway 31 West

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Dawson Independent School Dst	107
U S Army Corps of Engineers	76
Dawson Elementary School	34
Dawson High School	32
Dawson Volunteer Fire Dept	17
FIRST BANK & TRUST OF DAWSON	10
J-P-M Co	10
James Morris	9
Premier Services	8
Dynamic Home Transformations	7
First Bank & Trust Company	7
Highway 31 Cafe	7

* Based on a 5-mile radius

This Family Dollar is located at 202 State Highway 31 West, Dawson, Texas. Dawson is located in Navarro County and is approximately 40 miles east of Waco.

Surrounding Retail and Points of Interest

The subject property benefits from its strategic location on the State Highway 31 West. Family Dollar serves as the only national retail shopping/grocery location within the town and of Navarro County. Other major nearby tenants include: Exxon Gas and USPS. This Family Dollar property also benefits from its close proximity to several academic institutions. Dawson Independent School District and Baylor University, have a combined total enrollment exceeding 17,000 students and are both located within a 35-mile radius. Texas State Highway 31 provides for easy transportation access to both Hubbard and Waco, which are both within a forty-five minute drive.

Traffic Counts and Demographics

There are approximately 1,402 individuals residing within a five-mile radius of the property and more than 2,007 individuals within a ten-mile radius. The subject property is located on State Highway 31 West, which experiences average daily traffic counts exceeding 7,554 vehicles.

Waco, Texas

Waco is a large city in east-central Texas with a population of approximately 125,000 people making it the 25th-most populous city in the state. The town of Waco was built around the Waco Suspension Bridge, which was a crucial crossing of the Brazos River upon completion in 1870. Today, downtown Waco is largely centered around Baylor University. Each day, nearly 20,000 people commute to and from work in downtown. Downtown Waco is also the location of the McLennan County Courthouse and the ALICO Building, which was completed in 1910, and was once the tallest structure in the Southwest. Downtown Waco, where Dr. Pepper soda was invented, is also the location of the famous Dr. Pepper Museum. A scenic river walk along the east and west banks of the Brazos River stretches from the Baylor campus to Cameron Park Zoo, about seven miles in all. This multiuse walking and jogging, lighted trail passes underneath the Waco Suspension Bridge and captures the peaceful charm of the river. The Waco Independent School District serves most of the city and consist of eight high schools, six middle schools and over ten elementary schools. Besides Baylor University, Waco is also home to McLennan Community College and Texas State Technical College.

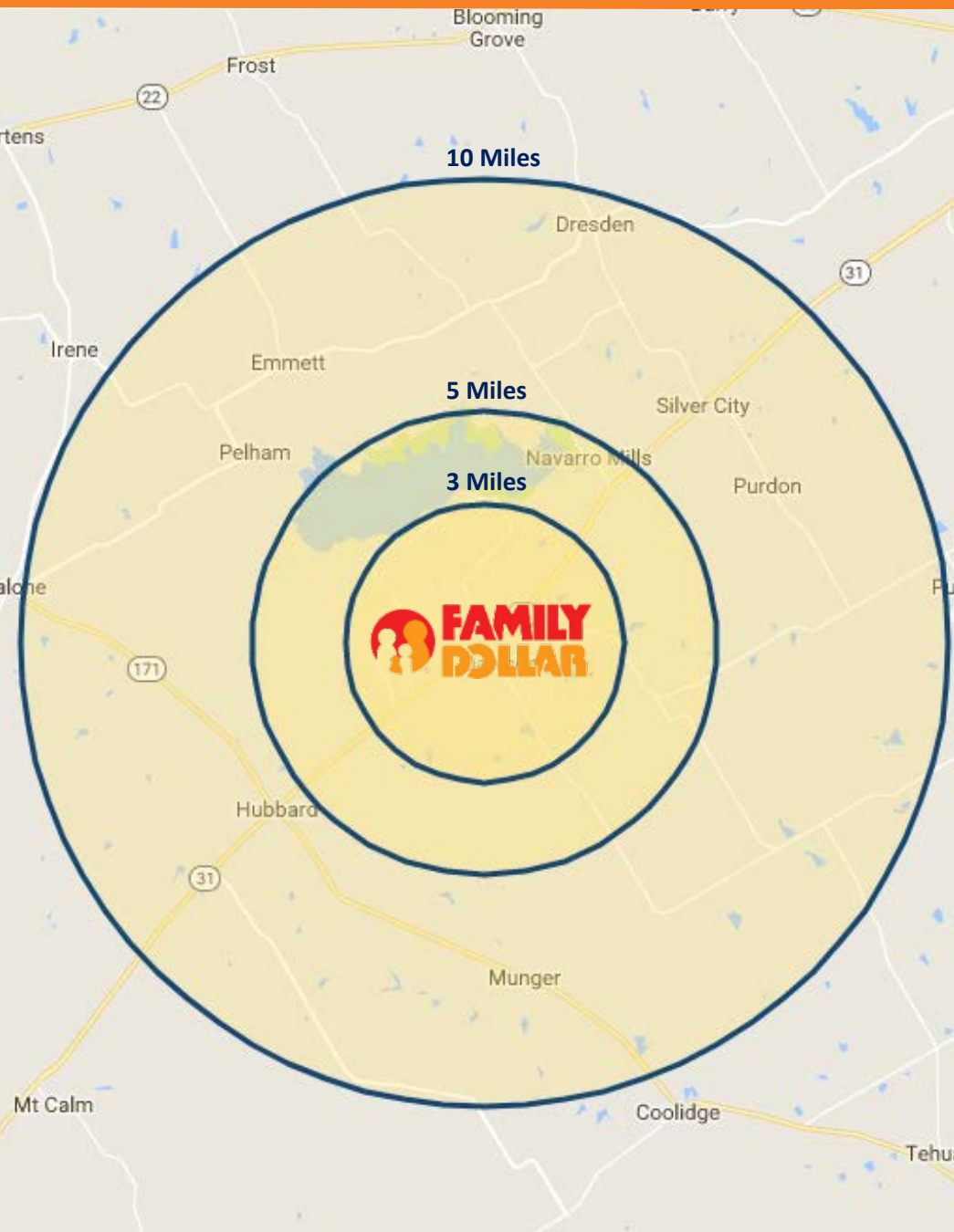


STATE HIGHWAY 31 WEST



Dawson
Independent
School District





POPULATION

	3 Miles	5 Miles	10 Miles
2022 Projection	825	1,405	2,093
2017 Estimate	823	1,402	2,077
2010 Census	774	1,319	1,948
2000 Census	794	1,352	1,951

INCOME

Average	\$51,544	\$51,613	\$54,362
Median	\$43,891	\$43,905	\$44,642
Per Capita	\$22,190	\$21,089	\$22,664

HOUSEHOLDS

2022 Projection	361	584	887
2017 Estimate	354	573	866
2010 Census	334	540	813
2000 Census	331	535	792

HOUSING

2017	\$85,418	\$85,386	\$86,328
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EMPLOYMENT

2017 Daytime Population	588	1,001	1,339
2017 Unemployment	5.15%	5.15%	4.73%
2017 Median Time Traveled	34	34	34

RACE & ETHNICITY

White	84.46%	84.46%	85.29%
Native American	0.00%	0.00%	0.00%
African American	9.82%	9.79%	8.18%
Asian/Pacific Islander	0.13%	0.13%	0.21%

Family Dollar

6110 W Commerce Street, San Antonio, Texas 78237



Actual Site

OFFERING MEMORANDUM

EXCLUSIVE NET-LEASE OFFERING

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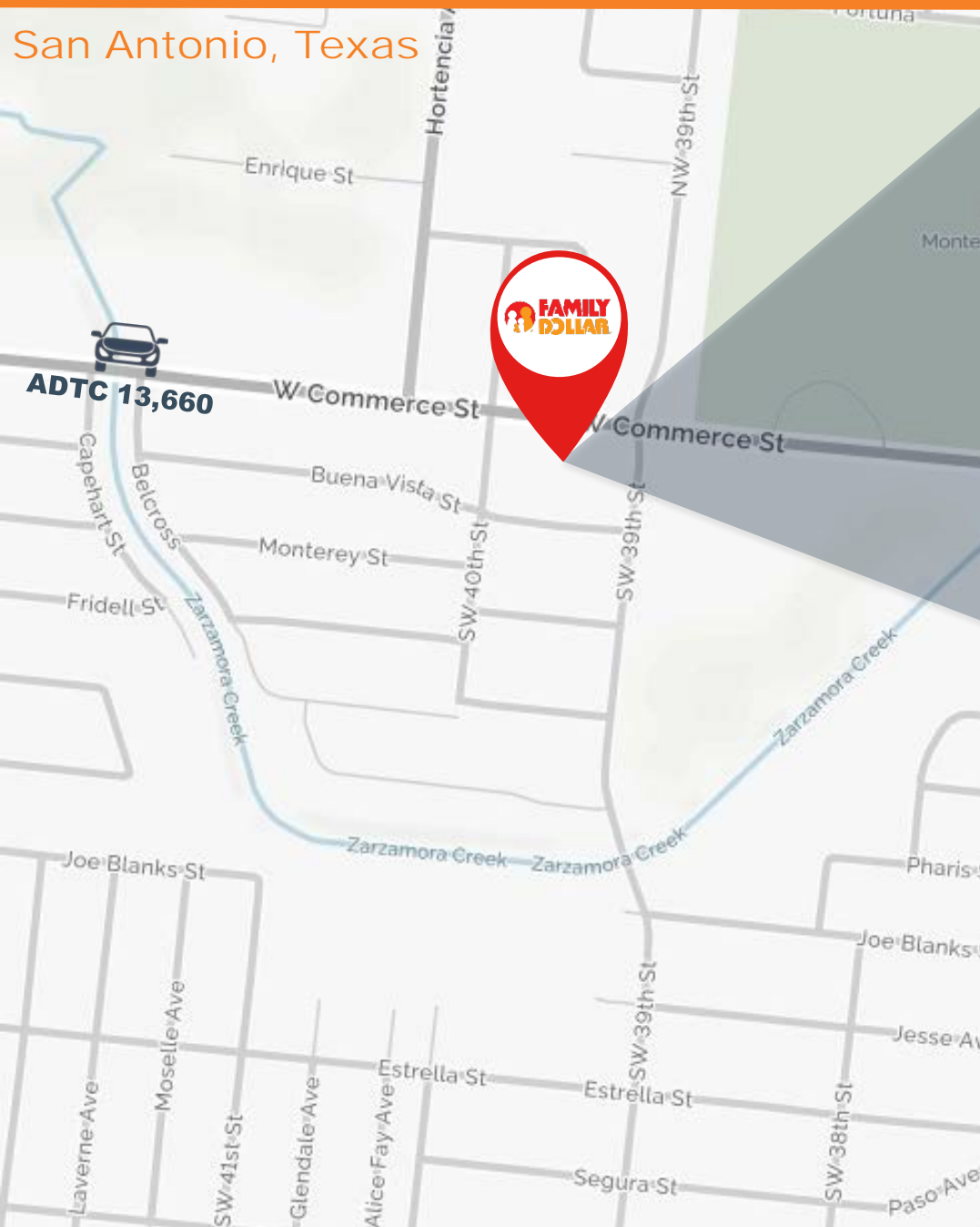
Demographics

Population

Income

Employment





HIGHLIGHTS

- Dense Retail Corridor | Walgreens, Advanced Auto Parts, Goodwill, KFC, Wingstop, Among Others
- Strong Demographics | 361,531 People within a Five-Mile Radius
- Compelling Location Fundamentals | San Antonio is the Second Most Populated City in the Southern United States.
- Monterrey Park Academy | Located Adjacent to the Subject Property | Total Enrollment exceeding 1,000 Students
- Four Miles West of Lady of the Lake University | Total Enrollment Exceeding 3,000 Students

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Boeing	6,854
Bear County Hospital District	6,000
State of Texas	5,003
UT Health San Antonio	4,257
Usaf Medical Center	4,000
Wilford Hall Medical Center	3,021
S W R I	2,683
Air Force US Dept of	2,378
Santa Rosa Children's Hospital	2,061
Parsons Government Services Inc	1,510
Kindred At Home	1,265
Afiwc/Scs	1,200

* Based on a 5-mile radius

This Family Dollar is located at 6110 West Commerce Street in San Antonio, Texas. San Antonio is the county seat and largest city in Bexar County. San Antonio is also the second largest city in the state of Texas, preceded only by Houston. It is also the seventh most populated city in the United States. San Antonio is also home to some of Texas's top attractions, such as the NBA's San Antonio Spurs and the River Walk, which is a series of bars and shops lined up alongside the San Antonio River.

Surrounding Retail and Points of Interest

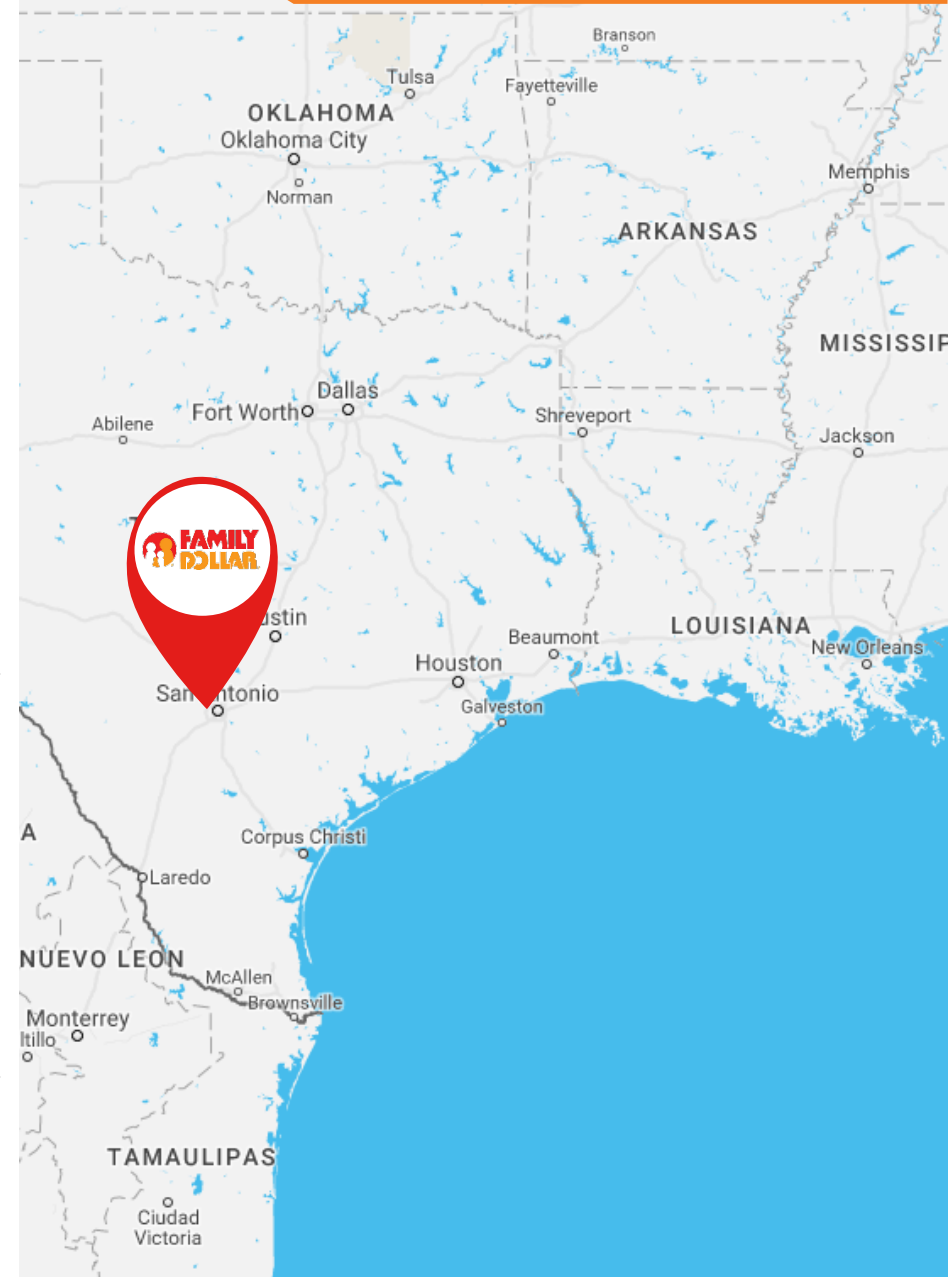
The subject property benefits from its strategic location in a densely populated retail corridor. Major nearby tenants include Dollar Tree, Dollar General, KFC, Walgreens, Advanced Auto Parts, Ross, Goodwill and many others. This Family Dollar also benefits from nearby academic institutions including Monterrey Park Academy, Holy Cross High School, Stafford Elementary School, Loma Elementary School, Gus Garcia Elementary School, Roosevelt Elementary School, and Our Lady of the Lake University all located within a five-mile radius and have a combined enrollment exceeding 6,900 students. This Family Dollar also benefits from several hospitals being located within a five-mile radius: Christus Santa Rosa Hospital, Southwest General Hospital, and Methodist Texas Hospital. Altogether, the hospitals have a combined bed count of 2,092 beds.

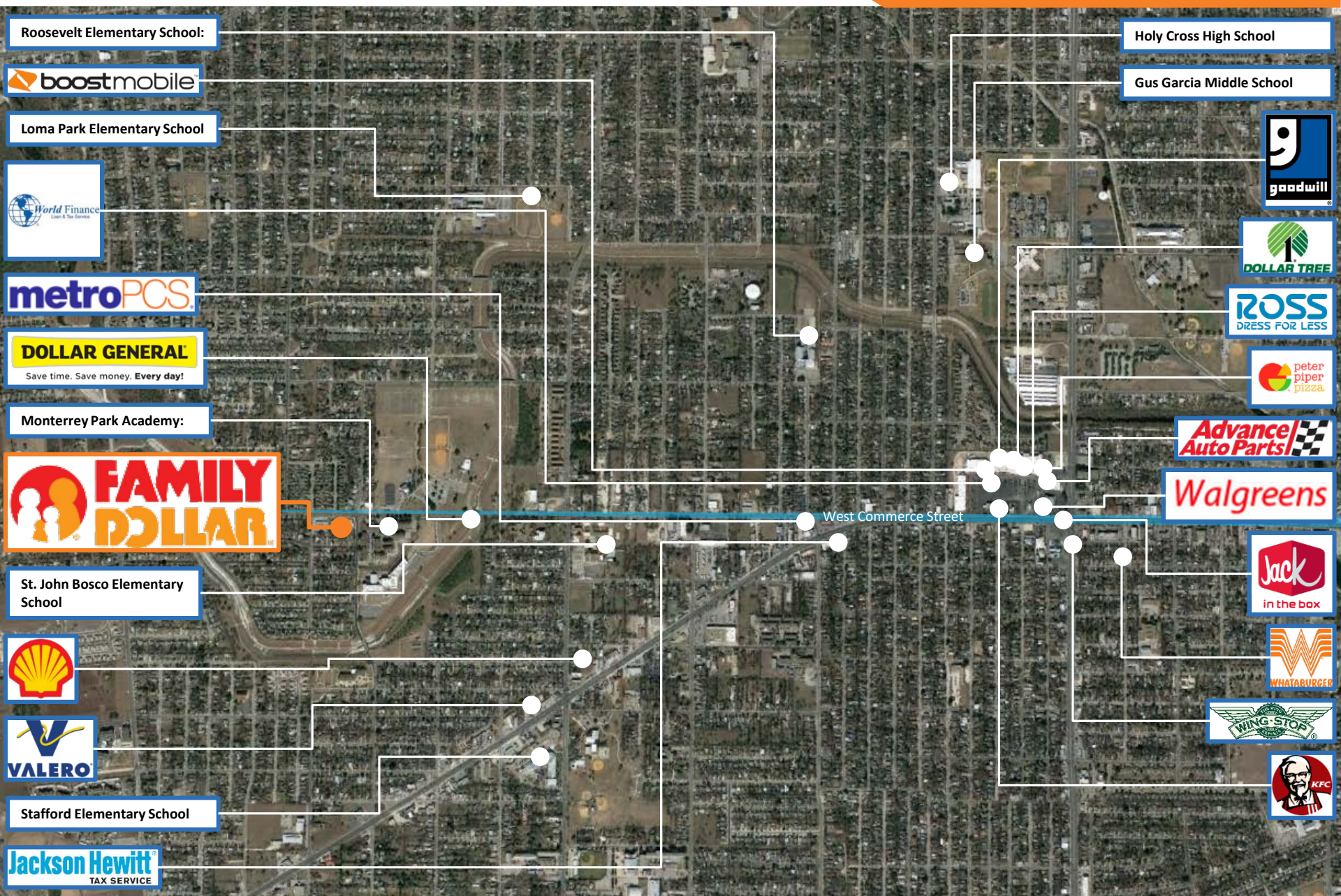
Traffic Counts and Demographics

There are approximately 132,167 individuals residing within a three-mile radius of the property and approximately 360,531 individuals within a five-mile radius. The subject property is located on West Commerce Street, which experiences average daily traffic counts of 13,600 vehicles.

San Antonio, Texas

San Antonio is the second largest city in the state of Texas and the third fastest growing major city in the United States. Texas is also home to five of the Nation's eleven fastest growing cities, including San Antonio. San Antonio also has a population of about 1.4 million people. San Antonio is home to the corporate headquarters of Valero Energy and Tesoro, which are both Fortune 500 Global Corporations. The area is rapidly growing as city planning directors prepare for an increase of more than one million people over the next twenty years. The city of San Antonio has an increase in developments including skyscrapers to be built for the first time in thirty years. Also, San Antonio is home to the very successful NBA franchise of the San Antonio Spurs, who play in the widely acclaimed AT&T center. Other attractions in the city include The San Antonio River Walk, Six Flags, and SeaWorld.





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POPULATION

	3 Miles	5 Miles	10 Miles
2022 Projection	130,415	359,492	1,199,289
2017 Estimate	132,167	361,531	1,157,579
2010 Census	121,475	333,072	1,058,713
2000 Census	119,753	327,065	939,477

INCOME

Average	\$41,059	\$45,370	\$60,851
Median	\$31,140	\$33,702	\$43,555
Per Capita	\$12,447	\$15,593	\$21,529

HOUSEHOLDS

2022 Projection	40,907	124,026	430,944
2017 Estimate	39,339	119,258	402,610
2010 Census	37,037	111,590	372,542
2000 Census	35,227	105,630	325,152

HOUSING

2017	\$73,845	\$83,207	\$113,712
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EMPLOYMENT

2017 Daytime Population	107,047	381,724	1,299,055
2017 Unemployment	5.64%	5.02%	4.26%
2017 Median Time Traveled	28	26	26

RACE & ETHNICITY

White	71.72%	71.67%	71.16%
Native American	0.05%	0.12%	0.13%
African American	2.84%	4.40%	6.30%
Asian/Pacific Islander	0.34%	1.07%	2.36%



Family Dollar

Inquire for Address



Actual Site

OFFERING MEMORANDUM

EXCLUSIVE NET-LEASE OFFERING

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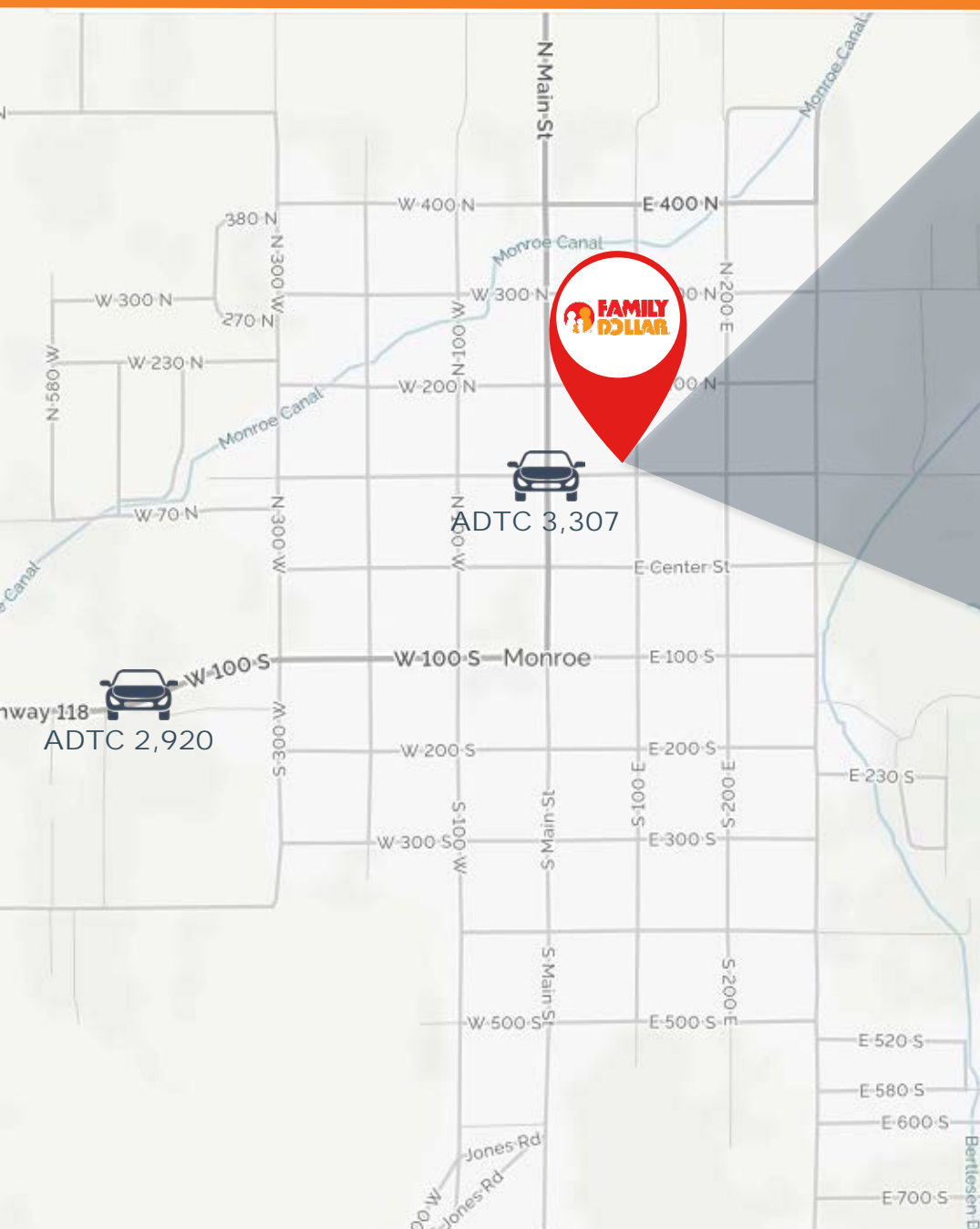
HIGHLIGHTS

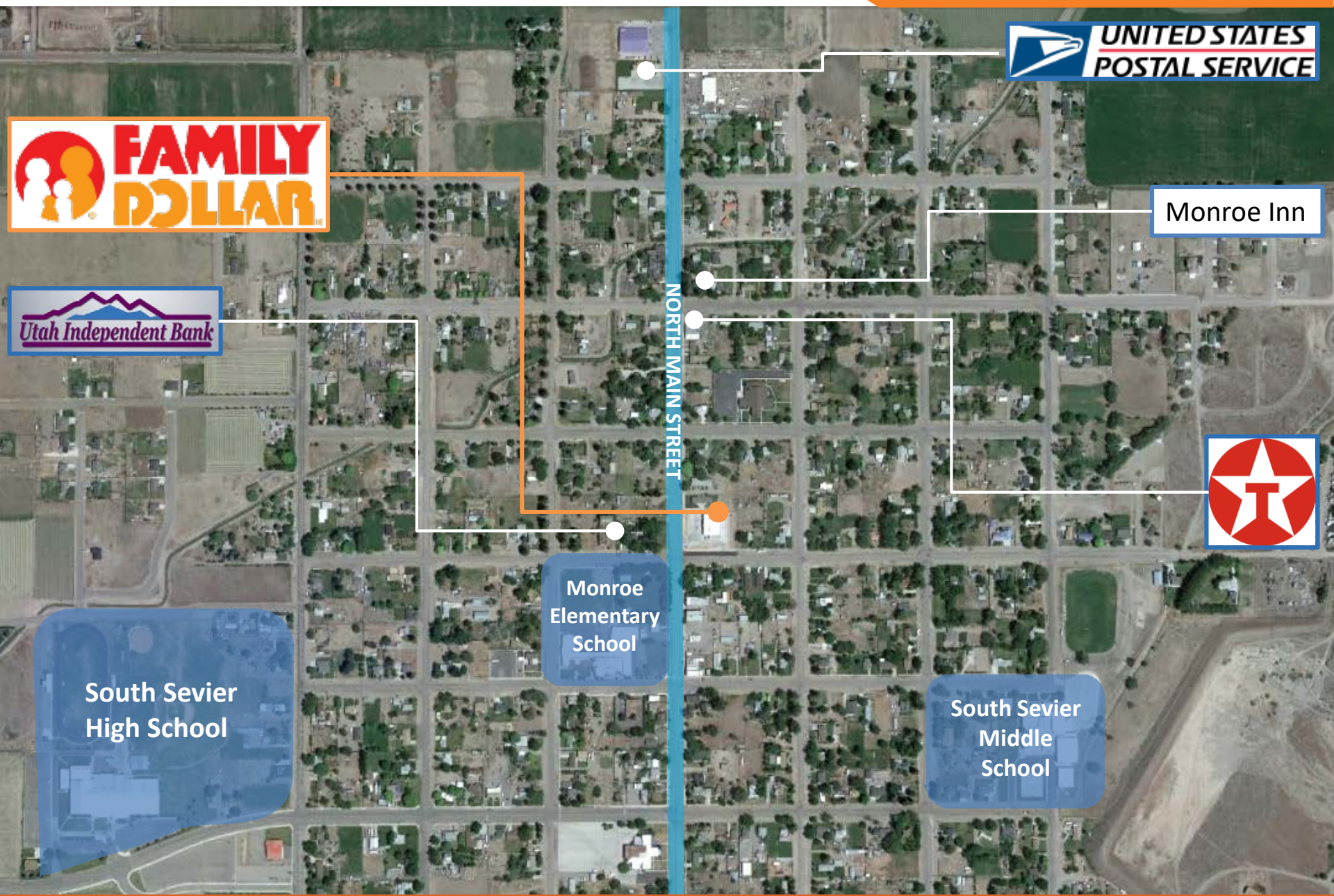
- South Sevier High School, South Sevier Middle School and Monroe Elementary School | Total Enrollment of 1,386 Students | Less Than One Mile Away
- Richfield Municipal Airport | 8 Miles from the Subject Property,
- Huge Tourist Attraction | Located Within a One-Mile Radius

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Richfield Reaper	731
Walmart	220
Intermountain Health Care Inc	143
Life Time Fitness Inc	132
Home Depot The	100
Sorensons Ranch School & Camp	90
Avalon Health Care Inc	89
Albertsons LLC	88
D & A McRae Inc	85
Children Protective Services	81
Kmart	75
Richfield Probation and Parole	73

* Based on a 5-mile radius







10 Miles

5 Miles

3 Miles



POPULATION

	3 Miles	5 Miles	10 Miles
2022 Projection	3,709	5,289	13,517
2017 Estimate	3,485	4,989	12,866
2010 Census	3,211	4,700	12,516
2000 Census	2,707	3,999	11,165

INCOME

Average	\$59,520	\$59,520	\$62,267
Median	\$46,014	\$46,225	\$49,586
Per Capita	\$20,762	\$20,807	\$21,831

HOUSEHOLDS

2022 Projection	1,304	1,867	4,793
2017 Estimate	1,212	1,734	4,479
2010 Census	1,110	1,623	4,334
2000 Census	909	1,335	3,689

HOUSING

2017	\$157,195	\$154,428	\$155,651
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EMPLOYMENT

2017 Daytime Population	3,662	4,751	13,812
2017 Unemployment	5.85%	5.41%	4.55%
2017 Median Time Traveled	20	20	16

RACE & ETHNICITY

White	93.20%	92.94%	93.72%
Native American	0.10%	0.15%	0.12%
African American	0.15%	0.19%	0.28%
Asian/Pacific Islander	0.41%	0.59%	0.53%

Family Dollar

351 South Main Street, Broadway, Virginia 22815



Actual Site

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EXCLUSIVE NET-LEASE OFFERING

Marcus & Millichap

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- Population
- Income
- Employment



HIGHLIGHTS

- Strong Traffic Counts | North Main Street | 3,307 Vehicles per Day
- Quality Demographics | 30,370 Individuals Within a 10-Mile Radius
- Broadway High School and J. Frank Hillyard Highschool | Total Enrollment Exceeds 1,755 Students | Less Than One Mile Away
- Luray Caverns Airport | Specializes in Aeronautical Education | Less Than a 20 Minute Drive
- Rockingham Memorial Hospital | Number of Beds: 238 | Less Than a 20 Minute Drive

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Eastern Division	1,200
Harrisonburg Manufacturing Div	920
New Market Poultry LLC	471
New Market Poultry LLC	314
Virginia Mennonite Retirement	305
Transportation Virginia Dept	234
Friendship Industries Inc	200
Valley Proteins Inc	175
F & M Bank Corp	168
Civil Air Patrol Inc	150
Life Care Center of New Market	150
Valley Health System	131

* Based on a 5-mile radius

ADTC 3,307

This Family Dollar Property is located at 351 South Main Street, Broadway, Virginia. Broadway is a city in Rockingham County and is voted to be one of the safest cities in Virginia.

Surrounding Retail and Points of Interest

This Family Dollar is located along South Main Street. Major national tenants within proximity include Dollar General, 7-Eleven, Subway's, Dominos, Exxon Gas, Shell Gas, and USPS as well as many others. Rockingham Memorial Hospital is a 238-bed medical facility located within 16 miles of the subject property and serves a population of at least 218,000 residents. Broadway High School and J. Frank Hillyard High School are both located less than one mile away from the subject property and have a total combined enrollment exceeding 1,755 students. Luray Caverns Airport, located within a 30- minute drive from the subject property, is home to more than 30 aircrafts.

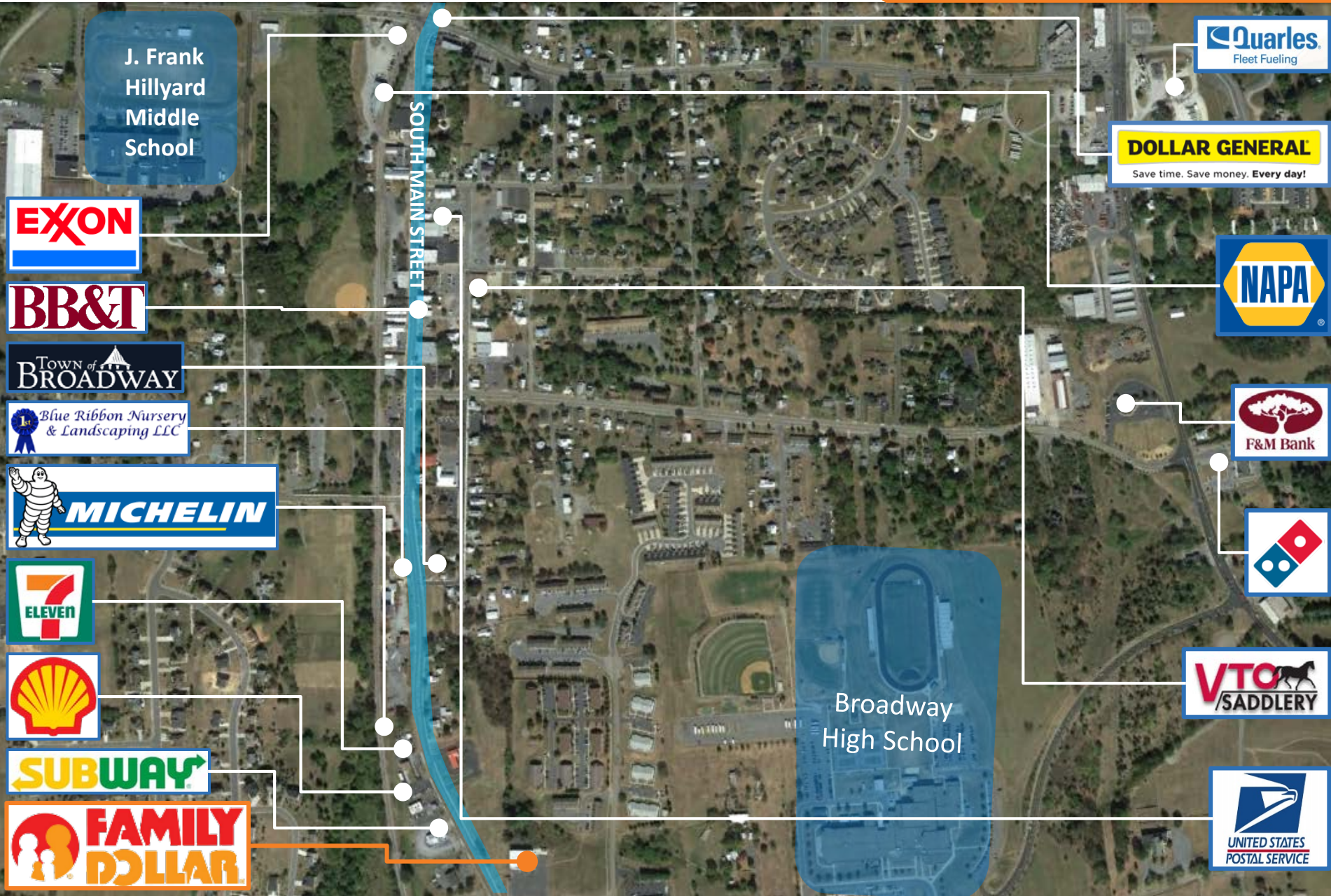
Traffic Counts and Demographics

There are approximately 12,729 individuals residing within a five-mile radius of the property and more than 30,370 individuals within a ten-mile radius. The subject property is located on South Main Street, which experiences average daily traffic counts of 3,307 vehicles.

Harrisonburg, Virginia

Broadway is located in Rockingham County. Located less than fifteen miles from the location is the bustling city of Harrisonburg. Harrisonburg is home to James Madison University, a public research university with an enrollment of over 20,000 students, and Eastern Mennonite University, a private, Mennonite-affiliated liberal arts university. EMU largely owes its existence to the sizable Mennonite population in the Shenandoah Valley, to which many Pennsylvania Dutch settlers arrived beginning in the mid-18th century in search of rich, unsettled farmland. The city has become a bastion of ethnic and linguistic diversity in recent years. Over 1,900 refugees have been settled in Harrisonburg since 2002. As of 2014, Hispanics or Latinos of any race comprise 19% of the city's population. Harrisonburg City Public Schools students speak 55 languages in addition to English, with Spanish, Arabic, and Kurdish being the most common languages spoken. Harrisonburg has won several awards in recent years, including "#6 Favorite Town in America" by Travel and Leisure in 2016, the "#15 Best City to Raise an Outdoor Kid" by Backpacker in 2009, and the "#3 Happiest Mountain Town" by Blue Ridge Country Magazine in 2016.





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10 Miles

5 Miles

3 Miles



POPULATION

	3 Miles	5 Miles	10 Miles
2022 Projection	9,568	13,572	31,964
2017 Estimate	8,813	12,729	30,370
2010 Census	8,504	12,284	29,237
2000 Census	6,861	10,400	25,979

INCOME

Average	\$77,247	\$75,306	\$69,382
Median	\$60,976	\$60,835	\$56,412
Per Capita	\$31,561	\$30,124	\$28,717

HOUSEHOLDS

2022 Projection	3,947	5,495	13,285
2017 Estimate	3,597	5,083	12,393
2010 Census	3,426	4,847	11,765
2000 Census	2,700	4,012	10,071

HOUSING

2017	\$184,403	\$183,202	\$186,144
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EMPLOYMENT

2017 Daytime Population	9,075	12,194	26,404
2017 Unemployment	3.56%	3.37%	3.13%
2017 Median Time Traveled	23	23	24

RACE & ETHNICITY

White	93.22%	93.77%	92.39%
Native American	0.05%	0.05%	0.03%
African American	1.13%	1.13%	1.44%
Asian/Pacific Islander	0.33%	0.30%	0.58%

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