



TRINITY  
REAL ESTATE INVESTMENT SERVICES



ATLANTA FAMILY DOLLAR - UPGRADED CONSTRUCTION

398 JONESBORO RD, MCDONOUGH, GA 30253

**\$1,702,000**

8.0% CAP



MCDONOUGH, GA

**\$1,702,000 | 8.0% CAP**

- NN Family Dollar With 3.5+ Years Remaining on Primary Term
- Upgraded Brick Construction – Below Market Rents
- Landlord Responsible for Roof and Structure – 2016 Construction With 20 Year Roof Warranty in Place
- Growing Atlanta Suburb, 18% Population Growth in 1 Mile Radius
- Dense Retail Corridor – Traffic Counts – 24,700+ VPD
- Median Home Value Exceeds \$175,000 and Household Income Surpasses \$72,000+ in a 3-Mile Radius
- 5.2M Retail Square Footage Within a 3-Mile Radius and 2.4% Market Vacancy

## EXCLUSIVELY MARKETED BY:

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## PROPERTY DETAILS:

Building Area:	<b>8,085 SF</b>
Land Area:	<b>1.24 AC</b>
Year Built:	<b>1987</b>
Guarantor:	<b>Dollar Tree Inc, (NYSE: DLTR)</b>
Price (Psf):	<b>\$210.51</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>3.5+ Years</b>
Rent Commencement:	<b>9/1/2012</b>
Lease Expiration:	<b>9/30/2022</b>
Base Annual Rent:	<b>\$136,168</b>
Lease Type:	<b>NN</b>
Scheduled Rent Increases:	<b>None</b>
Options & Increases:	<b>Five (5), 5-Year; 10%</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Landlord</b>
HVAC:	<b>PAID BY Tenant</b>

# RETAILER MAP

398 JONESBORO RD | MCDONOUGH, GA



Alexander Park

CATO

SUBWAY



WAFFLE HOUSE

CHASE

Great Clips  
IT'S GONNA BE GREAT

The UPS Store



PEPBOYS  
AUTO



Jonesboro Rd. - 24,700+ VPD

Actual Property

# RETAILER MAP

398 JONESBORO RD | MCDONOUGH, GA



Actual Property



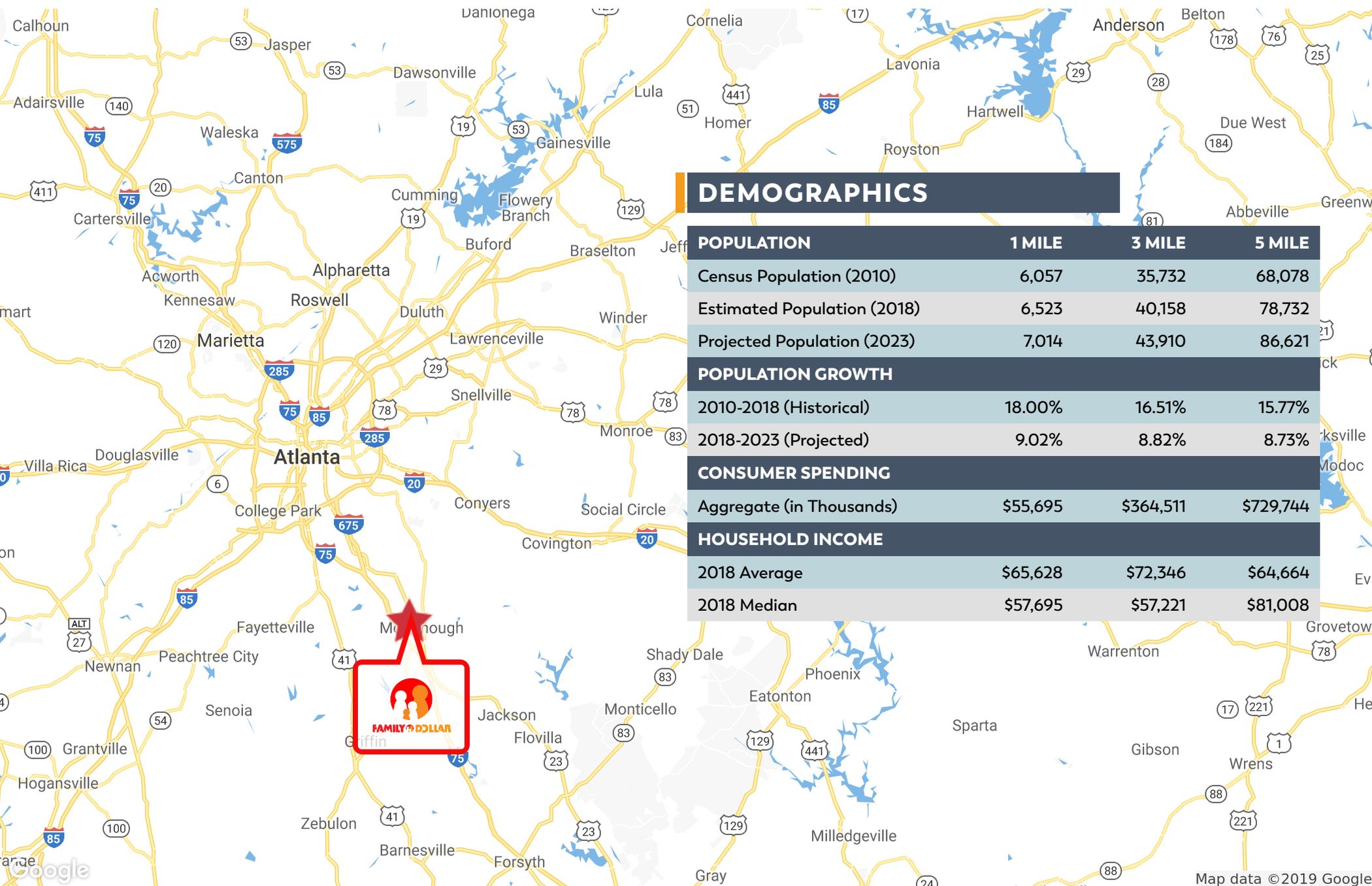
Actual Property



Actual Property

# DEMOGRAPHICS OVERVIEW

398 JONESBORO RD | MCDONOUGH, GA



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	6,057	35,732	68,078
Estimated Population (2018)	6,523	40,158	78,732
Projected Population (2023)	7,014	43,910	86,621
POPULATION GROWTH			
2010-2018 (Historical)	18.00%	16.51%	15.77%
2018-2023 (Projected)	9.02%	8.82%	8.73%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$55,695	\$364,511	\$729,744
HOUSEHOLD INCOME			
2018 Average	\$65,628	\$72,346	\$64,664
2018 Median	\$57,695	\$57,221	\$81,008

- The Atlanta, Georgia MSA is the 9th most populated MSA in the United States with a 2017 Estimated Population of 5.8 million people, which has an estimated growth rate of 11.31% since 2010.
- Approximately 56% of Georgia's total population resides in the Atlanta MSA.
- 16 Fortune 500 Companies are Headquartered in the Atlanta area, including 4 in the Fortune 100 List.
- Hartsfield-Jackson Atlanta International Airport is the Most-Traveled Airport in the World.
- The Atlanta-area is home to 6 Universities.
- The Metro Atlanta area produces a Gross Domestic Product of \$339 billion annually, a figure that would rank 34th internationally.
- McDonough is an important distribution hub for the Southeast US with 16 Distribution centers for major companies such as Home Depot, Nestle, Whirlpool and LG operating within the city limits.
- As of September 2018, the unemployment rate of McDonough was 3.40%, and the area is anticipated to add 3,800 jobs over the next 18 months.

## KEY DEMOGRAPHICS IN ATLANTA, GA = 5 MILE RADIUS



78,732

2018 Total  
Population



\$81,008

2017 Average  
Household Income



8.73%

2018-2023 Projected  
Population Growth

Actual Property



## TENANT SUMMARY

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 a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, 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.

## STRATEGY

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.



## TENANT DETAILS:

Tenant Name:	<b>Family Dollar</b>
Tenant Type:	<b>General Merchandise Dollar Store</b>
Guarantor:	<b>Dollar Tree Inc (NASDAQ: DLTR)</b>
Ownership:	<b>Public</b>
No. of Locations:	<b>14,581 as of July 2017</b>
Website:	<b>familydollar.com</b>
Year Founded:	<b>1953 / DLTR 1986</b>
Credit Rating (Moody's):	<b>Ba1 as of March 2017</b>
No. of Employees:	<b>176,800 as of May 2017</b>
Headquartered:	<b>Chesapeake, Virginia</b>

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Actual Property

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## REAL ESTATE INVESTMENT SERVICES

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Actual Property