



\$295,000

Family Dollar For Sale

- Lowest price point Family Dollar on the market
- 5+ years remaining on lease
- Located along main retail corridor
- 8.63% cap rate
- \$25,481 NOI
- NN Lease
- 2 x 5 year options

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Kennett, MO**

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Demographics:

Collection Street	Cross Street	Cross St. Dist/Dir	Count Year	Traffic Volume/day	Distance from Subject
1 st St.	S Main St.	0.02 W	2017	13,610	0.18

2018 Demos	1 Mile	3 Mile	5 Mile
Average Population	6,418	11,334	12,381
Average Income	\$47,920	\$50,426	\$51,407