

Representative Photo

Offering Memorandum



Family Dollar

*1919 Carter St, Vidalia,
Louisiana 71373*

Marcus & Millichap

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FAMILY DOLLAR | VIDALIA
LOUISIANA
Vidalia, LA
ACT ID ZAA0310110

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INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this exclusive listing of a freestanding Family Dollar located at 1919 Carter St, Vidalia, LA. The Subject property is a 9,180 Square Foot building located on 1.26 acres with premier frontage on Carter St. This opportunity serves as a staple for the surrounding residential areas and their daily needs.

THE CITY OF VIDALIA

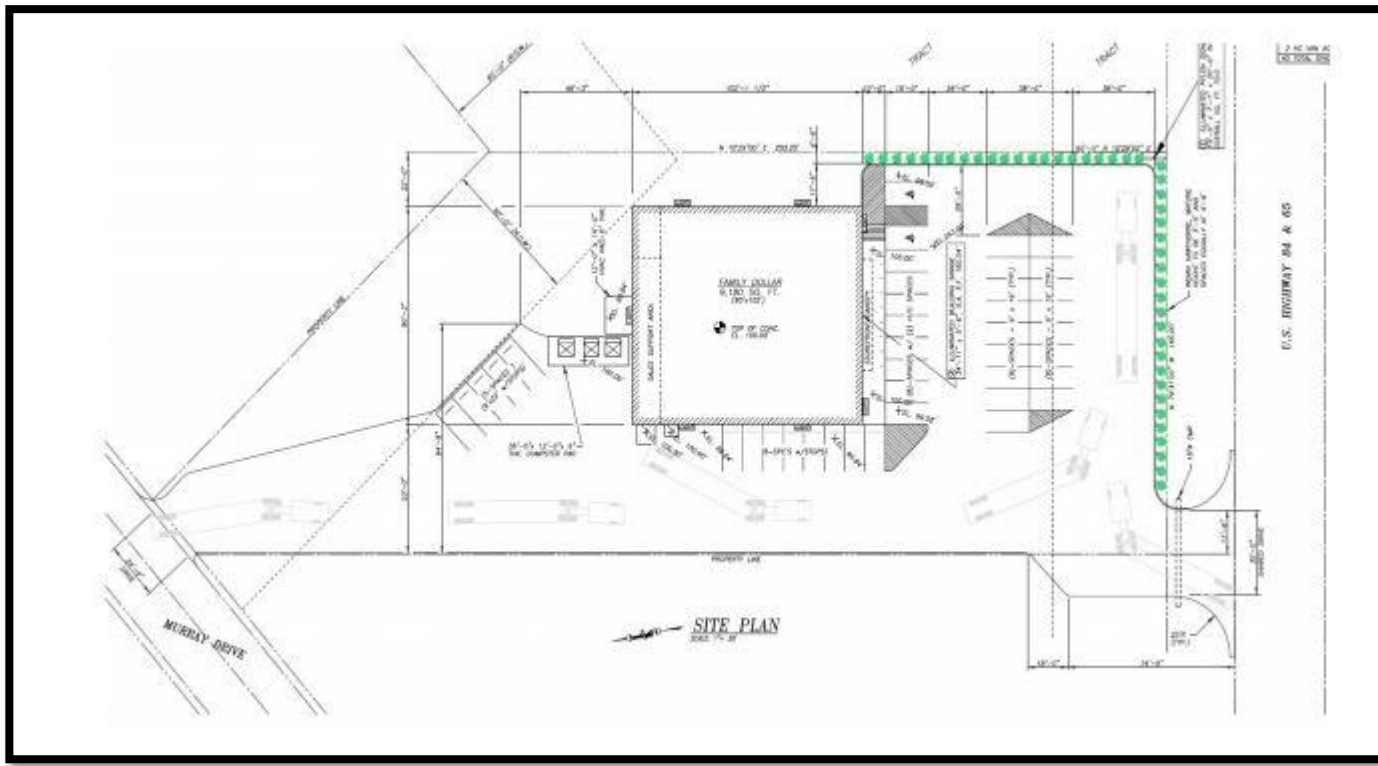
The City of Vidalia is located on the west bank of the Mississippi River and has an elevation of 66 feet. The city of Natchez, Mississippi, lies on the opposite bank of the river, connected by the Natchez-Vidalia Bridge, carrying U.S. Routes 65, 84 and 425.

Vidalia was founded by Jose Vazquez, in a time when the territory was under Spanish rule, before the United States acquired it in the Louisiana Purchase of 1803. The Great Sandbar Duel, featuring Jim Bowie, happens to be one of the stories that remains a favorite amongst local residents.

Vidalia is the home to Louisiana's first hydroelectric power plant and the largest prefabricated power plant in the world. Interestingly enough, 41 countries and 21 states collaborated in the historic endeavor, the Sidney A. Murray, Jr. Hydroelectric Station, located in the southern portion of Concordia Parish, operations begin in 1990.

Investment Highlights

The Family Dollar Store is located in Vidalia, Louisiana. 1919 Carter Street Vidalia is just West of Natchez, Mississippi, on Highway 84 (65 and 425). The main entrance is located off of Carter Street (Hwy 84). Carter Street is a four lane highway and is the main road in the area, which offers a high amount of traffic. Within this location, other prevalent retailers include Stage, Cato Fashions, O'Reilly Auto Parts and Hibbett Sports stores. Vidalia has seen and continues to see a major business growth, creating many opportunities in the area.



About the Tenant

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

In July 2015 Family Dollar was acquired by Dollar Tree creating a combined organization operating more than 13,000 stores in 48 states and five Canadian provinces, with sales exceeding \$19 billion annually and over 145,000 associates.



Family Dollar stores afford customers the opportunity to shop with a quality, high-value assortment of basic necessities and seasonal merchandise. Featuring competitively priced national brands from leading manufacturers alongside name brand, equivalent-value, lower-priced private labels.

There is a tremendous opportunity to continue growing and improving the Family Dollar business and Dollar Tree has identified the opportunity for more than 15,000 domestic store locations.



PROPERTY SUMMARY

THE OFFERING

Property	Family Dollar
Property Address	1919 Carter Street Vidalia, Louisiana 71373
Price	\$931,250
Capitalization Rate	8.00%
Price/SF	\$101.44

PROPERTY DESCRIPTION

Year Built / Renovated	2009
Gross Leasable Area	9,180 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	1.26 Acres

LEASE SUMMARY

Property Subtype	Net Leased Discount
Tenant	Family Dollar
Rent Increases	10% In Each Option
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	7/30/2009
Lease Expiration	1/31/2020
Lease Term	11
Term Remaining on Lease (Years)	0.9
Renewal Options	Four Five-Year Options
Landlord Responsibility	Roof & Structure
Tenant Responsibility	N/A
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION

INCOME

Net Operating Income	\$74,500
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RENT SCHEDULE

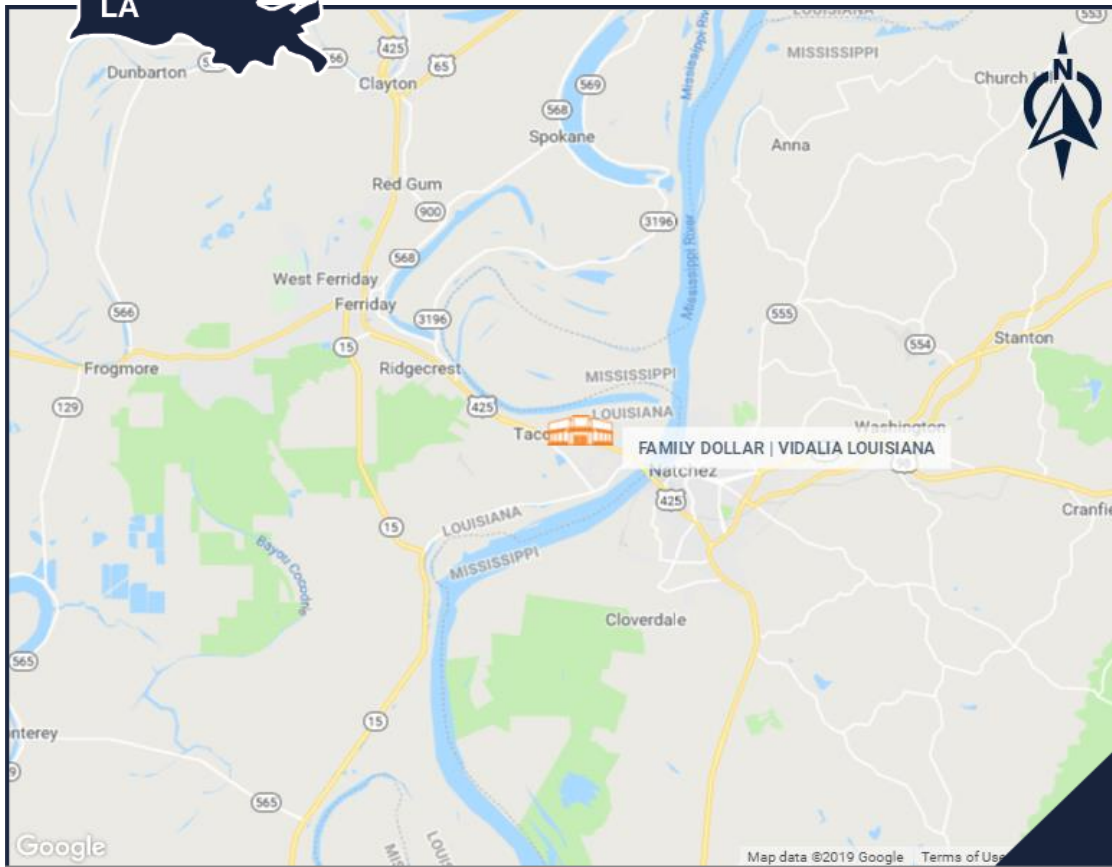
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$74,500	\$6,208	\$8.12	8.00%
Option 1	\$81,950	\$6,829	\$8.93	8.80%
Option 2	\$90,145	\$7,512	\$9.82	9.68%
Option 3	\$99,160	\$8,263	\$10.80	10.65%
Option 4	\$109,075	\$9,090	\$11.88	11.71%



Property Highlights



1919 Carter St, Vidalia, LA 71373



- Strong Demographics
- Proximity to Major Retailers
- Excellent Access and Visibility
- Strength of Tenant
- Within Walking Distance of Area Hotels
- Strong Residential, Industrial and Trade

The Family Dollar Store is located in Vidalia, LA. 1919 Carter St. Within this location, there is a Stage, Cato Fashions, O'Reilly Auto Parts, and Hibbett Sports stores surrounded by densely populated residential zones.

CLOSE PROXIMITY TO:



Downtown



Public Transportation



Major Highway



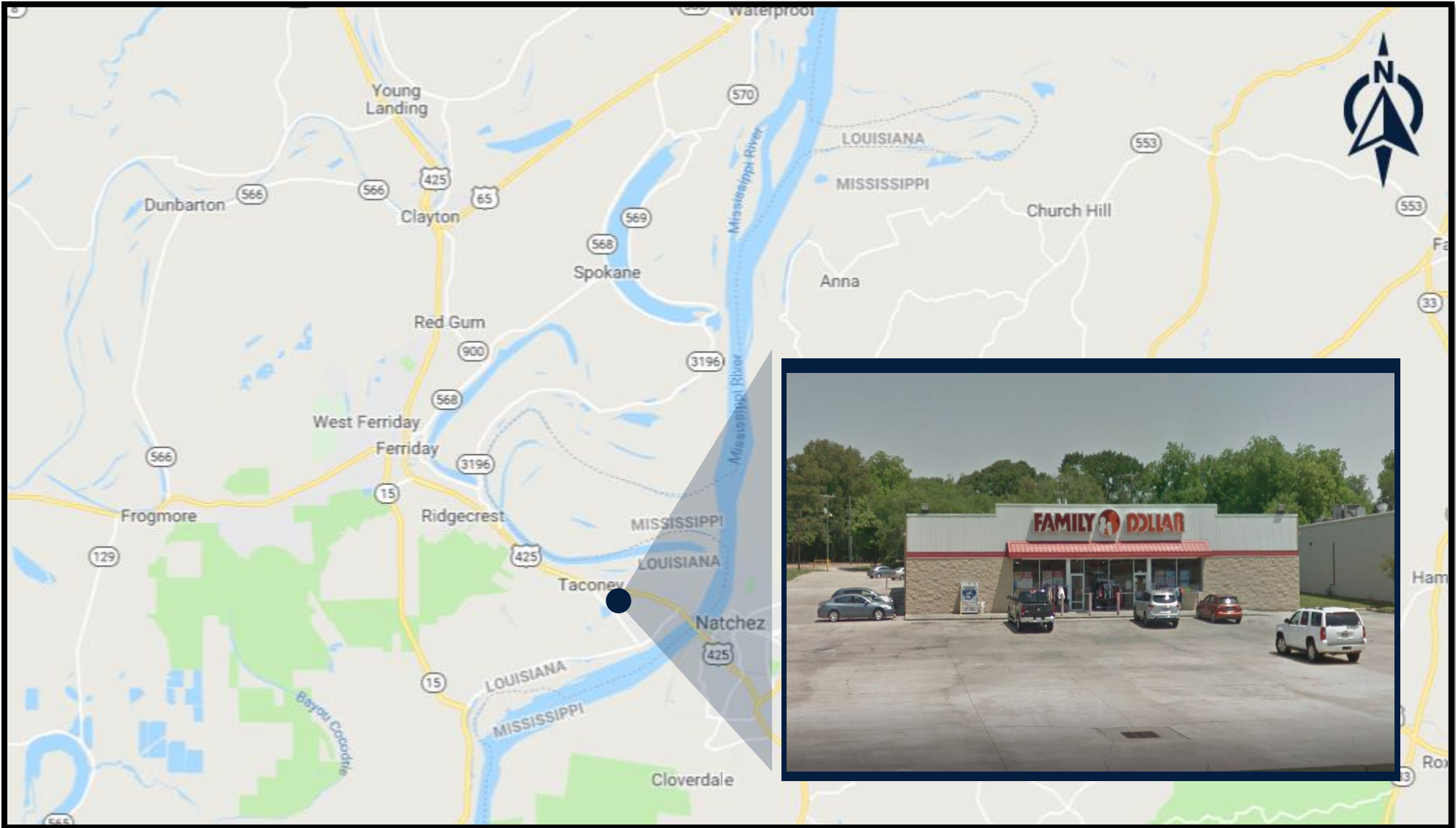
Shopping Center



Schools

Regional Map

1919 Carter St, Vidalia, LA 71373



Aerial map of Vidalia, LA, showing the location of the Subject Property. The map includes labels for various streets (e.g., Lee Ave, Stuart Dr, Concordia Ave), businesses (e.g., Family Dollar, O'Reilly Auto Parts, Agave Cafe), and landmarks (e.g., Vidalia High School, Department of Motor Vehicles). A yellow star icon marks the Subject Property, which is located near the intersection of Lee Ave and Stuart Dr.

Demographics

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	2,099	6,736	17,908
■ 2018 Estimate			
Total Population	2,135	6,709	18,129
■ 2010 Census			
Total Population	2,239	6,967	18,634
■ 2000 Census			
Total Population	2,097	6,896	20,574
■ Current Daytime Population			
2018 Estimate	1,586	5,472	22,229
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	792	2,615	7,391
■ 2018 Estimate			
Total Households	803	2,582	7,398
Average (Mean) Household Size	2.64	2.58	2.40
■ 2010 Census			
Total Households	842	2,694	7,732
■ 2000 Census			
Total Households	797	2,629	8,265
■ Occupied Units			
2023 Projection	792	2,615	7,391
2018 Estimate	901	3,062	9,051
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$150,000 or More	1.43%	3.58%	3.42%
\$100,000 - \$149,000	6.19%	6.85%	5.69%
\$75,000 - \$99,999	15.15%	9.44%	9.46%
\$50,000 - \$74,999	19.87%	18.25%	13.90%
\$35,000 - \$49,999	20.11%	17.67%	15.57%
Under \$35,000	37.23%	44.22%	51.98%
Average Household Income	\$51,845	\$51,637	\$49,012
Median Household Income	\$41,829	\$39,351	\$33,337
Per Capita Income	\$19,510	\$19,902	\$20,239

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$53,356	\$49,455	\$44,927
■ Consumer Expenditure Top 10 Categories			
Housing	\$13,625	\$12,774	\$11,951
Transportation	\$10,890	\$9,905	\$9,011
Shelter	\$7,009	\$6,551	\$6,271
Food	\$5,120	\$4,806	\$4,495
Personal Insurance and Pensions	\$3,866	\$3,479	\$3,086
Health Care	\$3,766	\$3,506	\$3,159
Utilities	\$3,594	\$3,431	\$3,236
Entertainment	\$2,326	\$2,102	\$1,804
Household Furnishings and Equipment	\$1,502	\$1,362	\$1,141
Cash Contributions	\$1,344	\$1,310	\$1,273
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	2,135	6,709	18,129
Under 20	28.79%	28.50%	25.59%
20 to 34 Years	17.94%	17.36%	17.93%
35 to 39 Years	7.59%	6.72%	5.82%
40 to 49 Years	10.95%	10.87%	10.56%
50 to 64 Years	18.30%	20.05%	21.27%
Age 65+	16.43%	16.49%	18.84%
Median Age	37.14	38.03	40.63
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	1,387	4,406	12,377
Elementary (0-8)	4.47%	5.58%	5.64%
Some High School (9-11)	11.00%	12.95%	13.42%
High School Graduate (12)	43.37%	39.08%	35.30%
Some College (13-15)	25.40%	23.68%	21.52%
Associate Degree Only	3.67%	4.17%	6.04%
Bachelors Degree Only	6.98%	9.27%	9.99%
Graduate Degree	4.45%	4.39%	6.99%

Demographics



Population

In 2018, the population in your selected geography is 2,135. The population has changed by 1.81% since 2000. It is estimated that the population in your area will be 2,099.00 five years from now, which represents a change of -1.69% from the current year. The current population is 48.45% male and 51.55% female. The median age of the population in your area is 37.14, compare this to the US average which is 37.95. The population density in your area is 679.75 people per square mile.



Households

There are currently 803 households in your selected geography. The number of households has changed by 0.75% since 2000. It is estimated that the number of households in your area will be 792 five years from now, which represents a change of -1.37% from the current year. The average household size in your area is 2.64 persons.



Income

In 2018, the median household income for your selected geography is \$41,829, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 25.18% since 2000. It is estimated that the median household income in your area will be \$49,111 five years from now, which represents a change of 17.41% from the current year.

The current year per capita income in your area is \$19,510, compare this to the US average, which is \$32,356. The current year average household income in your area is \$51,845, compare this to the US average which is \$84,609.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 88.54% White, 8.51% Black, 0.00% Native American and 0.75% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 2.56% of the current year population in your selected area. Compare this to the US average of 18.01%.



Housing

The median housing value in your area was \$103,486 in 2018, compare this to the US average of \$201,842. In 2000, there were 621 owner occupied housing units in your area and there were 176 renter occupied housing units in your area. The median rent at the time was \$348.



Employment

In 2018, there are 1,131 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 55.93% of employees are employed in white-collar occupations in this geography, and 41.57% are employed in blue-collar occupations. In 2018, unemployment in this area is 6.56%. In 2000, the average time traveled to work was 24.00 minutes.

Source: © 2018 Experian

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