

FAMILY DOLLAR

RETAIL PROPERTY FOR SALE

FAMILY DOLLAR

722 S Harrison St, Shelbyville, IN 46176

Exclusively listed by:

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE

\$920,000

CAP RATE

8.25%

INVESTMENT SUMMARY

List Price:	\$920,000
NOI:	\$75,867
Cap Rate:	8.25%
Price / SF:	\$67.66
Building Size:	13,597 SF
Land Acreage:	1.0 Acres
Year Built:	1966
Renovated:	2000

LEASE SUMMARY

Lease Type:	NN
Taxes / CAM / Insurance:	Tenant reimburses for insurance & taxes; responsible for CAM
Roof / Structure:	Landlord responsibility
Original Lease Term:	5 years
Term Remaining:	1.7 years
Commencement Date:	November 2000
Term Expiration:	December 2020
Options:	(1) 5 year option
Increases:	10% in each option
Guarantor:	Family Dollar Holdings, Inc.

EXECUTIVE SUMMARY

INVESTMENT / LOCATION HIGHLIGHTS

- Over 11,000 people in a 1 mile radius
- 14,000 VPD along S Harrison St
- NN lease with minimal landlord obligations
- 10% increases in option periods
- Over \$1 million in sales annually
- Low rent at \$5.58/SF



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ADDITIONAL PHOTOS

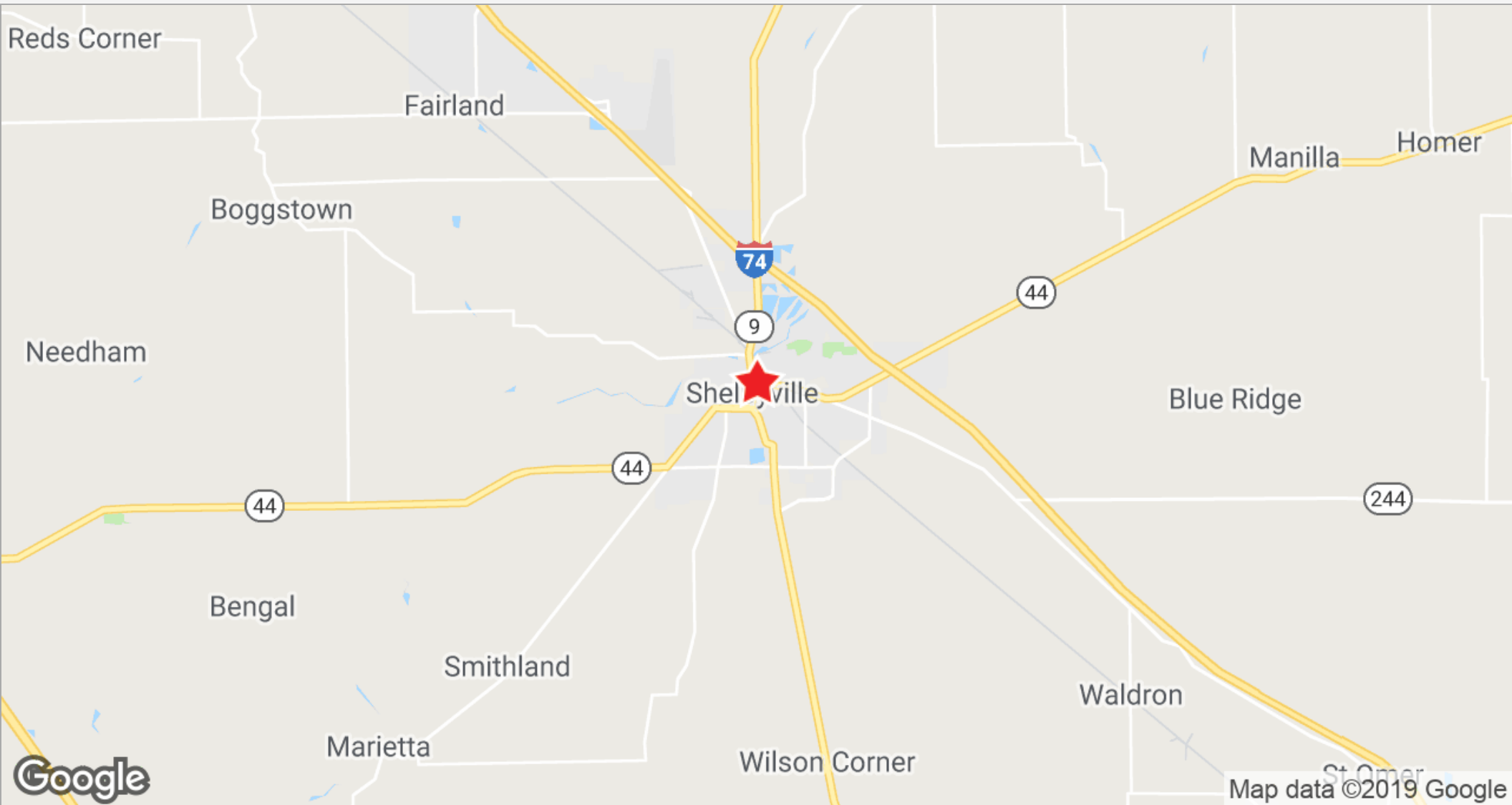


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LOCATION MAPS



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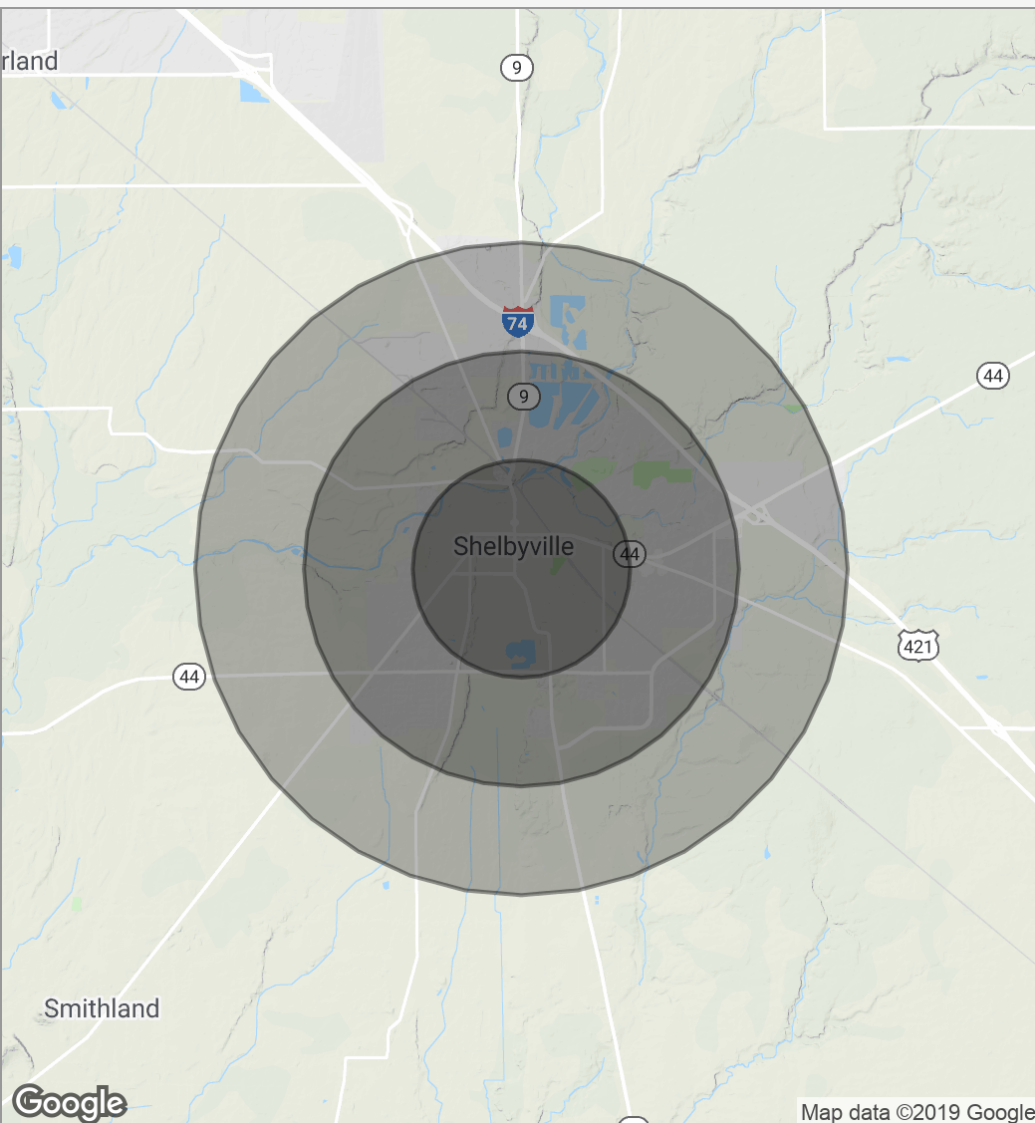


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DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	11,060	20,266	24,020
Median age	36.3	37.6	38.0
Median age (Male)	34.6	35.3	35.7
Median age (Female)	36.0	38.2	38.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,456	8,273	9,829
# of persons per HH	2.5	2.4	2.4
Average HH income	\$45,193	\$50,079	\$51,715
Average house value	\$88,636	\$90,183	\$96,926

* Demographic data derived from 2010 US Census

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