



DOLLAR STORE FOR SALE

SUBJECT PROPERTY

FAMILY DOLLAR
1230 Main St., Wellsville, OH 43968

Exclusively listed by:

BRANDON HANNA

Managing Partner

248.702.0290

bhanna@encorereis.com

DENO BISTOLARIDES

Managing Partner

248.702.0288

denob@encorereis.com

In conjunction with:

MICHAEL KATZ

VA #0225059347

REF Advisory INC

DAN COOPER

Cooper Commercial Investment Group

TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
FAMILY DOLLAR TENANT PROFILE	5
PROPERTY PHOTO	6
SURVEY	7
SITE PLAN	8
PARCEL	9
RETAILER MAP	10
REGIONAL MAP	11
LOCATION MAPS	12
AERIAL MAP	13
LOCATION OVERVIEW	14
DEMOGRAPHICS	15

FAMILY DOLLAR

1230 Main St. | Wellsville, OH 43968

DOLLAR STORE FOR SALE

CLICK ON THE FOLLOWING LINKS:



Drone Video



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$753,350
NOI:	\$60,500.04
Cap Rate:	8.03%
Land Acreage:	0.78 Acres
Year Built:	2000
Building Size:	8,000
Price / SF:	\$94.17

LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure:	Landlord Responsibilities
Term Remaining:	Seven Months
Original Lease Term:	10 Years
Commencement Date:	July 3, 2000
Current Term Expiration:	December 31, 2019
Options:	Two, Five Years
Increases:	In Options
Guarantor:	Family Dollar Stores of Ohio, Inc.

PROPERTY HIGHLIGHTS

- Double Net Lease - Minimal Landlord Responsibilities
- Family Dollar Stores of Ohio, Inc.
- Family Dollar has Over 8,000 Stores in 46 States
- Double Net Lease | Minimal Landlord Responsibilities
- Over 22,000 People Within 5 Miles of Subject Property
- Two Remaining Five Year Option to Renew the Lease
- Average Household Income Within 5 Miles Exceeds \$49,000

LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure:	Landlord Responsibilities
Term Remaining:	Seven Months
Original Lease Term:	10 Years
Commencement Date:	July 3, 2000
Current Term Expiration:	December 31, 2019
Options:	Two, Five Years
Increases:	In Options
Guarantor:	Family Dollar Stores of Ohio, Inc.

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
January 1, 2014 - December 31, 2019	\$66,500.04	\$5,541.67
Option 3(January 1, 2020 - December 31, 2024)	\$66,550.08	\$5,545.84
Option 4 (January 1, 2025 - December 31, 2029)	\$73,205.04	\$6,100.42
Base Rent (8,000 SF)		\$8.32
		\$66,550.08

FAMILY DOLLAR TENANT PROFILE



OVERVIEW

Company:	Family Dollar Stores of Ohio, Inc.
Founded:	1959
Total Revenue:	\$22.246 Billion
Net Income:	\$1.714 Billion
Headquarters:	Charlotte, NC
Website:	www.familydollar.com

TENANT HIGHLIGHTS

- As of August 2011, there were 7,000 stores in 44 states.
- In 2001 - Family Dollar joined the S&P 500 stock market index.
- In 2014 - The company announces agreement to merge with Dollar Tree.
- In 2015 - Family Dollar became a wholly-owned subsidiary of Dollar Tree.

TENANT OVERVIEW

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.

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.

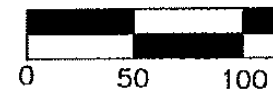


PROPERTY



SURVEY

GRAPHIC S

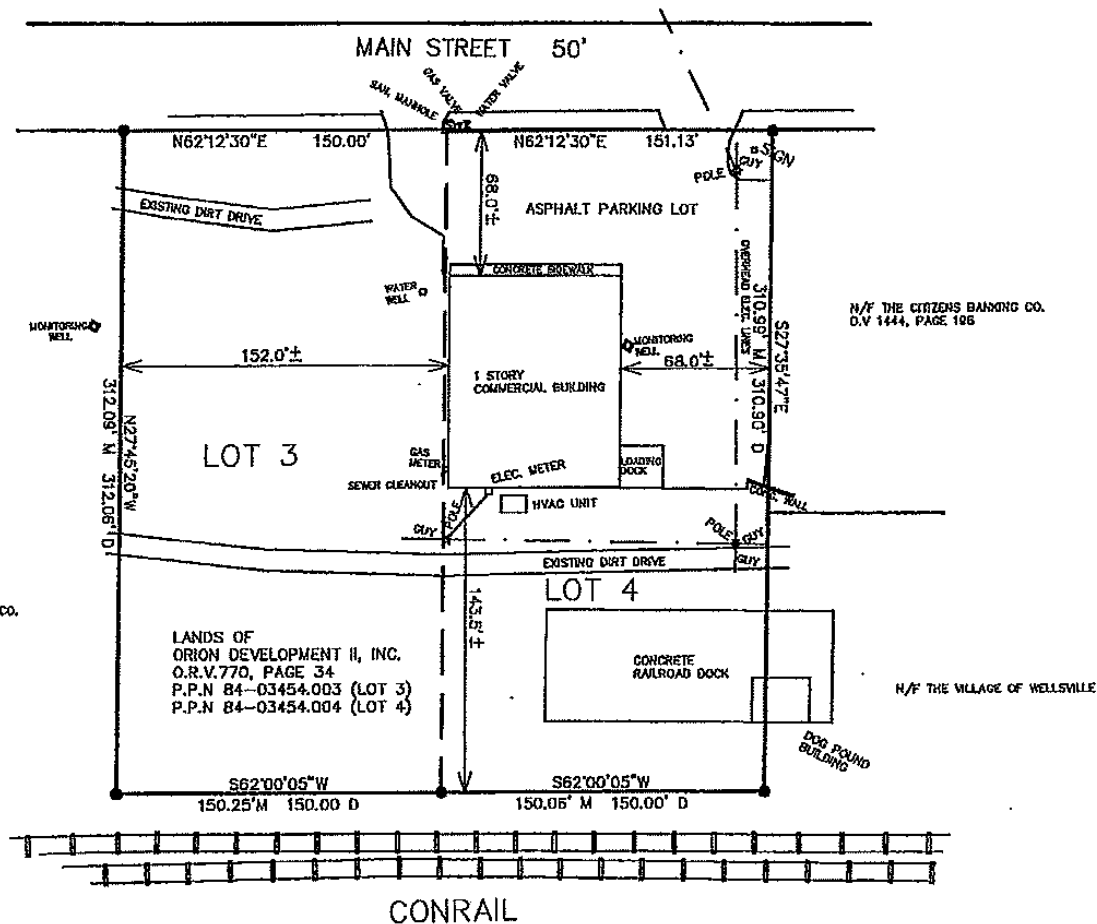


1 inch =

LOCATION SERVICE
FOR

ON DEVELOPMENT II, INC.
RT OF THE VILLAGE OF WELLSVILLE
UMBANA COUNTY, OHIO
NG ALL OF LOTS 3 AND 4
THE WELLSVILLE INDUSTRIAL PARK
T BOOK 14, PAGE 84

N/F WELLSVILLE TERMINALS CO.
O.R.V. 878, PAGE 244



NOTE:
RIGHT OF WAY -- D.V. 148
RAILROAD COMPANY IS N
OR USING SAID PREMISES
MAY BE SOME UNKNOWN

THE DOG POUND BUILDING IS
RIGHT OF RE-ENTRY -- O.
THE WATER WELL IN QUE
FULLY ACCESSIBLE ON T
RIGHT OF WAY -- O.R.V. 8
ALL EXISTING POLES, GU

I HEREBY CERT
INSURANCE COM
CORRECT SURV
KNOWLEDGE, IN
IN MY PROFESS

5.

Scale: 1" =



PARCEL

Main Street



FAMILY DOLLAR

1230 Main St. | Wellsville, OH 43968

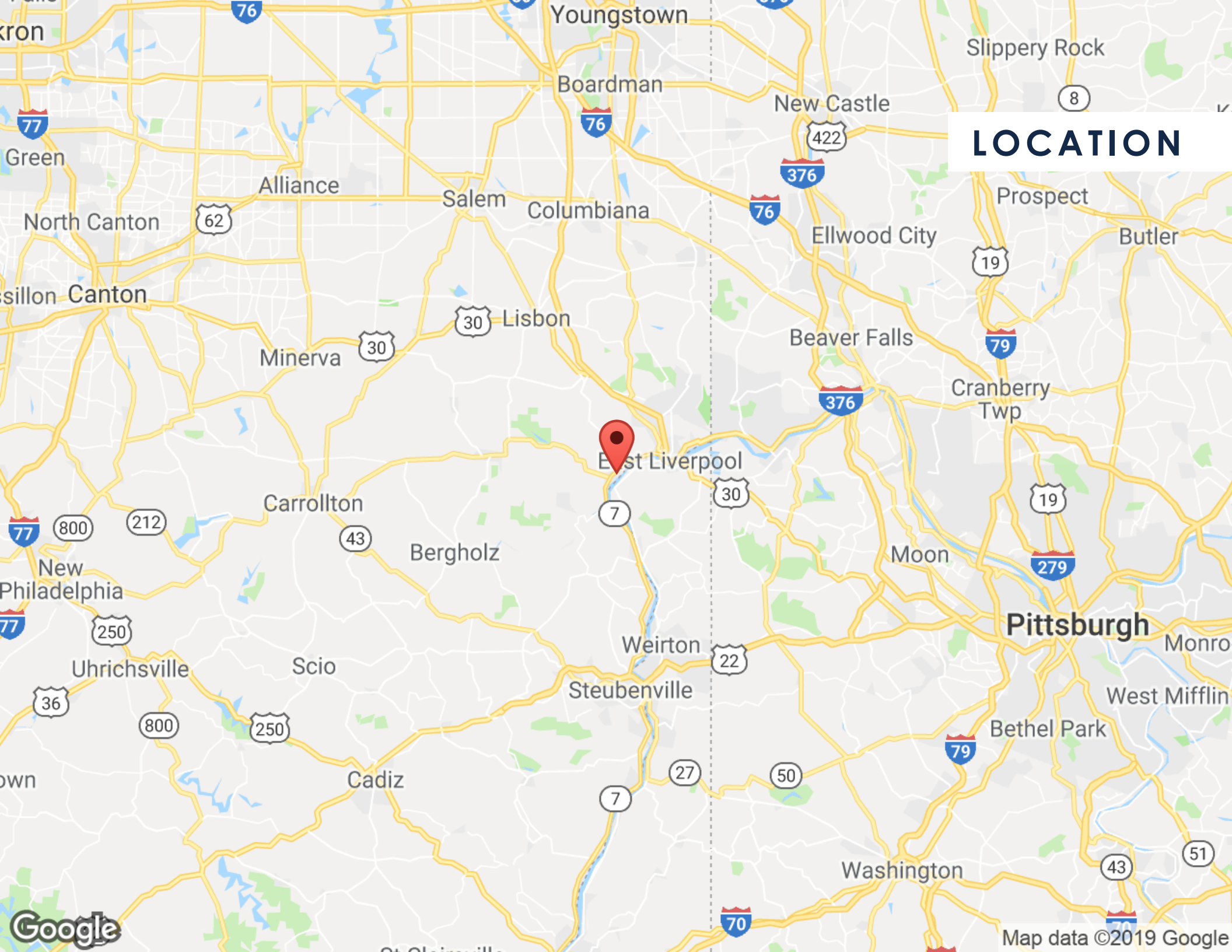
DOLLAR STORE FOR SALE

RETAILER MAP





REGIONAL



LOCATION



East Liverpool
7
30

Pittsburgh

AERIAL

Family Dollar

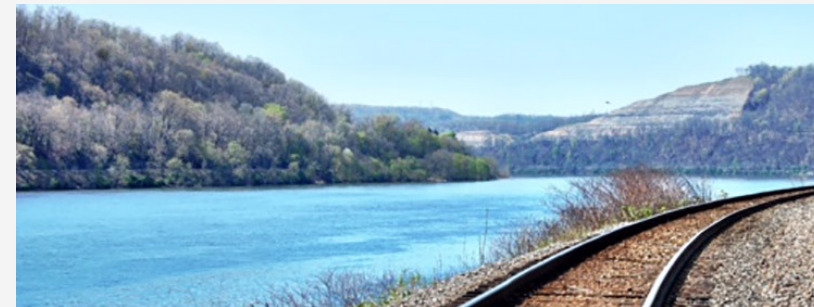
LOCATION OVERVIEW

WELLSVILLE, OH

Wellsville is a village in Columbiana County, Ohio, United States, along the Ohio River. Wellsville is the southernmost point of the Salem, OH Micropolitan Statistical Area, as well as the greater Mahoning Valley.

Wellsville, Ohio is situated on the Ohio River, nestled between the beautiful hills of Ohio and West Virginia. The residents of Wellsville are the friendliest you will find. Wellsville offers small town living, yet is very close to major city markets. The Wellsville River Museum boasts our rich history, as do their Floodwall Murals, Pottery Kiln, Boy with the Boot and other points of interest.

Wellsville is located just forty minutes south of Youngstown, west of Pittsburgh and north of Wheeling. We are thirty minutes from the Pittsburgh International Airport and two hours from the Canton/Akron Airport. There is an abundance of 'day-trip' destinations; from Amish Country to several zoos and amusement parks. The Casino and Racetrack Resort is directly across the river from Wellsville.



DEMOGRAPHICS

Population:	3 Mile	5 Mile	10 Mile
2023 Projection	6,344	22,439	54,583
2018 Estimate	6,461	22,810	55,675
2010 Census	6,738	23,583	58,587
Growth 2018-2023	(1.81%)	(1.63%)	(1.96%)
Growth 2010-2018	(4.11%)	(3.28%)	(4.97%)
2018 Population Hispanic Origin	87	303	586
2018 Population by Race:			
White	5,976	21,621	53,266
Black	297	591	1,116
Am. Indian & Alaskan	8	34	104
Asian	25	70	205
Hawaiian & Pacific Island	1	3	25
Other	154	492	959
U.S. Armed Forces:	0	0	3
Households:			
2023 Projection	2,653	9,474	22,653
2018 Estimate	2,703	9,636	23,120
2010 Census	2,819	9,970	24,351
Growth 2018 - 2023	(1.85%)	(1.68%)	(2.02%)
Growth 2010 - 2018	(4.11%)	(3.35%)	(5.06%)
Owner Occupied	1,881	6,428	16,755
Renter Occupied	822	3,208	6,365
2018 Avg Household Income	\$48,603	\$49,384	\$55,834

DOLLAR STORE FOR SALE

REF REF ADVISORY INC
Real Estate Financial Advisors

FAMILY DOLLAR

1230 Main St., Wellsville, OH 43968



ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

Exclusively listed by:

BRANDON HANNA

Managing Partner
248.702.0290
bhanna@encorereis.com

DENO BISTOLARIDES

Managing Partner
248.702.0288
denob@encorereis.com

In conjunction with:

MICHAEL KATZ

VA #0225059347
REF Advisory INC

DAN COOPER

Cooper Commercial Investment Gro