

# Family Dollar

Carrollton, Kentucky - \$1,596,128

*Prepared by*

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TABLE OF CONTENTS

TABLE OF CONTENTS..... 2

Fact Sheet..... 3

LOCATOR MAP ..... 4

AERIAL PHOTO – 1..... 5

AERIAL PHOTO – 2..... 6

GROUND PHOTO – 1 ..... 7

SITE PLAN ..... 8

LOCAL RETAIL ..... 9

RENTAL SCHEDULE ..... 10

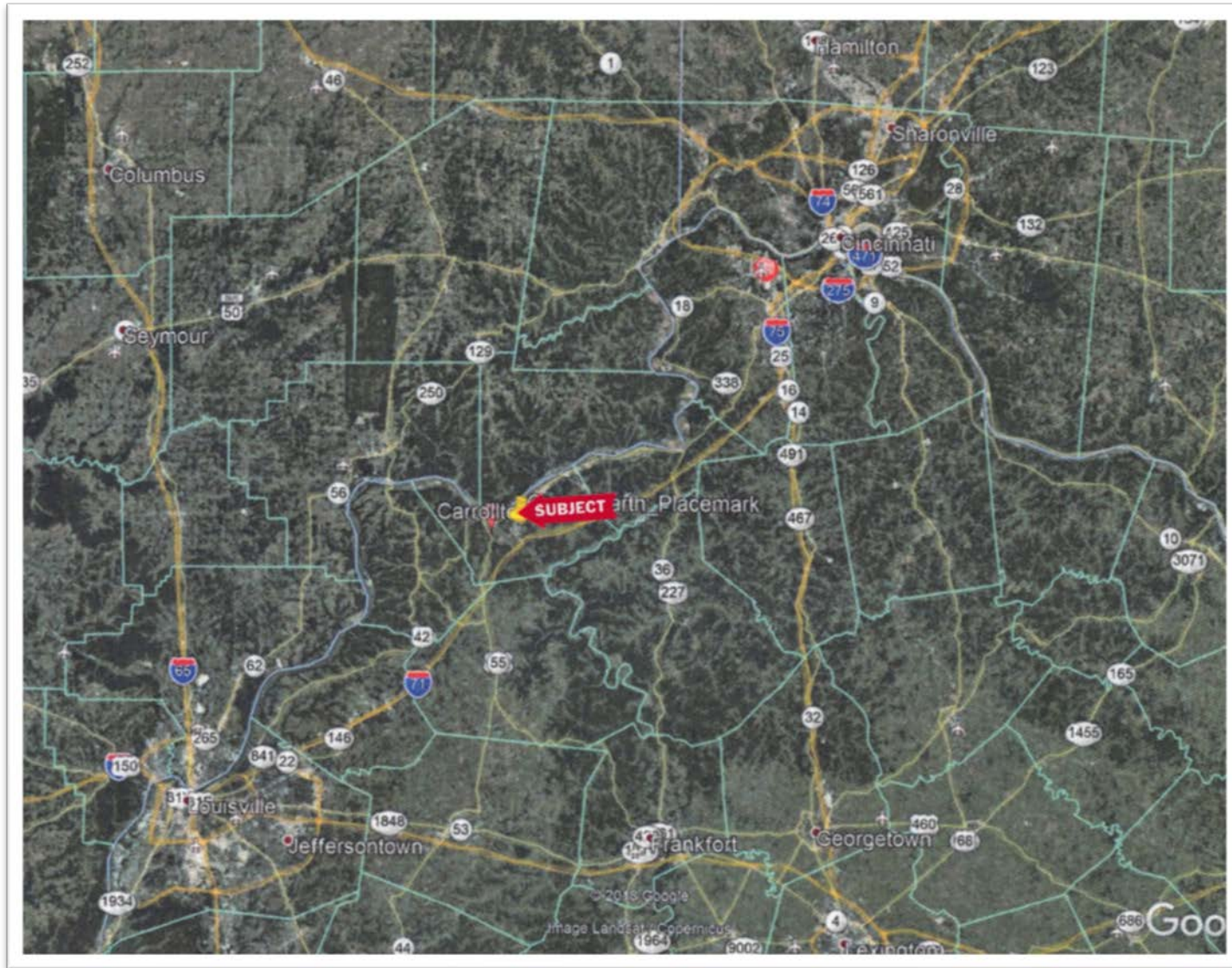
DEMOGRAPHICS 1..... 11

SUMMARY..... 12

## Fact Sheet

Location:	1305 Highland Avenue Carrollton, Kentucky 41008
Size:	Building 9,233 Sq. Ft.
Site:	.86 Acre, 188' Frontage
Description:	Rectangular Shape
Built:	2015
Bay Depth:	N/A
Parking:	<u>35</u> Spaces or <u>3.8</u> per 1,000 s.f.
Traffic Count:	<u>10,000+ Daily</u>
Lease:	Double Net – Landlord's only responsible for roof and structure
Lease Expiration:	September 25, 2025
Lease Term:	10 Year, 6 – 5 Year Options
Rent Increases:	10% Every 5 Years
Environmental:	Clean
Roof:	Metal
Net Operating Income:	<u>\$127,690</u>
Price:	<u>\$1,596,128</u>
Capitalization Rate:	<u>8%</u>
Tenant:	Family Dollar Stores of Kentucky, LTD
Guaranty:	Family Dollar Stores, Inc.

## LOCATOR MAP





## AERIAL PHOTO – 1



## AERIAL PHOTO – 2

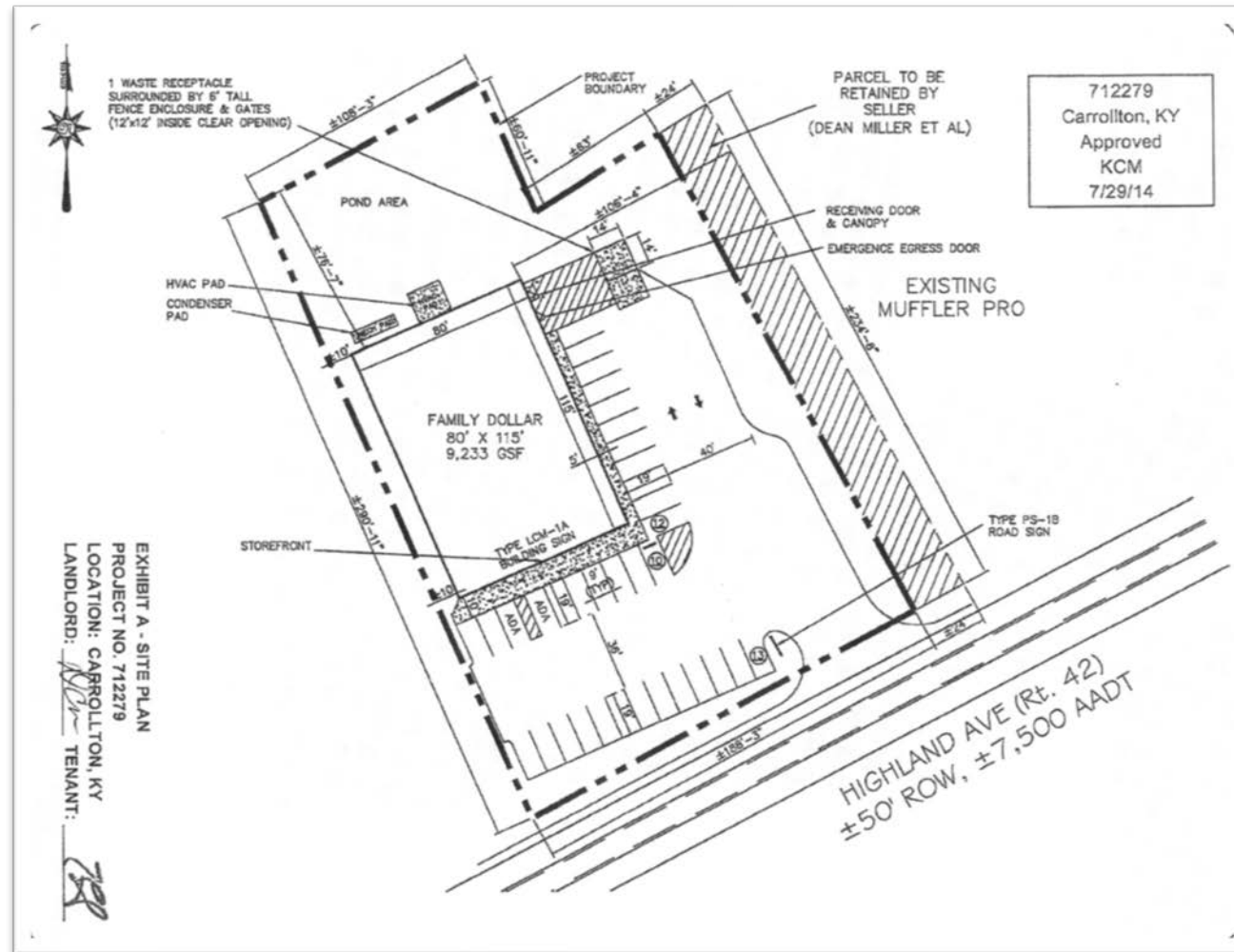




## GROUND PHOTO – 1



## SITE PLAN





## LOCAL RETAIL



RENTAL SCHEDULE

Lease Expires: September 25, 2025

PERIOD	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
Original Term:			
Years 1-10	\$127,690	\$10,641	
Years 11-15	\$140,459	\$11,704	10%
Years 16-20	\$154,505	\$12,875	10%
Years 21-25	\$169,955	\$14,163	10%
Years 26-30	\$186,950	\$15,579	10%
Years 31-35	\$205,646	\$17,137	10%
Years 36-40	\$226,210	\$18,850	10%

## DEMOGRAPHICS 1



1305 Highland Avenue  
Carrollton, KY 41008

## Summary Highlights for the 3-Mile, 7-Mile and 10-Mile Radii from the Target Address

	3-Mile Radius		7-Mile Radius		10-Mile Radius	
Population Characteristics	Number	Percentage	Number	Percentage	Number	Percentage
Population	6,938		10,671		21,211	
Population Density (per mile)	160		83		57	
Median Age	38.5		39.2		39.8	
Households	2,660		3,916		8,081	

Income Statistics	Number	Percentage	Number	Percentage	Number	Percentage
Median Income	\$42,944		\$43,833		\$44,154	
Mean Income	\$57,954		\$60,488		\$57,424	
Gross Income	\$154,157,640		\$236,869,442		\$464,039,304	
Households With Earnings		72.5%		73.2%		72.7%

Housing Statistics	Number	Percentage	Number	Percentage	Number	Percentage
Total Housing Units	2,660		3,916		8,081	
Owner Occupied Units	1,468	55.2%	2,416	61.7%	5,385	66.6%
Renter Occupied Units	1,192	44.8%	1,500	38.3%	2,696	33.4%
Rental Vacancy %		1.8%		1.7%		2.8%

Racial Characteristics	Number	Percentage	Number	Percentage	Number	Percentage
Caucasian Population	6,168	88.9%	9,618	90.1%	19,878	93.7%
Black or African American Population	143	2.1%	265	2.5%	329	1.6%
American Indian Population	0	0.0%	21	0.2%	21	0.1%
Asian Population	5	0.1%	10	0.1%	55	0.3%
Other Races Population	622	8.9%	757	7.1%	928	4.3%
Hispanic Population	580	8.4%	714	6.7%	890	4.2%

Transportation Statistics	Number		Number		Number	
Conservative Vehicle Estimate	4,281		6,815		14,752	
Average Commuting Time	16.8		18.5		24.1	

Education Statistics	Number	Percentage	Number	Percentage	Number	Percentage
Population Enrolled in School	1,433	20.7%	2,185	20.5%	4,512	21.3%
Population Achieving College Degrees	692	14.7%	971	13.3%	1,707	11.7%

This report contains information about demographics. The information is not advice, and should not be treated as such. You must not rely on the information in the report as an alternative to legal, financial or accounting advice from an appropriately qualified professional. If you have any specific questions about any legal, financial or accounting matter you should consult an appropriately qualified professional. CRE Demographics does not represent, warrant, undertake or guarantee that the information in the report is correct, accurate, complete or non-misleading or that the use of guidance in the report will lead to any particular outcome or result.



## SUMMARY

### **Relocation, Relocation, Relocation**

**That says it all.** Four years ago Family Dollar moved out of a in line location in a shopping center and moved 300 feet down the same street and built a free standing building.

Prior to the move, the manager at the store said they were **doing over 2 million in annual sales**, which is well above the average store sales for Family Dollar, they do not report sales, but one can only imagine what the sales are now.

It is located on the main artery in Carrollton. It's in the same area and road as, Subway, O'reilly's, Advanced Auto and Rite Aid.

There is a population of over 8,000 in the surrounding area. Which is an active, thriving area, verified by the fact that the population has increased approximately 4.5% since 2000.

The executive director of Carroll County Economic Department stated that many of the industries in Carroll County are expanding and the activity level for new industry is strong. He said that due to the number of existing industries in Carroll County, approximately 60% of the traffic is from outside the County. And Family Dollar is the **only dollar store in town.**

The average household income is \$57,954. (Please see the demographics)

The building is only 4 years old. (Please see ground photo)

In summary. You have a 4 year old relocation Family Dollar, that has previously reported over 2 million in annual sales prior to the relocation. Which is the only dollar store in town that has positive growth.