

OFFERING MEMORANDUM

# FAMILY DOLLAR

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LAFAYETTE, LOUISIANA



LAFAYETTE HIGH  
2,092 STUDENTS

ACADIANA HIGH  
1,873 STUDENTS

LAFAYETTE GENERAL  
SOUTHWEST HOSPITAL

Lafayette General  
Health

PRAIRIE ELEMENTARY  
844 STUDENTS

ALEXANDRIA VA HOSPITAL  
LAFAYETTE CAMPUS

SUBJECT  
PROPERTY

342 17,000 DAILY

34743 DAILY AMBASSADOR CAFEENY PKWY

48,652 DAILY

US 167

Walmart Supercenter  
Wendy's  
Murphy USA  
GameStop  
Sams Club  
Starbucks  
Winn-Dixie  
Checkers  
Arby's

HOBBY LOBBY  
Super 1 Foods  
BARNES & NOBLE  
TJ-maxx  
BED BATH & BEYOND  
JO-ANN  
HOME DEPOT  
PET SMART  
Party City  
AutoZone  
Rustler Center  
Applebee's  
TACO BELL  
Olive Garden  
DQ  
Starbucks  
Planet Fitness

Chick-fil-E  
IHOP  
Firestone

JUDICE MIDDLE  
542 STUDENTS

Hilcorp Energy Company  
1,350 EMPLOYEES

RIDGE ELEMENTARY  
589 STUDENTS

WALGREENS  
SUBARU  
NISSAN  
Mercedes-Benz  
AUDI  
TOYOTA  
VOLVO  
MITSUBISHI  
INFINITI

CVS pharmacy  
McDonalds  
Popeyes  
SONIC

ACADIANA MALL  
macy's  
JC Penney  
Chick-fil-E  
BANANA REPUBLIC  
GAP  
Dillard's  
ZALES  
KAY JEWELERS  
GNC  
PACSUN  
CHAMPS  
VICTORIA'S SECRET



# Financial Overview

Price	\$1,160,000
Cap Rate	7.50%
Gross Leasable Area	8,320 SF
Year Built	2018
Lot Size	1.09 +/- Acres

# Lease Summary

Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Term	10 Years
Lease Expiration	6/30/2028
Increases	\$4,160 at Each Option
Options	Six, 5-Year
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	None

# Rent Schedule

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 10	\$87,000	\$7,250
Option 1	\$91,160	\$7,596
Option 2	\$95,320	\$7,943
Option 3	\$99,480	\$8,290
Option 4	\$103,640	\$8,636
Option 5	\$107,800	\$8,983
Option 6	\$111,960	\$9,330



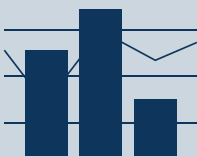
## ADDRESS

1330 Ridge Rd.  
Lafayette, LA 70529



## PRICE

\$1,160,000



## CAP RATE

7.50%



## NOI

\$87,000



# Lease Summary

## LANDLORD RESPONSIBILITIES

Landlord will maintain and keep in good repair and replace when necessary all exterior portions of the building, including the roof, exterior walls, canopy, gutters, downspouts, and all structural portions of the building whether interior or exterior. Landlord shall be responsible for all repairs to the exterior (including under slab), plumbing and electrical lines and will keep the parking, services and access areas, maintained and in a good state or repair and properly lighted.

## TENANT RESPONSIBILITIES

Tenant will maintain and repair, at its expense, all doors, door closures and glass in windows and doors including damage to doors or glass breakage as a result of vandalism. Tenant shall also maintain and repair all interior, non-structural portions of the building, including maintaining and repairing the interior plumbing and electrical systems – including repairing sewer backups/stoppages. Tenant will also be responsible for maintaining the existing landscaping including mowing, snow plowing, removing trash and debris from the parking area and landscaped area, restriping the parking area and repairing parking area lights.

## TAXES

Tenant will reimburse Landlord for real estate taxes.

## INSURANCE

Tenant shall obtain and keep in force commercial property insurance and commercial general liability insurance.

Tenant shall also reimburse Landlord for Landlord's commercial property insurance.

## ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease with Landlord's prior written consent.

## ESTOPPEL

Tenant shall have 30 days from receipt of request to provide an executed estoppel.

# Investment Highlights

- 10-Year Lease, Increases in Options
- Investment Grade Credit, Rated BBB- by S&P
- New 2018 Construction, Minimal Landlord Responsibilities
- 8 Miles to Downtown Lafayette, 4th Largest City in Louisiana with Over 1 Million Tourists Annually
- 80,784 Residents in Primary Trade Area
- Close Proximity to New Multi-Family Developments with 700 Units
- Average Household Income Exceeds \$83,000 within 5 Miles
- Highly Visible to 17,000 Cars/Day, Hard Corner Location at Signalized Intersection
- Minutes to 19,188 Students Attending the University of Louisiana at Lafayette with 2,650 Employees
- 3.5 Miles Acadiana Mall with 15 Million Shoppers Annually
- Just West of Our Lady of Lourdes Regional Medical Center, a 192-Bed Hospital with 1,600 Employees
- Surrounded by Several National Wildlife Refuges with Millions of Visitors Annually

## Demographics

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population	2,176	18,784	74,101
2017 Population	2,508	20,690	80,784
2022 Population	2,683	21,508	83,095
HOUSEHOLDS			
2010 Households	794	7,198	30,261
2017 Households	916	7,942	33,040
2022 Households	992	8,368	34,482
INCOME			
2017 Average Household Income	\$64,958	\$72,925	\$83,533
EMPLOYEES			
2017 Number of Employees In Area	1,859	15,815	64,501



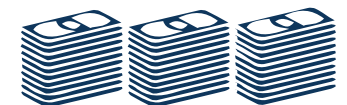
**80,784**

Population within  
a 5-Mile Radius



**33,040**

Households within  
a 5-Mile Radius



**\$83,533**

Average Household Income  
within a 5-Mile Radius

**OWNERSHIP:**

PUBLIC

**TENANT:**

CORPORATE

**WEBSITE:**[www.familydollar.com](http://www.familydollar.com)

# Tenant Overview

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.

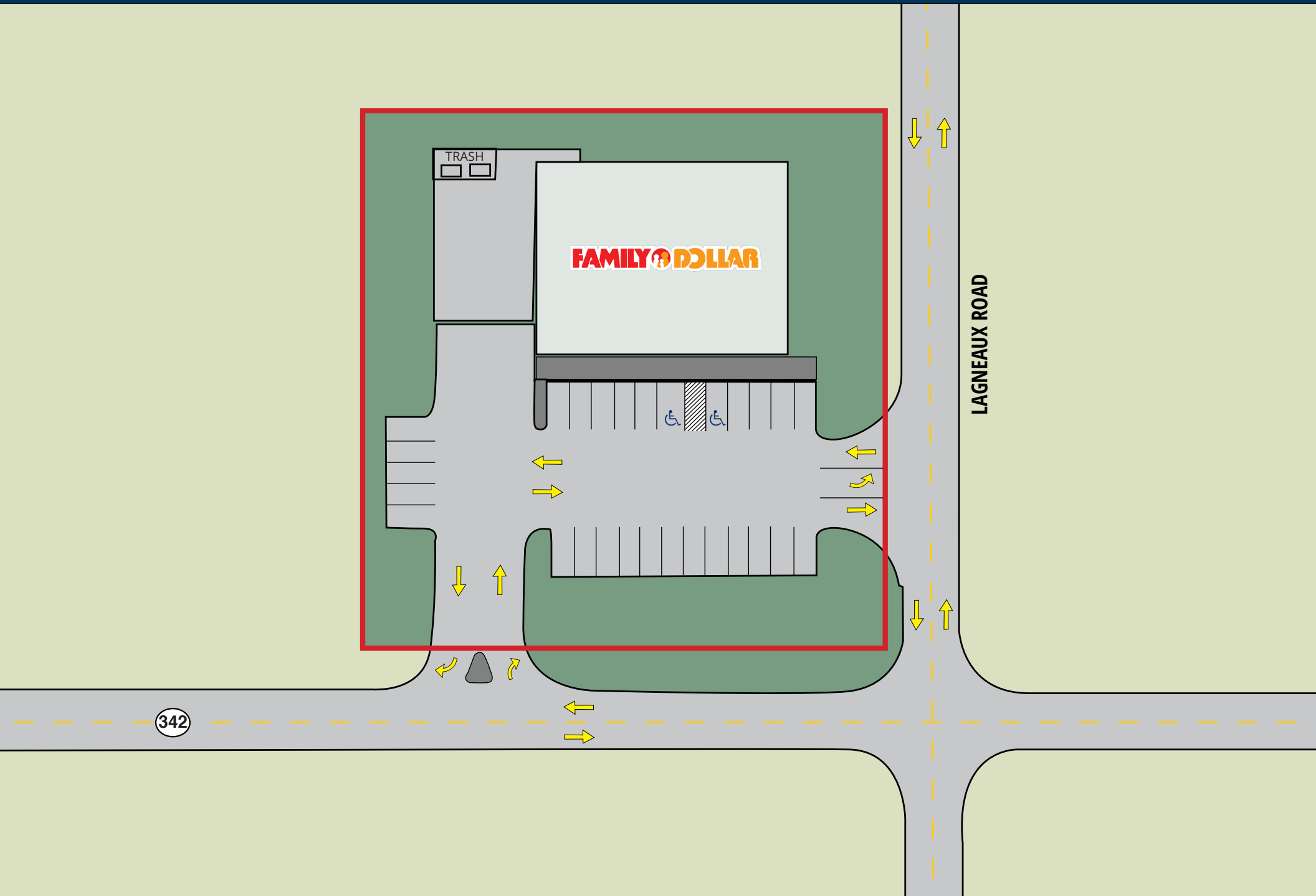
In 2015, Family Dollar was acquired by Dollar Tree. Dollar Tree, a Fortune 200 Company, now operates more than 15,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

**15,000+**  
LOCATIONSHEADQUARTERED IN  
**Chesapeake, VA****\$22.35**  
Billion

SALES VOLUME

STOCK SYMBOL  
**NASDAQ:**  
**DLTR**FOUNDED  
**1959**MORE THAN  
**176,100**  
EMPLOYEES**BBB-**  
STANDARD & POOR'S  
CREDIT RATING

# Site Plan



# Lafayette, LA

Lafayette is a city in southern Louisiana. Downtown, the Alexandre Mouton House, also known as the Lafayette Museum, has 1800s furnishings. The Paul and Lulu Hilliard University Art Museum features folk art, Japanese prints and mid-20th-century works by artist Henry Botkin. Southwest of town, LARC's Acadian Village recreates 19th-century settler life, with reconstructed homes and a general store set along a bayou.

Lafayette has one university, one community college, and two vocational colleges. The University of Louisiana at Lafayette is part of the University of Louisiana System. It is the second-largest university in the state, with an enrollment of approximately 19,188. Schools and colleges related to the institution have been located in Lafayette since 1898.



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# EXCLUSIVELY LISTED BY

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SAMBAZIS  
RETAIL GROUP

FAMILY DOLLAR

GRAND OPENING!

# FAMILY DOLLAR

LAFAYETTE, LOUISIANA