

# Family Dollar

1503 Market St, Linwood, PA19061



Not Actual Location

FAMILY DOLLAR INVESTMENT OVERVIEW

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Long and Foster Real Estate Co., Inc is pleased to exclusively offer an 8,320 square foot freestanding, corporate guaranteed Family Dollar situated on 0.72 acres in Lower Chichester, Pennsylvania. Located on the Delaware River about 10 miles northeast of Wilmington, Delaware and 23 miles southwest of Philadelphia, in Lower Chichester in Delaware County, Pennsylvania. Part of the Philadelphia MSA (Population: 6.05 million), Lower Chichester is situated less than a mile from the Delaware-Pennsylvania border. The town has a diverse economy as a result of its location near the deepwater port on the Delaware River with a convergence of rail and roads, and a strong petroleum refining industry on the waterfront.

Family Dollar's initial 15-year absolute NNN lease commenced January 2015 with a 10% rent increase in year 11 and each of the six 5-year renewal options.

The property is conveniently located with excellent frontage on Market Street (Traffic Count: 16,279 VPD) and is less than 1 mile from Interstate 95 (Traffic Count: 121,031 VPD) which connects Marcus Hook to Wilmington and Philadelphia. The property benefits from its position within one of the area's major commercial and retail corridors with 2.3 MSF of retail, 1.5 MSF of office, 7.7 MSF of industrial space and 5,432 multifamily units within a 3-mile radius.

Other major retailers in the immediate vicinity include: The Home Depot, Save-A-Lot, Burlington Coat Factory, Rite Aid, PNC Bank, Dollar General, Dunkin Donuts, Food Lion, KFC, and Wawa, among many others.



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LONG & FOSTER  
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CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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This particular Family Dollar is strategically located proximate to some of the area's main points of interest such as the Talent Professional Soccer stadium (home to the Philadelphia Union), SEPTA light rail station (0.4 miles), the 300-bed Crozer-Keystone Community Hospital (1.9 miles), the 3,364-student Chichester High School (1.9 miles), Widener University (2.1 miles) and Harrah's Casino and Racetrack(3.2 miles).

Further, the property benefits from dynamic demographics with a 3-mile population in excess of 67,000 and average annual household income of \$64,180.

## Offered at \$2,200,000

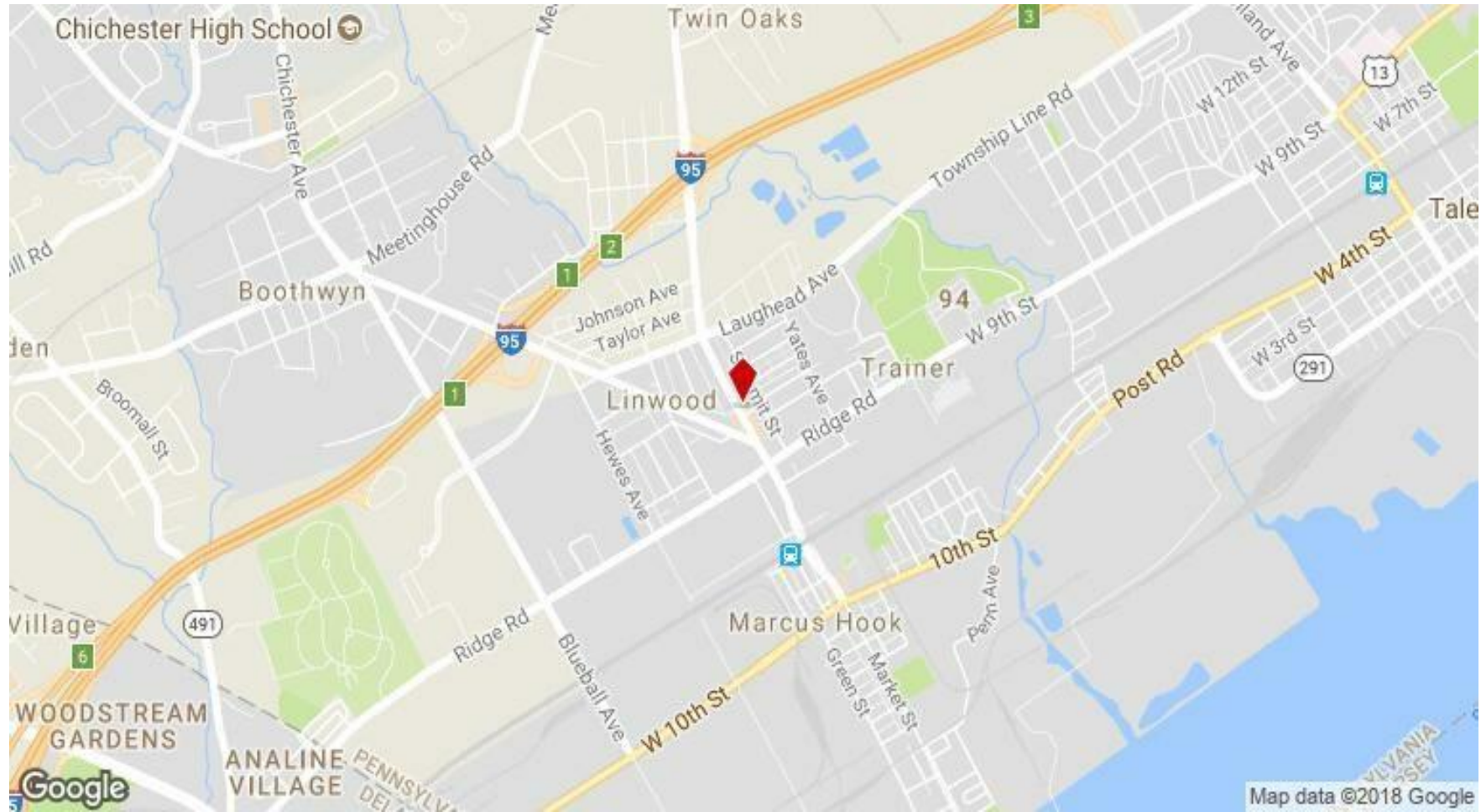
Annual income years 1-10 of \$122,287

Cap Rate 5.6%

- - all taxes, insurance & maintenance paid by tenant
- - 13 years left on NNN 15 yr lease with corporate guarantee
- - 10% increase in year 11
  - Five 5 year options with 10% increases in years 11-15

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## Property Photos



Primary Photo



Plat Map