



DOLLAR STORE OFFERING

**FAMILY DOLLAR**

**7415 Superior Ave., Cleveland, OH 44103**

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# FAMILY DOLLAR

7415 Superior Ave. | Cleveland, OH 44103

RETAIL PROPERTY FOR SALE

CLICK ON THE FOLLOWING LINKS:



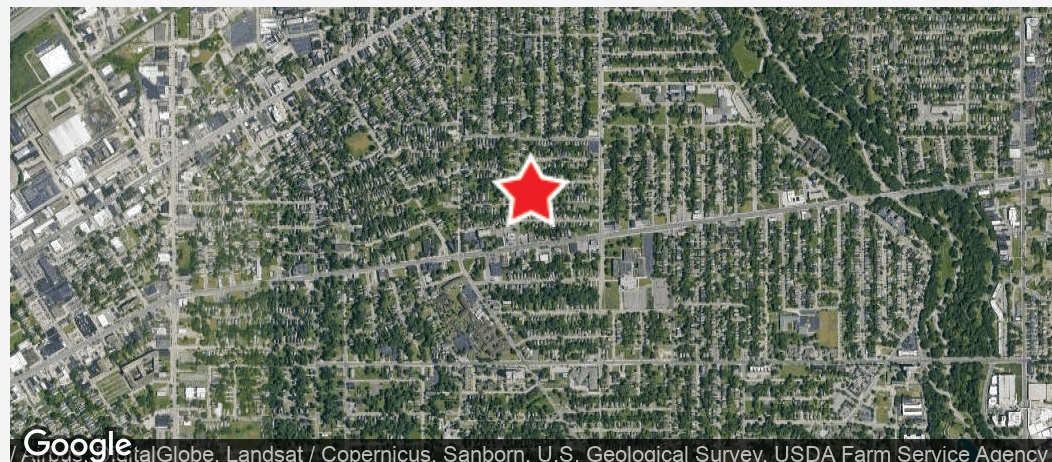
Google Map



Street View



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

List Price:	\$532,400
NOI:	\$53,240
Cap Rate:	10.0%
Land Acreage:	0.46 Acres
Year Built:	1991
Building Size:	7,076 SF
Price / SF:	\$75.24

### LEASE SUMMARY

Lease Type:	Double Net Lease (NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	2+ Years
Original Lease Term:	8 Years
Commencement Date:	03/12/2003
Current Term Expiration:	06/30/2021
Options:	(2) 5 Year Options
Increases:	10% in Each Options Remaining
Guarantor:	Family Dollar Stores Of Ohio, INC.

### PROPERTY HIGHLIGHTS

- Double Net Lease - Minimal Landlord Responsibilities
- (2) 5 Year Options with 10% Rental Increases
- Family Dollar: BBB- | Over 8,000 Stores in 46 States
- Population Demographics Supportive of Family Dollar's Business Model
- 54,000 + Population Within A 2 Mile Radius
- Located on a Hard Corner
- Site Offers Strong Visibility from Main Road
- Family Dollar has Occupied the Site For 15+ Years
- Surrounded by National Retailers such as: AutoZone Auto Parts, U-Haul, McDonalds, Burger King, Wendys, Rite Aid and Many More.

LEASE ABSTRACT



LEASE SUMMARY

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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Current Term	\$53,240.04	\$4,436.67
Option 3	\$58,564.08	\$4,880.34
Option 4	\$64,420.08	\$5,368.34
Base Rent ( 7,076 / SF)		\$7.52
Net Operating Income		\$53,240.04

## FAMILY DOLLAR TENANT PROFILE



### OVERVIEW

Company:	Family Dollar
Founded:	1959
Total Revenue:	10.5 Billion
Net Income:	284.5 Million
Headquarters:	Charlotte, NC
Website:	<a href="http://www.Familydollar.com">www.Familydollar.com</a>

### TENANT HIGHLIGHTS

- Over 8,000 Locations
- Employs 60,000 People
- 2nd Largest Retailer of it's Kind in the U.S.A

### 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. Family Dollar offers a compelling mix of merchandise for the whole family.



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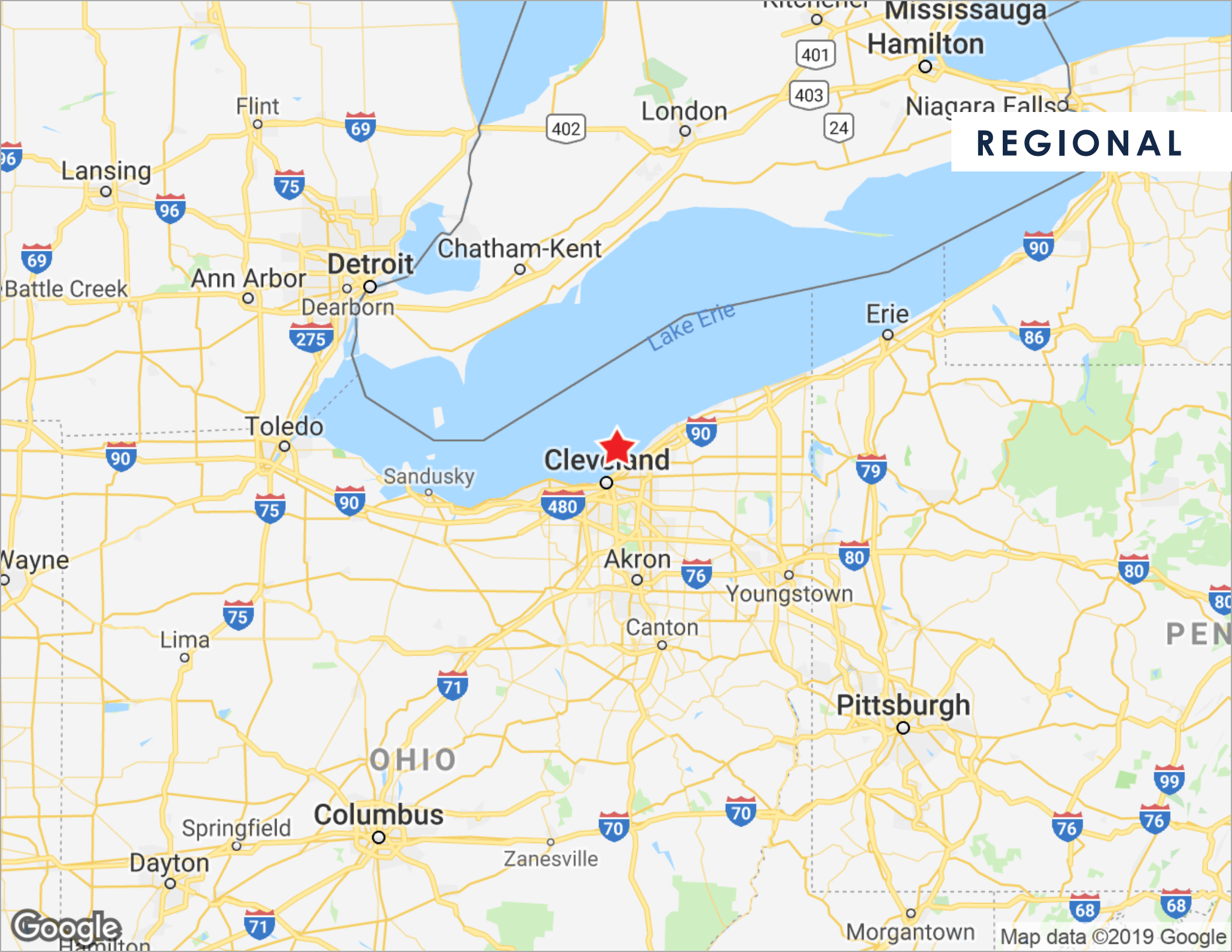
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DOLLAR STORE OFFERING

## RETAILER MAP







**REGIONAL**

## LOCATION







AERIAL

Family Dollar



## DEMOGRAPHICS

<b>Population:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Projection	18,015	107,765	247,084
2018 Estimate	18,196	107,983	249,567
2010 Census	18,663	106,353	255,869
Growth 2018-2023	(0.99%)	(0.20%)	(0.99%)
Growth 2010-2018	(2.50%)	1.53%	(2.46%)
2018 Population Hispanic Origin	597	2,614	10,356
<b>2018 Population by Race:</b>			
White	1,580	17,523	60,814
Black	16,173	83,047	174,859
Am. Indian & Alaskan	62	256	680
Asian	94	5,297	7,895
Hawaiian & Pacific Island	5	40	108
Other	282	1,821	5,212
U.S. Armed Forces:	0	18	37
<b>Households:</b>			
2023 Projection	7,459	45,717	105,771
2018 Estimate	7,552	45,781	106,820
2010 Census	7,838	44,977	109,494
Growth 2018 - 2023	(1.23%)	(0.14%)	(0.98%)
Growth 2010 - 2018	(3.65%)	1.79%	(2.44%)
Owner Occupied	2,443	13,461	40,397
Renter Occupied	5,109	32,320	66,423
2018 Avg Household Income	\$30,762	\$37,132	\$47,433



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