



DOLLAR STORE OFFERING

FAMILY DOLLAR

415 N Main St, Clyde, OH 43410

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TABLE OF CONTENTS

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Contents

EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
FAMILY DOLLAR TENANT PROFILE	5
RETAILER MAP	6
REGIONAL MAP	7
LOCATION MAP	8
AERIAL MAP	9
DEMOGRAPHICS	10

FAMILY DOLLAR

415 N Main St | Clyde, OH 43410

RETAIL PROPERTY FOR SALE

CLICK ON THE FOLLOWING LINKS:



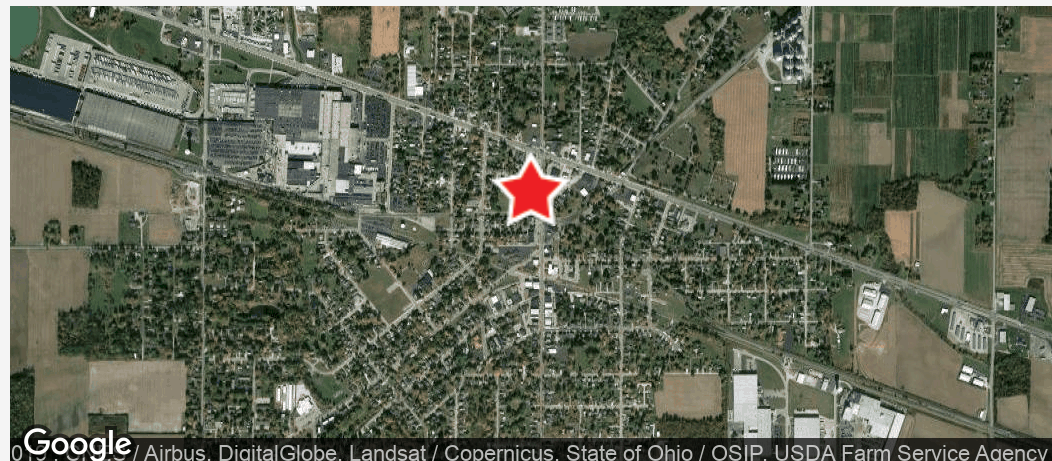
Google Map



Street View



EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$750,350
NOI:	\$60,028
Cap Rate:	8.0%
Land Acreage:	0.5 Acres
Year Built:	1992
Building Size:	8,159 SF
Price / SF:	\$91.97

LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	4 Years
Original Lease Term:	10
Commencement Date:	10/30/2007
Current Term Expiration:	12/31/2022
Options:	Two, Five Year Options Remaining
Increases:	10% in Each Option
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
- 20,000 + VPD on N Main St.
- Located on a Hard Corner Signalized Intersection
- Site Offers Strong Visibility from Main Road
- Family Dollar Recently Exercised a 5 Year Lease Renewal Thru 2022
- Family Dollar has Occupied the Site For 11 Years
- Property Has a Brand New Roof
- Surrounded by National Retailers such as: Rite Aid, Subway, McDonalds, Arbys, Circle K, Marcos Pizza, AutoZone and Many More.

LEASE ABSTRACT



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Options:	Two, Five Year Options Remaining
Increases:	10% in Each Option
Tenant:	Family Dollar of Ohio, Inc.

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Current Term	\$60,028.20	\$5,002.35
Option 2	\$66,031.08	\$5,502.59
Option 3	\$72,634.08	\$6,052.84
Base Rent (8159 / SF)		\$7.35
Net Operating Income		\$60,028.00
Percentage Rent:		
Option 1: 3% Over \$2,000,940		
Option 2: 3% Over \$2,201,036		
Option 3: 3% Over \$2,421,136		

FAMILY DOLLAR TENANT PROFILE



OVERVIEW

Company:	Family Dollar
Founded:	1959
Total Revenue:	10.5 Billion
Net Income:	284.5 Million
Headquarters:	Charlotte, NC
Website:	www.Familydollar.com

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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DOLLAR STORE OFFERING

RETAILER MAP





REGIONAL

INDIANA

Indianapolis

Google

Map data ©2019 Google



LOCATION

Clyde

Fremont

Ballville

Green Springs

Old Fort

Fort Seneca

Vickery

York

Bellevue

Flat Rock

AERIAL

Family Dollar

DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2023 Projection	8,805	12,232	54,962
2018 Estimate	8,878	12,323	55,414
2010 Census	9,005	12,452	56,307
Growth 2018-2023	(0.82%)	(0.74%)	(0.82%)
Growth 2010-2018	(1.41%)	(1.04%)	(1.59%)
2018 Population Hispanic Origin	570	797	5,145
2018 Population by Race:			
White	8,548	11,910	51,673
Black	58	81	1,897
Am. Indian & Alaskan	35	44	202
Asian	48	56	261
Hawaiian & Pacific Island	4	5	12
Other	185	226	1,369
U.S. Armed Forces:	0	0	10
Households:			
2023 Projection	3,405	4,699	21,857
2018 Estimate	3,436	4,739	22,045
2010 Census	3,496	4,806	22,424
Growth 2018 - 2023	(0.90%)	(0.84%)	(0.85%)
Growth 2010 - 2018	(1.72%)	(1.39%)	(1.69%)
Owner Occupied	2,553	3,654	15,898
Renter Occupied	884	1,085	6,147
2018 Avg Household Income	\$66,725	\$67,668	\$63,610

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