



RETAIL PROPERTY FOR SALE

FAMILY DOLLAR

3607 E Grant, Tucson, AZ 85716

Exclusively listed by:

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CLICK ON THE FOLLOWING LINKS:

Google Map

Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,181,000
NOI:	\$97,405
Cap Rate:	8.25%
Land Acreage:	0.86 Acres
Year Built:	1998
Building Size:	9,180
Price / SF:	\$128.65

LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	5 Years
Original Lease Term:	10 Years
Commencement Date:	July 1, 2004
Current Term Expiration:	June 30, 2024
Options:	(2) Five-Year
Increases:	In Options
Guarantor:	Corporate Guarantee
Right of First Refusal:	No

PROPERTY HIGHLIGHTS

- Family Dollar Recently Exercised Their 2nd Option
- Double Net Lease - Minimal Landlord Responsibilities
- 2018 Store Sales: \$1,164,000
- Family Dollar Has Operated At The Site Since 2004
- Family Dollar: BBB- | Over 8,000 Stores in 46 States
- (2) Five-Year Renewal Options with Increases
- Over 45,000 Vehicles/Day Along Grant Road
- 287,000 People Within 5 Miles of Subject Property
- Average Household Income Exceeds \$54,000 Within a 5 Mile Radius

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TENANT PROFILES



FAMILY DOLLAR

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.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home decor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

DOLLAR TREE

Effective August 3, 2015, Family Dollar was acquired by Dollar Tree, Inc. (NASDAQ:DLTR), which has a BBB- rating with Standard and Poor's. They operate the Dollar Tree brand separately and offer items, frequently for "\$1". They carry many similar items as Family Dollar, but tend to focus more on gift, party and other non-essential convenience items. As a result of the acquisition, the combined number of locations of Family Dollar and Dollar Tree retail stores is over 13,600 in 48 states and five Canadian provinces. Stores operate under the banners Family Dollar, Dollar Tree, Dollar Tree Canada, and Deals. The combination of Family Dollar and Dollar Tree creates the largest Dollar Store chain in North America and generates significant efficiencies in sourcing and procurement, SG&A leverage, distribution and logistics efficiency, and through format optimization.



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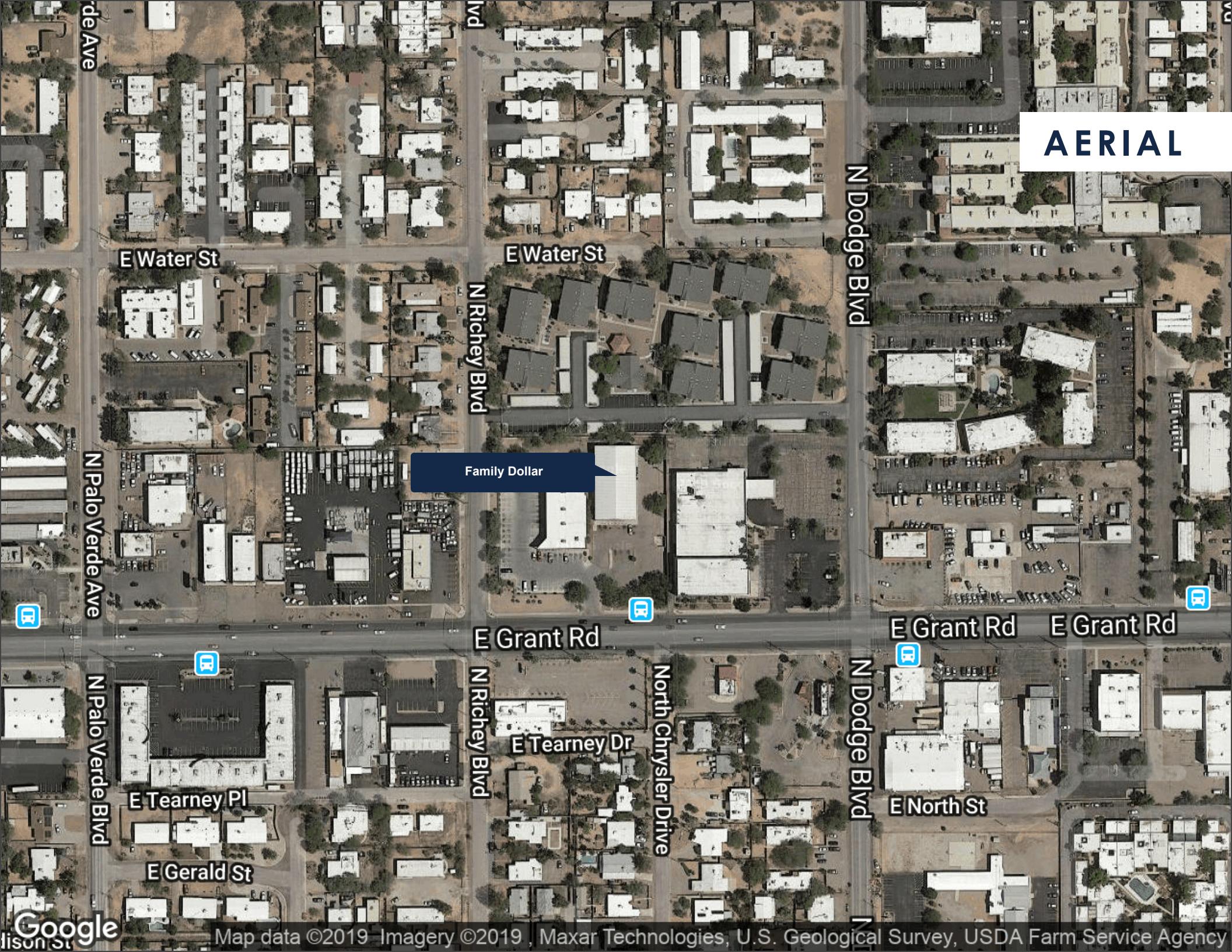
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ADDITIONAL PHOTOS

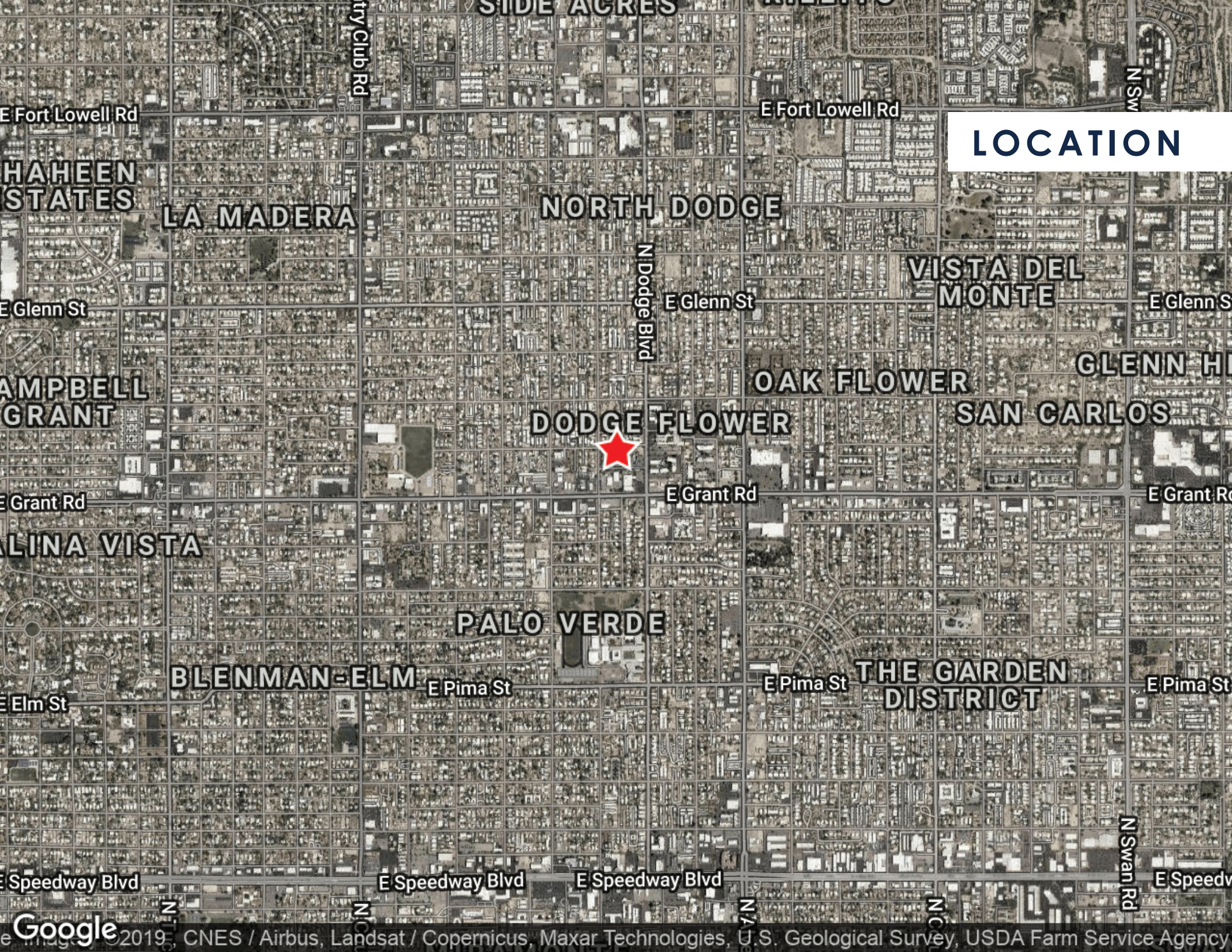


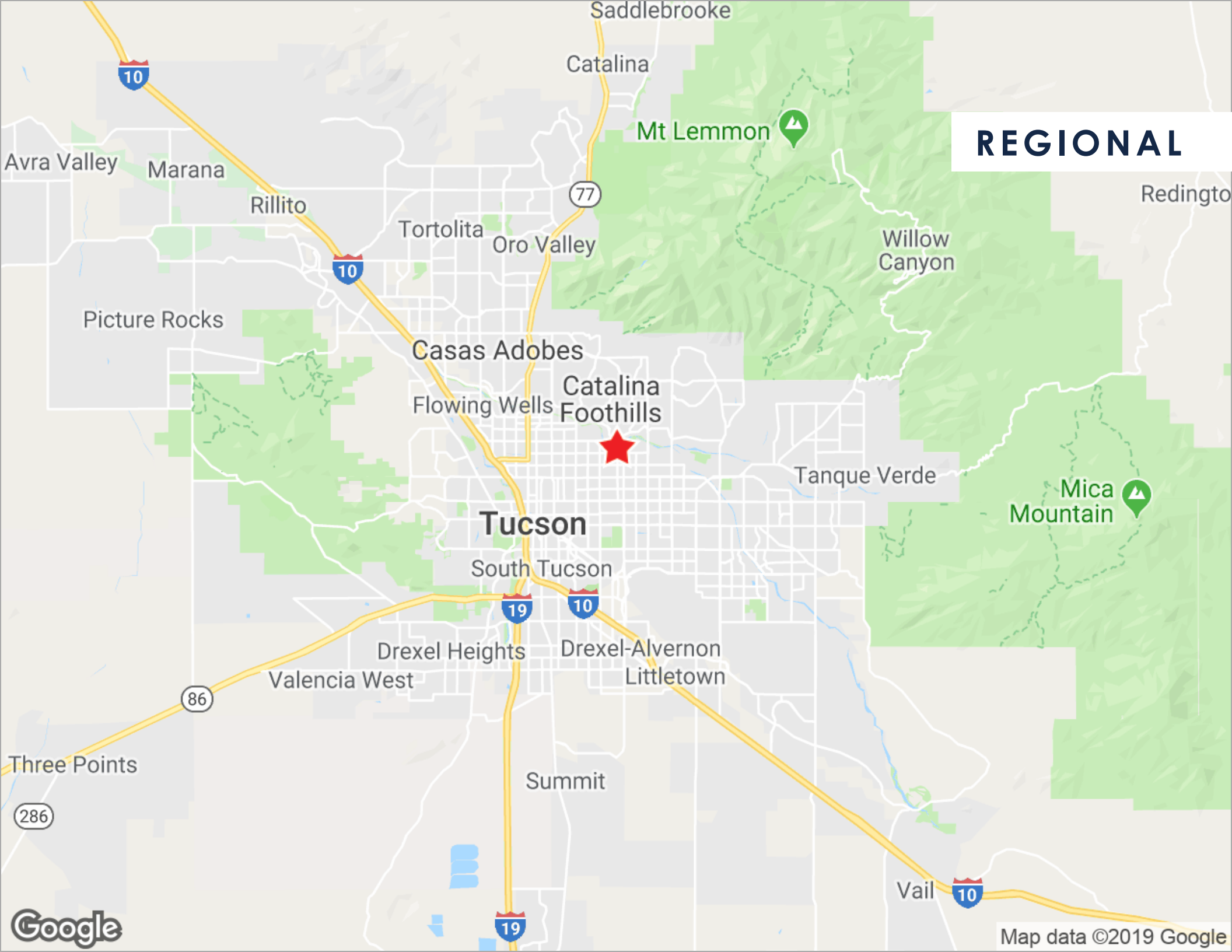
AERIAL

Family Dollar



LOCATION





REGIONAL

DEMOGRAPHICS REPORT

	1 MILE	2.5 MILES	5 MILES
Total population	19,935	84,892	269,749
Median age	32.9	35.7	34.8
Median age (Male)	31.5	34.2	34.1
Median age (Female)	33.9	37.4	35.8
Total households	9,434	41,620	121,279
Total persons per HH	2.1	2.0	2.2
Average HH income	\$38,083	\$49,092	\$50,836
Average house value	\$174,383	\$221,152	\$266,860

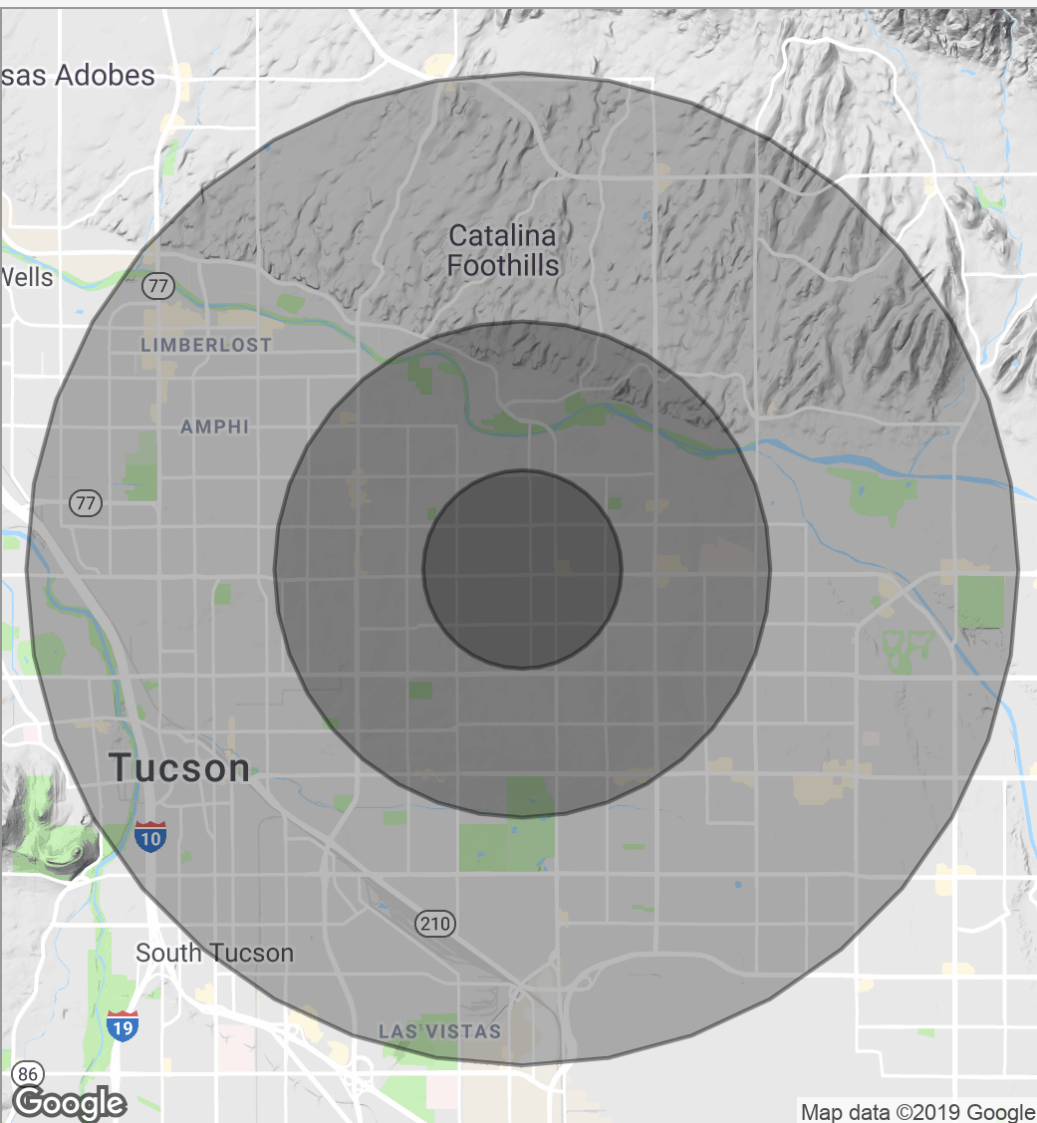
* Demographic data derived from 2010 US Census

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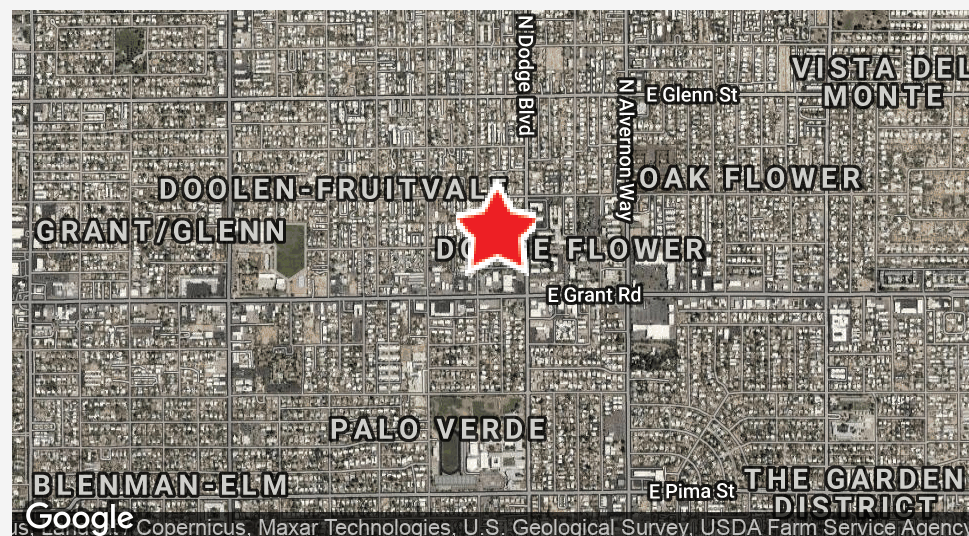
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DEMOGRAPHICS MAP



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