



TRINITY

REAL ESTATE INVESTMENT SERVICES



LOW PRICE POINT OHIO FAMILY DOLLAR

1030 ELIDA AVENUE, DELPHOS, OH 45833

\$499,000

8.0% CAP

TRINITYREIS.COM

Actual Property



DELPHOS, OH

\$499,000 | 8.0% CAP

- Low Price Point NN Family Dollar - \$499K
- 8% CAP with 2+ Years Remaining on Current Term
- Upgraded Prototype Location - 4 Sided Stone Construction
- Located Between New Development O'Reilly Auto Parts and McDonald's - Intrinsic Real Estate Value
- Ideally Positioned at Entrance of City and Surrounded by National Credit Retailers as Well as Local Traffic Generators
- Priced Well Below Replacement Cost at \$49/PSF
- Very Replaceable Rent at \$3.99/PSF

EXCLUSIVELY MARKETING BY:

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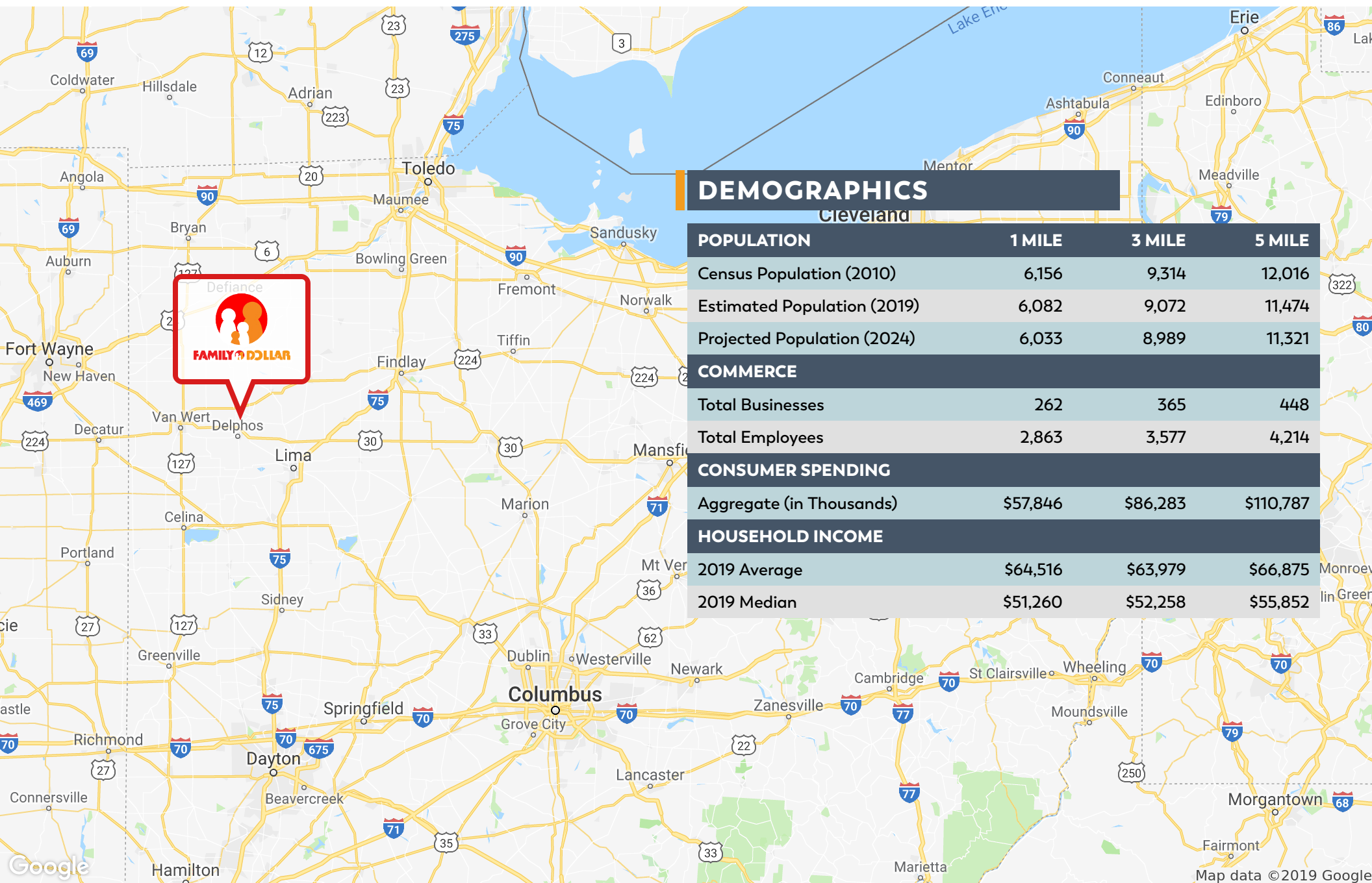
PROPERTY DETAILS:

Building Area:	10,000 SF
Land Area:	1.0 AC
Year Built:	1999
Guarantor:	Family Dollar Stores, Inc.
Price (Psf):	\$49.90

LEASE OVERVIEW:

Remaining Lease Term:	2+ Years
Rent Commencement:	10/27/1999
Lease Expiration:	12/31/2021
Base Annual Rent:	\$39,900
Lease Type:	NN
Scheduled Rent Increases:	None
Options & Increases:	Three (3), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Landlord
Property Taxes:	REIMBURSED BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord*

*Tenant Responsible for Repairs up to \$1,000 for HVAC System



DEMOGRAPHICS

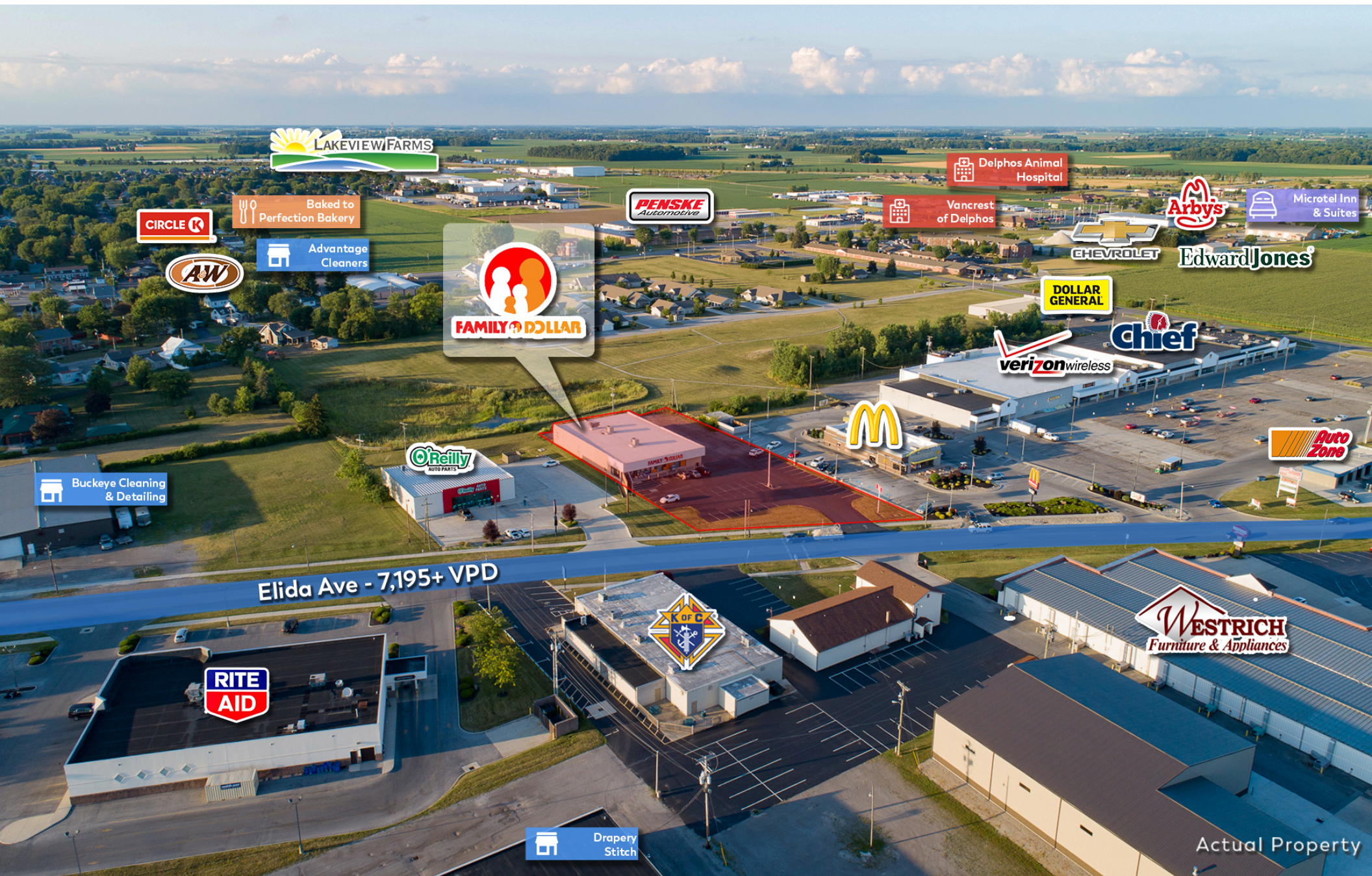
POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	6,156	9,314	12,016
Estimated Population (2019)	6,082	9,072	11,474
Projected Population (2024)	6,033	8,989	11,321
COMMERCE			
Total Businesses	262	365	448
Total Employees	2,863	3,577	4,214
CONSUMER SPENDING			
Aggregate (in Thousands)	\$57,846	\$86,283	\$110,787
HOUSEHOLD INCOME			
2019 Average	\$64,516	\$63,979	\$66,875
2019 Median	\$51,260	\$52,258	\$55,852





RETAILER MAP

1030 ELIDA AVENUE | DELPHOS, OH









Actual Property



Actual Property

TENANT SUMMARY

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.

STRATEGY

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.



TENANT DETAILS:

Tenant Name:	Family Dollar
Tenant Type:	General Merchandise Dollar Store
Guarantor:	Dollar Tree Inc (NASDAQ: DLTR)
Ownership:	Public
No. of Locations:	14,581 as of July 2017
Website:	familydollar.com
Year Founded:	1953 / DLTR 1986
Credit Rating (Moody's):	Ba1 as of March 2017
No. of Employees:	176,800 as of May 2017
Headquartered:	Chesapeake, Virginia

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BROKER OF RECORD

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