



TRINITY

REAL ESTATE INVESTMENT SERVICES



NEW ORLEANS FAMILY DOLLAR - STRONG REPORTED SALES

7437 WESTBANK EXPY, MARRERO, LA 70072

\$1,805,710

8.75% CAP

TRINITYREIS.COM

Actual Property



MARRERO, LA

\$1,805,710 | 8.75% CAP

- NN Family Dollar - Built in 2010 - New Orleans Suburb
- Strong Reported Sales at Location
- Zero HVAC Responsibility for Landlord
- Very Densely Populated Area - 220,000+ 5 Mile Population
- New Orleans Has a Population over 360,000 and is the Largest City in the State of Louisiana
- Large Corner Lot with Concrete Parking Lot with 3 Points of Access
- Ideally Situated Along Westbank Expy with Impressive Daily Traffic Counts over 55,000 in Front of Subject Property

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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CHANCE HALES

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MATT DAVIS

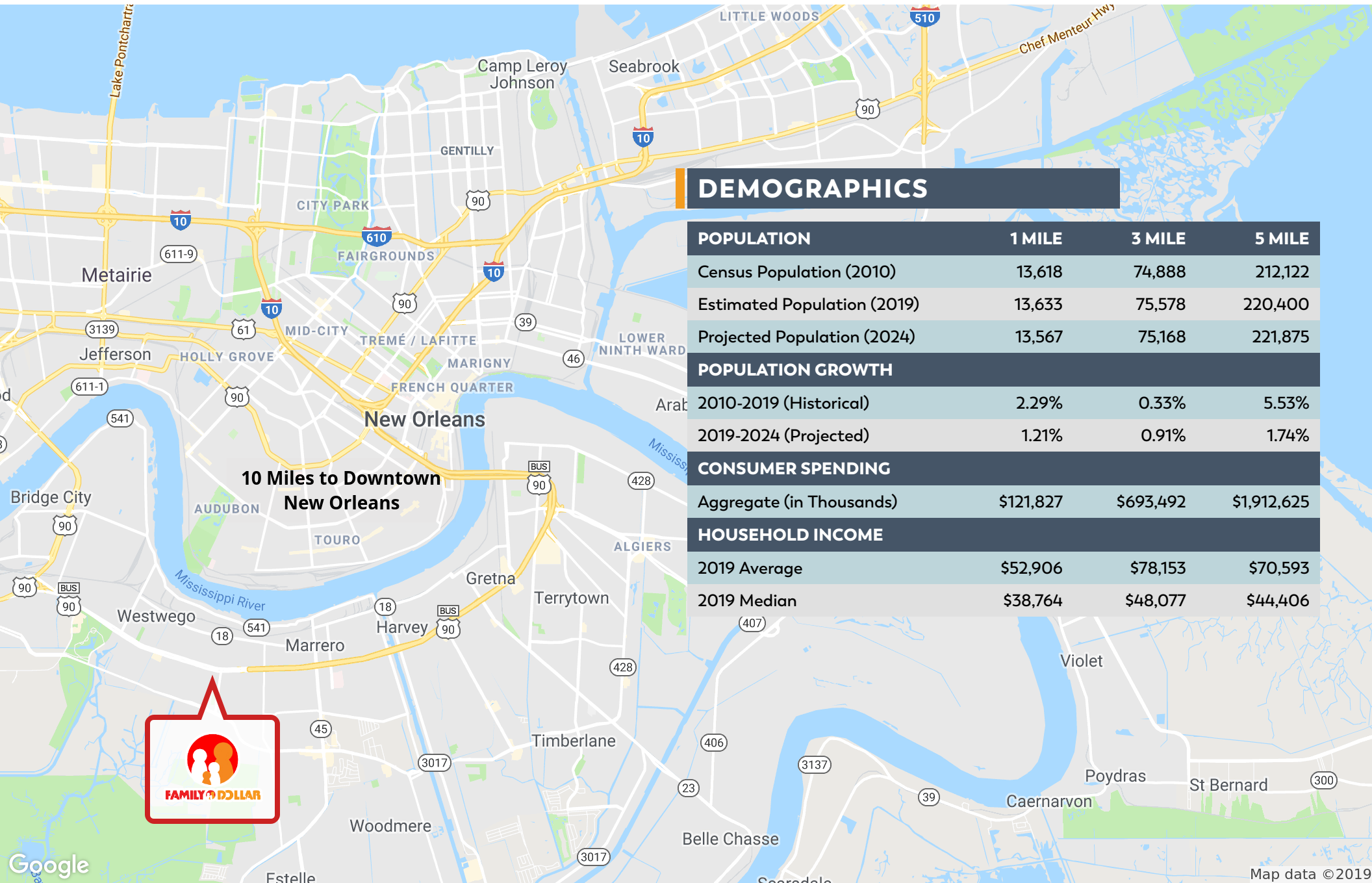
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PROPERTY DETAILS:

Building Area:	9,180 SF
Land Area:	.99 AC
Year Built:	2010
Guarantor:	Family Dollar Stores, Inc.
Price (Psf):	\$196.70

LEASE OVERVIEW:

Remaining Lease Term:	4.5+ Years
Rent Commencement:	9/1/2011
Lease Expiration:	6/30/2024
Base Annual Rent:	\$158,000
Lease Type:	NN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Six (6), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	13,618	74,888	212,122
Estimated Population (2019)	13,633	75,578	220,400
Projected Population (2024)	13,567	75,168	221,875
POPULATION GROWTH			
2010-2019 (Historical)	2.29%	0.33%	5.53%
2019-2024 (Projected)	1.21%	0.91%	1.74%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$121,827	\$693,492	\$1,912,625
HOUSEHOLD INCOME			
2019 Average	\$52,906	\$78,153	\$70,593
2019 Median	\$38,764	\$48,077	\$44,406

10 Miles to Downtown
New Orleans



RETAILER MAP

7437 WESTBANK EXPY | MARRERO, LA



Google

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- The subject property is located 10 miles from downtown New Orleans, the most populous city in the state of Louisiana. The New Orleans MSA has a population of 393,000+.
- New Orleans operates one of the world's largest and busiest ports. The city is considered an economic and commercial hub for the broader Gulf Coast region of the nation.
- New Orleans is world-renowned for its cuisine, architecture, music and overall culture. Most notably known for *Mardi Gras*, a two week celebration.
- Tourism is a staple of the city's economy. New Orleans' tourist and convention industry is a \$5.5 Billion industry that accounts for 40% of city tax revenues.
- The city has the highest concentration of colleges and universities in Louisiana and one of the highest in the southern United States. The largest universities based within the city are Tulane University, Loyola University, and University of New Orleans.

MARRERO **5 MILE RADIUS** KEY DEMOGRAPHICS



220,400

2019 Total
Population



\$70,593

2019 Average
Household Income



1.74%

2019-2024
Growth/Yr:
Population

ADDITIONAL PHOTOS

7437 WESTBANK EXPY | MARRERO, LA







Key Demographics 5 Miles



Total Population
2019
220,400



Total Households
2019
89,222

Actual Property



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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Actual Property



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