

NN SINGLE TENANT RETAIL BUILDING FOR SALE

FAMILY DOLLAR

2408 MLK Dr., Little Rock, Arkansas 72206



For More Information, Contact:

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The ESS Group, Inc.

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OFFERING SUMMARY

Property	Family Dollar
Address	2408 MLK Drive Little Rock, Arkansas 72206
Building Size	9,180 SF
Lot Size	1.42 Acres
Price	\$1,384,615.38
Annual Rent/NOI	\$90,000
CAP Rate	6.5%
Lease Commencement Date	August 9, 2019

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OFFERING SUMMARY (Cont.)

Lease Expiration Date	August 31, 2029
Lease Term Remaining	10 Years
Year Built	2019
Lease Type	NN+
Type of Ownership	Fee Simple
Lease Guarantee	Corporate Guarantee
Renewal Options	Six (6), Five Year Options
Rent Increases	10% During Each Option Period
Landlord Responsibilities	Roof & Structure

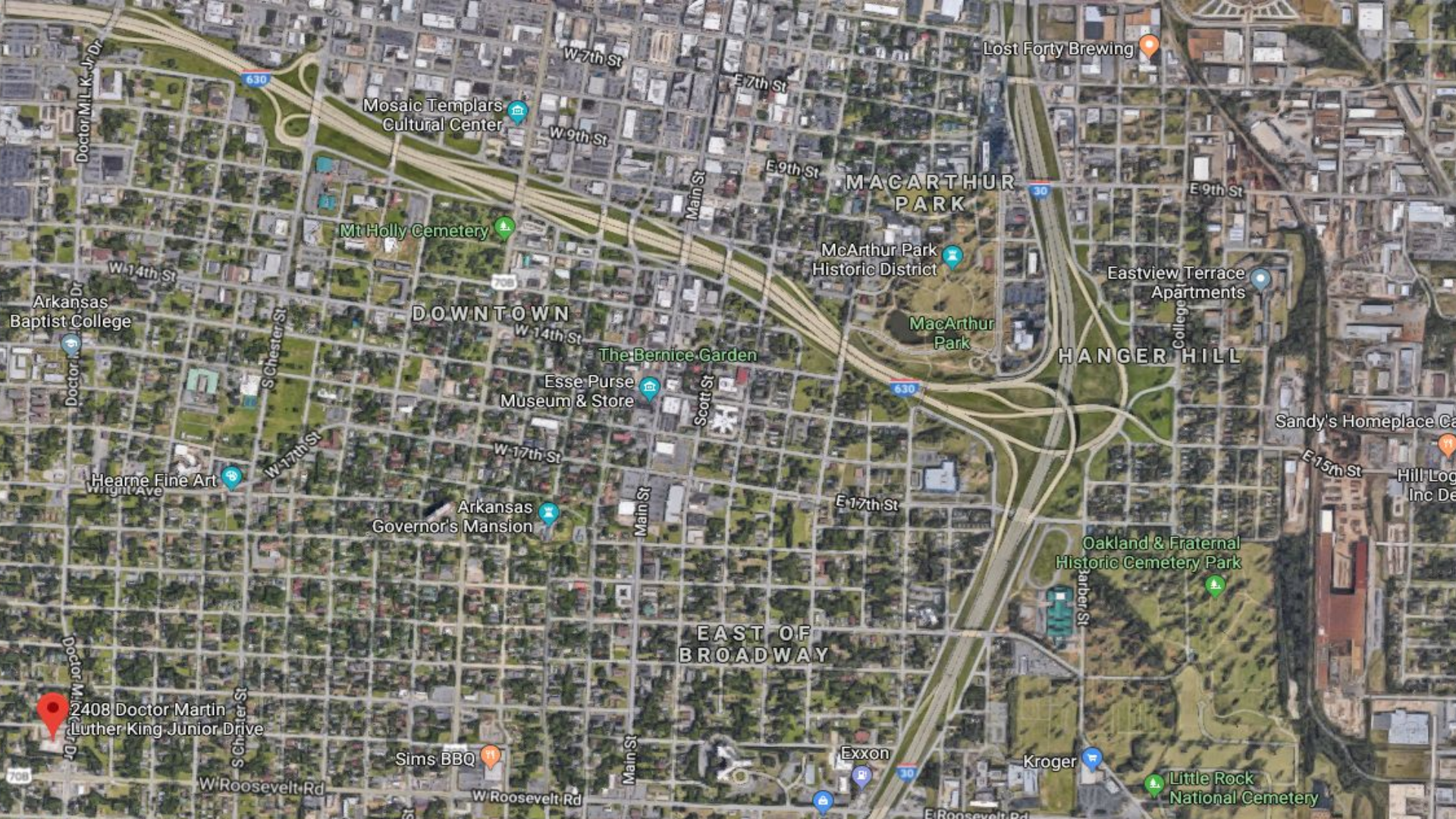
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INVESTMENT HIGHLIGHTS

- New 2019 construction
- 10 years remaining on the primary lease term
- NN+ lease – minimal landlord responsibilities
- 10% structured rent increases every 5 years in the option periods
- Corporate lease guarantee
- over 40,000 population within 3 miles radius and over 300,000 population within 10 miles radius
- Amazon proof investment
- Rare dollar store in a metropolitan city



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TENANT OVERVIEW

Dollar Tree recently acquired Family Dollar, Inc. in July 2015. Together they are considered the nation's largest small-box discount retailer, operating over 14,000 stores nationwide. Family Dollar operates under a landlord friendly net lease structure. As a result, freestanding Family Dollar retail stores provide an attractive combination of a long-term lease and a growing market concept that continues to capture value conscious shoppers, which boosts store productivity.

With locations across 48 states, Family Dollar retail stores allow investors to evaluate property in metropolitan and rural settings. The typical Family Dollar net lease is 10 years with successive option periods of five (5) years each. The lease also includes rent increases of 10% every five (5) years and during the options. The Family Dollar net lease typically requires minimal responsibilities from the landlord, limited only to roof & structural maintenance while the tenant is responsible for insurance, taxes and all other maintenance and repairs.

The average size of a Family Dollar store is between 6,000 and 8,000 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 towns, as well as in large urban neighborhoods. A general floor plan used in each of the stores allows customers to easily shop for their favorite products in any Family Dollar store. With the stores uniformly laid out and stocked, store managers are able to focus on providing good customer service. This concept for a self-serve, cash-and-carry neighborhood discount store in low to middle income neighborhoods proves so successful that today Family Dollar is a chain with over 8,000 stores from Maine to California.