



FAMILY DOLLAR

105 EAST MAIN ST
CLARKSVILLE, OH 45113



DETAILS

YEAR BUILT



1981

SQ FOOTAGE



8,000

PARCEL SIZE



0.65 Acres

LEASE TYPE



NN

TERM



2 Years

INCREASES



10% in Options

OPTIONS



3x5 Years

LEASE GUARANTEE



Corporate

EXECUTIVE SUMMARY

CBRE is pleased to exclusively present for sale this Family Dollar property on East Main Street in Clarksville, Ohio. Family Dollar has been operating here since 2007 and has already exercised its first option period. This is a NN lease with two years remaining in the first option period, and three, four year options to renew with 10% rental increases in each option. The approximately 8,000 square foot Family Dollar sits on 0.65 acres and offers excellent visibility with 2,780 vehicles passing by daily. The

closest dollar store is over 6 miles away making this the go-to spot for residents.



LIST PRICE
\$838,751



CAP RATE
8.00%



TOTAL NOI
\$67,100

PROPERTY HIGHLIGHTS

CORPORATELY GUARANTEED

This is a corporately guaranteed lease with over 2 years remaining in current option period

SITE COMMITMENT

Family Dollar has been operating here since 2007 and exercised its first option period showing commitment to the site

NO COMPETITION

This is the only dollar store in a 6 mile radius making this a go-to store for residents and commuters passing by

RENTAL INCREASES

There are 10% rental increases in each of the three, four year options to renew the lease



YEAR BUILT / RENOVATED:	1981/2006
BUILDING SQUARE FOOTAGE:	8,000
LOT SIZE:	0.65 Acres
TYPE OF OWNERSHIP:	Fee Simple
TENANT:	Family Dollar
LEASE GUARANTOR:	Corporate
LEASE TYPE:	NN
INITIAL LEASE TERM:	10 Years
ROOF AND STRUCTURE:	Landlord Responsible
RENT COMMENCEMENT:	5/3/2007
LEASE EXPIRATION:	12/31/2021
TERM REMAINING ON LEASE:	2 Years
INCREASES:	10% in Options
OPTIONS:	3x4 Years Remaining
ROFR:	N/A

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current – 12/31/2021	\$67,100.04	\$5,591.67
Option 2	\$73,810.08	\$6,150.84
Option 3	\$81,191.04	\$6,765.92
Option 4	\$89,310.00	\$7,442.50
NET OPERATING INCOME: \$67,100.04		

Landlord maintains/repairs/replaces: all exterior portions of building including roof, exterior walls, canopy, gutters, downspouts, and also all structural portions of the building whether interior or exterior; all repairs made necessary by settling of building, all repairs to interior made necessary by landlord's failure, all repairs to fire sprinkler system, and all repairs to exterior (including under slab) plumbing and electrical lines; parking, service and access areas maintains and in good state of repair



LOCATION OVERVIEW

This Family Dollar is ideally situated along East Main Street in Clarksville, Ohio. This site benefits from two points of access on East Main Street and North Sugartree Street with combined traffic counts over 4,700. is the only dollar store within over a 6-mile radius making this the go-to spot for local and nearby residents. Clarksburg is an affluent area with an average household income of over \$59,900 within the 1-mile radius, an average household income of over \$78,300 within the 3-mile radius, and an average household income of over \$84,000 within the 5-mile radius. Clarksville is a village located in Clinton County, Ohio.







CLARKSVILLE,
OH

PROPERTY ADDRESS:

105 EAST MAIN STREET, CLARKSVILLE, OH

POPULATION

	1 MILE	3 MILES	5 MILES
2010 POPULATION	659	3,589	6,958
2019 POPULATION	654	3,688	7,188
PROJECTED POPULATION (2024)	652	3,766	7,358

HISTORICAL ANNUAL GROWTH			
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2010-2019	-0.08%	0.29%	0.35%
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PROJECTED ANNUAL GROWTH			
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2019-2024	-0.06%	0.42%	0.47%
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HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	246	1,302	2,558
2019 HOUSEHOLDS	247	1,351	2,668
PROJECTED HOUSEHOLDS (2024)	247	1,383	2,737

HISTORICAL ANNUAL GROWTH			
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2010-2019	0.04%	0.40%	0.46%
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PROJECTED ANNUAL GROWTH			
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2019-2024	0.00%	0.47%	0.51%
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HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2019 AVERAGE	\$59,925	\$78,312	\$84,028
2019 MEDIAN	\$44,922	\$60,537	\$65,761

POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
WHITE POPULATION	96.8%	97.0%	96.9%
AFRICAN AMERICAN POPULATION	0.5%	0.6%	0.7%
ASIAN POPULATION	0.6%	0.6%	0.6%
PACIFIC ISLANDER POPULATION	0.2%	0.2%	0.2%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.1%
OTHER RACE POPULATION	0.8%	0.5%	0.4%
TWO OR MORE RACES POPULATION	1.1%	1.1%	1.3%

HISPANIC OR LATINO
POPULATION BY ORIGIN

	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	0.5%	0.8%	0.9%
WHITE NON-HISPANIC	96.6%	96.6%	96.4%

2019 AGE BY GENDER

	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	38.8/41.4	42.3/43.8	43.1/44.4

TRAFFIC COUNTS

MAIN ST			
2,780			

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