



FAMILY DOLLAR

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15905 ROUTE 62
TIDIOUTE, PA 16351



DETAILS

YEAR BUILT



2015

SQ FOOTAGE



8,320

PARCEL SIZE



1.94 Acres

LEASE TYPE



NN

TERM



3+ Years

INCREASES



10% in Options

OPTIONS



4x5 Years

LEASE GUARANTEE



Corporate

EXECUTIVE SUMMARY

CBRE is pleased to present for sale this Family Dollar property in Tidioute, PA. This is a corporately guaranteed NN lease. Family Dollar has been operating here since 2014 and currently has over 3 years remaining in its initial 10 year lease term. There are four, five year options to renew each with 10% rental increases. The subject property is located on Route 61, the main throughway in Tidioute with traffic counts exceeding 1,300 vehicles per day. This is an in-town location with minimal

surrounding competition, making it a go-to store for residents, surrounding businesses and commuters passing by.



LIST PRICE
\$1,313,100



CAP RATE
8.00%



TOTAL NOI
\$105,051

PROPERTY HIGHLIGHTS

CORPORATELY GUARANTEED

This is a corporately guaranteed lease with over 3 years remaining in the initial 10 year lease term

NO COMPETITION

This is the only dollar store in a 13 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 four, five year options to renew the lease

LARGE PARCEL

The property sits on nearly 2 acres which allows for numerous redevelopment opportunities in the future if necessary



YEAR BUILT / RENOVATED:	2015
BUILDING SQUARE FOOTAGE:	8,320
LOT SIZE:	1.94 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:	12/17/2014
LEASE EXPIRATION:	9/30/2023
TERM REMAINING ON LEASE:	3+ Years
INCREASES:	10% in Options
OPTIONS:	4x5 Years
ROFR:	N/A

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current – 9/30/2023	\$105,051.00	\$8,754.25
Option 1	\$115,556.04	\$9,629.67
Option 2	\$127,112.04	\$10,592.67
Option 3	\$139,823.04	\$11,651.92
Option 4	\$153,805.08	\$12,817.09
NET OPERATING INCOME: \$105,051.00		

Landlord maintains/repairs: all exterior portions of the building including the roof, exterior walls, canopy, gutters, downspouts, and all structural portions of the building whether interior or exterior; all repairs and replacements to any portion of the demised premises where the damage or loss is caused by casualties or perils insurable under Landlord's insurance; repairs made necessary by settling of building, all interior repairs made necessary by Landlord's failure to maintain exterior of the building, all repairs to sprinkler system, and all repairs to exterior (including under slab) plumbing and electrical lines; Landlord will keep the parking, service and access areas (and other exterior areas if any) maintained and in good state of repair



LOCATION OVERVIEW

This Family Dollar is located on Route 62 in Tidioute, Pennsylvania. It has easy access and excellent visibility for the 1,300+ vehicles traveling by daily. Surrounding uses include Tidioute Trading Post and local retailers. There are within 534 people within 1 mile, 1,202 people within 3 miles and 1,530 people within 5 miles.

Tidioute, PA is a borough in Warren County. It is home to the Pennsylvania State Championship Fishing Tournament, which is hosted during the last full weekend of September. Since 2009, Tidioute has been the home to the WWII Reenactment of The Bridge at Remagen, a battle that took place in 1945.







TIDIOUTE,
PA

PROPERTY ADDRESS:

15905 ROUTE 62 | TIDIOUTE, PA 16351

POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	544	1,238	1,584
2019 POPULATION	534	1,202	1,530
PROJECTED POPULATION (2024)	520	1,168	1,484
HISTORICAL ANNUAL GROWTH			
2010-2019	-0.20%	-0.32%	-0.37%
PROJECTED ANNUAL GROWTH			
2019-2024	-0.53%	-0.57%	-0.61%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	264	573	738
2019 HOUSEHOLDS	260	559	716
PROJECTED HOUSEHOLDS (2024)	254	544	696
HISTORICAL ANNUAL GROWTH			
2010-2019	-0.16%	-0.27%	-0.33%
PROJECTED ANNUAL GROWTH			
2019-2024	-0.47%	-0.54%	-0.57%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019 AVERAGE	\$49,364	\$51,278	\$51,891
2019 MEDIAN	\$35,584	\$38,959	\$40,801

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE POPULATION	98.9%	98.7%	98.6%
AFRICAN AMERICAN POPULATION	0.0%	0.1%	0.1%
ASIAN POPULATION	0.0%	0.1%	0.1%
PACIFIC ISLANDER POPULATION	0.2%	0.1%	0.1%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.2%	0.3%
OTHER RACE POPULATION	0.0%	0.1%	0.1%
TWO OR MORE RACES POPULATION	0.7%	0.9%	0.8%

HISPANIC OR LATINO POPULATION BY ORIGIN	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	1.3%	1.6%	1.5%
WHITE NON-HISPANIC	97.9%	97.5%	97.5%

2019 AGE BY GENDER	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	50.3/51.5	50.6/51.1	50.9/51.6

TRAFFIC COUNTS			
ROUTE 62			
1,370			

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