



RETAIL PROPERTY FOR SALE

FAMILY DOLLAR

320 1st Street , Glenwood City, WI 54013

Exclusively listed by:

MATT WEBER

Senior Advisor

248.702.0285

mweber@encorereis.com

DENO BISTOLARIDES

Managing Partner

248.702.0288

denob@encorereis.com

In conjunction with:

DAVID LANGE

WI #52435-090

Commercial Investment Partners



Representative Photo

TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

EXECUTIVE SUMMARY	3
PROPERTY PHOTO	4
PROPERTY PHOTO	5
LOCATION MAP	6
REGIONAL MAP	7
AERIAL MAP	8
DEMOGRAPHICS MAP	9
FAMILY DOLLAR & DOLLAR TREE	10

FAMILY DOLLAR

320 1st Street | Glenwood City, WI 54013

CLICK ON THE FOLLOWING LINKS:



Drone Video



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,020,500
NOI:	\$75,000
Cap Rate:	7.35%
Land Acreage:	1.0 Acres
Year Built:	2017
Building Size:	8,320
Price / SF:	\$122.66

LEASE SUMMARY

Lease Type:	Double Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	9.5 Years
Original Lease Term:	12 Years
Commencement Date:	10/1/2017
Current Term Expiration:	9/30/2029
Options:	(6) Five-Year Options
Increases:	In Options
Guarantor:	Corporate Guarantee
Right of First Offer:	No
Right of First Refusal:	No

PROPERTY HIGHLIGHTS

- 2017 Construction Family Dollar - 9.5 Year Remaining
- 12 Year Double Net(NN) Lease Commenced October 2017
- Double Net Lease - Minimal Landlord Responsibilities
- 15 Year Roof Warranty
- Family Dollar: BBB- | Over 8,000 Stores in 46 States
- (6) Five-Year Renewal Options with Increases
- No Dollar Store Competition Within 15 Miles
- Average Household Income is over \$67,000 Within a 5 Mile Radius

PROPERTY



PROPERTY



LOCATION



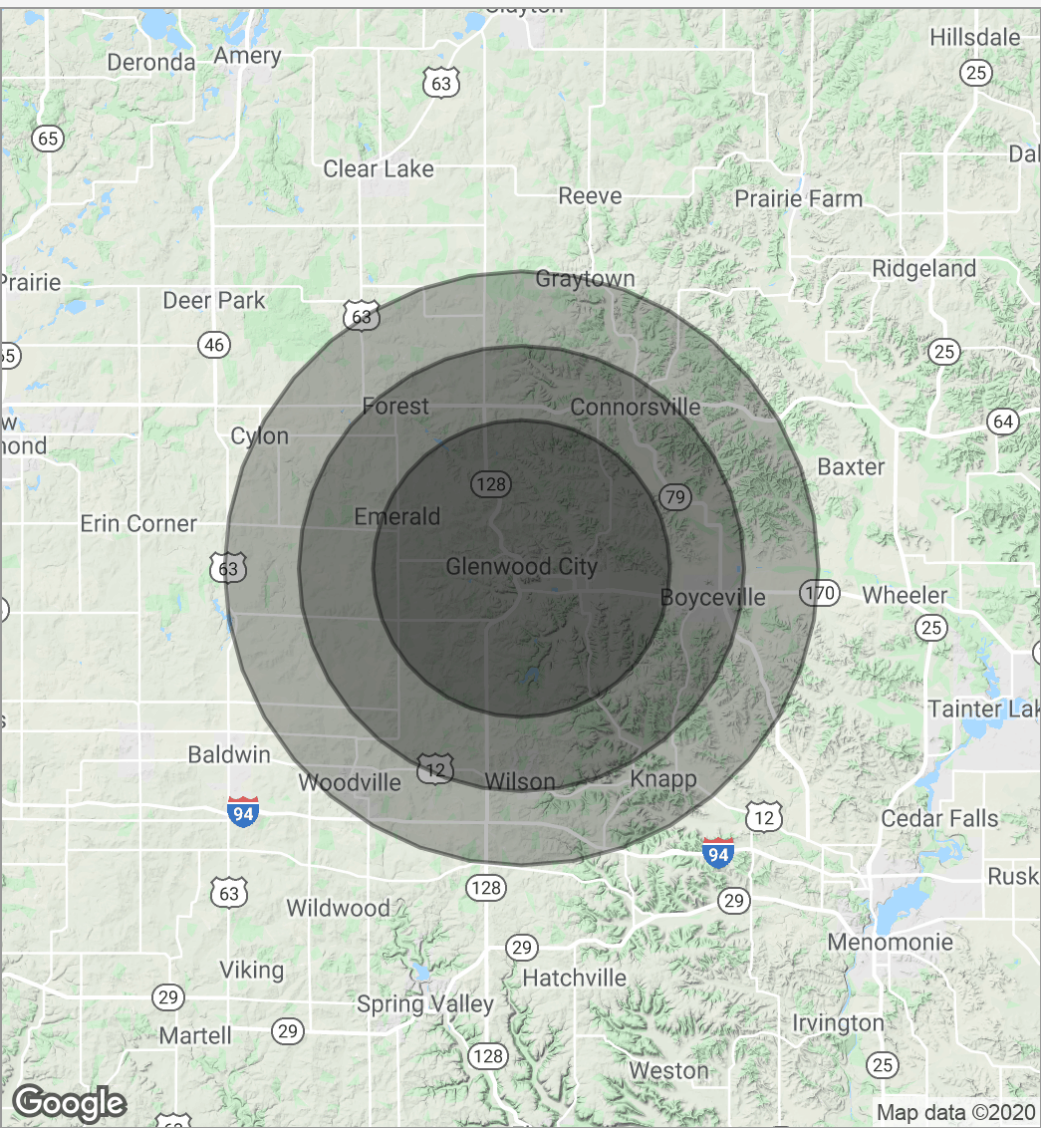
REGIONAL



AERIAL

Family Dollar

DEMOGRAPHICS MAP



POPULATION	5 MILES	7.5 MILES	10 MILES
Total population	4,051	5,962	11,285
Median age	40.2	39.5	39.0
Median age (Male)	38.7	38.1	37.7
Median age (Female)	41.8	41.0	40.2
HOUSEHOLDS & INCOME	5 MILES	7.5 MILES	10 MILES
Total households	981	2,393	4,497
# of persons per HH	2.5	2.5	2.5
Average HH income	\$69,952	\$61,670	\$62,207
Average house value	\$194,402	\$190,737	\$191,284

* Demographic data derived from 2010 US Census

FAMILY DOLLAR

320 1st Street | Glenwood City, WI 54013

FAMILY DOLLAR & DOLLAR TREE



FAMILY DOLLAR

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home decor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

DOLLAR TREE

Effective August 3, 2015, Family Dollar was acquired by Dollar Tree, Inc. (NASDAQ:DLTR), which has a BBB- rating with Standard and Poor's. They operate the Dollar Tree brand separately and offer items, frequently for "\$1". They carry many similar items as Family Dollar, but tend to focus more on gift, party and other non-essential convenience items. As a result of the acquisition, the combined number of locations of Family Dollar and Dollar Tree retail stores is over 13,600 in 48 states and five Canadian provinces. Stores operate under the banners Family Dollar, Dollar Tree, Dollar Tree Canada, and Deals. The combination of Family Dollar and Dollar Tree creates the largest Dollar Store chain in North America and generates significant efficiencies in sourcing and procurement, SG&A leverage, distribution and logistics efficiency, and through format optimization.



RETAIL PROPERTY FOR SALE

FAMILY DOLLAR

320 1st Street , Glenwood City, WI 54013



ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

Exclusively listed by:

MATT WEBER

Senior Advisor
248.702.0285

mweber@encorereis.com

DENO BISTOLARIDES

Managing Partner
248.702.0288

denob@encorereis.com

In conjunction with:

DAVID LANGE

WI #52435-090
Commercial Investment Partners

Representative Photo