



RETAIL PROPERTY FOR SALE

FAMILY DOLLAR

8321 Mill St, Vanderbilt, MI 49795

Exclusively listed by:

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CLICK ON THE FOLLOWING LINKS:

 Google Map

 Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$996,000
NOI:	\$73,189
Cap Rate:	7.35%
Land Acreage:	1.0 Acres
Year Built:	2017
Building Size:	8,320
Price / SF:	\$119.71

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:	12/1/2017
Current Term Expiration:	3/31/2029
Options:	(6) Five-Year Options
Increases:	In Options
Guarantor:	Corporate Gurantee
Right of First Refusal:	No

PROPERTY HIGHLIGHTS

- 2017 Construction Family Dollar - 9 Years Remaining
- 12 Year Double Net(NN) Lease Commenced Dec. 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 10 Miles
- Average Household Income is over \$57,000 Within a 5 Mile Radius

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TENANT PROFILES



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.



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ADDITIONAL PHOTOS



AERIAL

Family Dollar

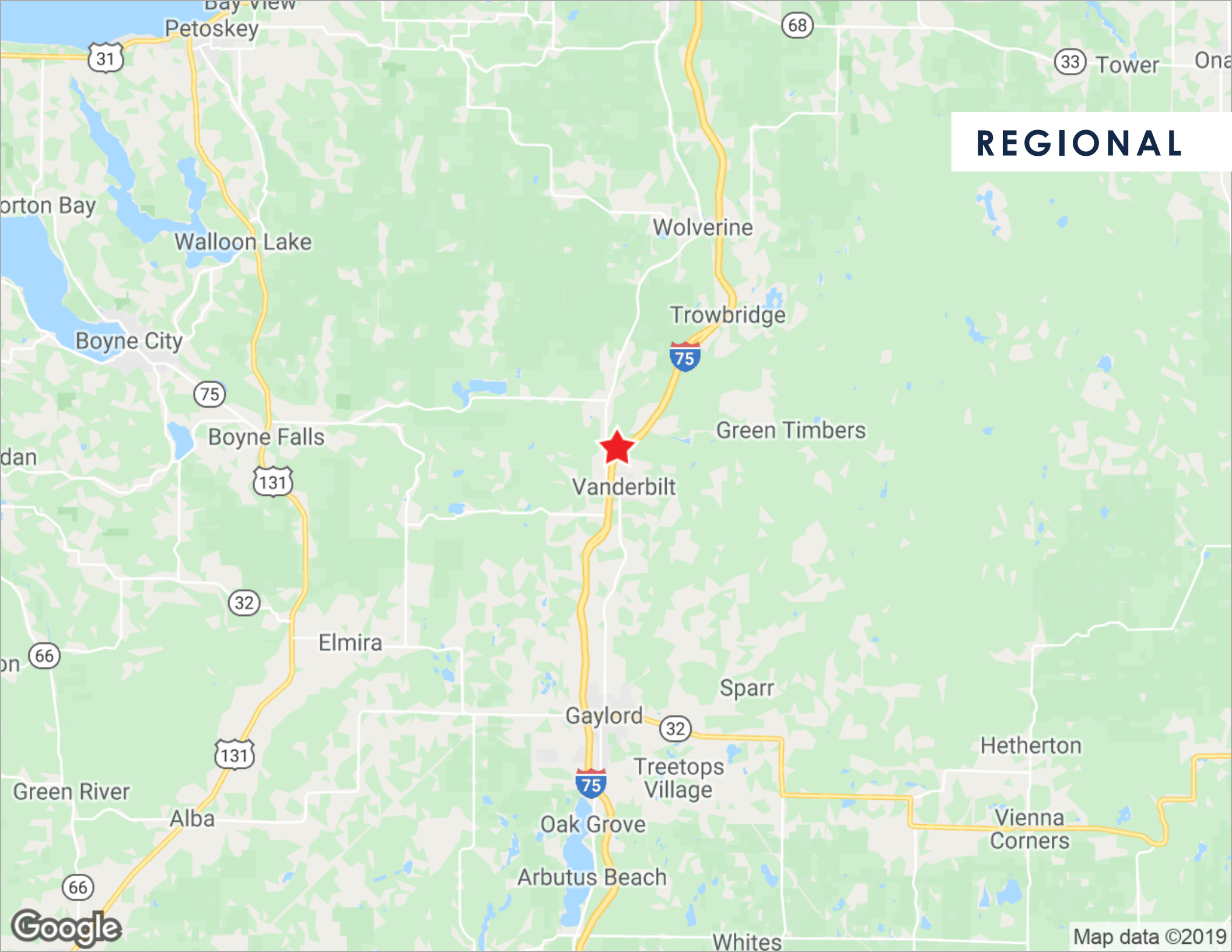
Google

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LOCATION



REGIONAL

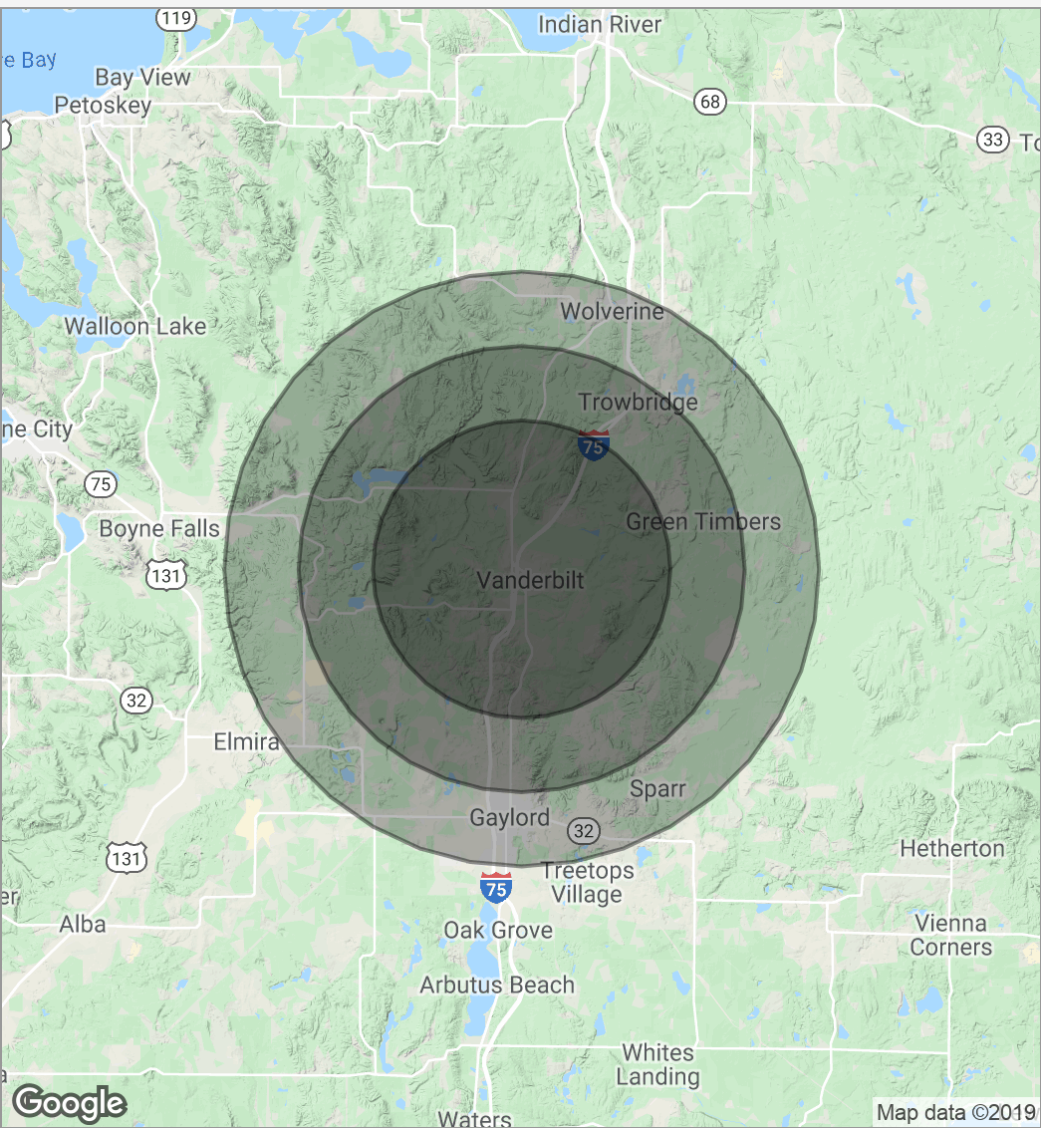


DEMOGRAPHICS REPORT

	5 MILES	7.5 MILES	10 MILES
Total population	2,356	6,288	15,528
Median age	41.2	40.8	40.5
Median age (Male)	40.8	40.1	39.5
Median age (Female)	41.5	41.6	41.5
Total households	732	2,445	6,218
Total persons per HH	2.6	2.6	2.5
Average HH income	\$60,179	\$57,306	\$53,879
Average house value	\$143,109	\$123,517	\$109,179

* Demographic data derived from 2010 US Census

DEMOGRAPHICS MAP



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