



Family Dollar

1901 Greenwood Ave. | Trenton, NJ

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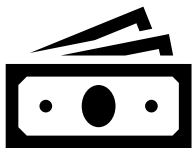
PRICE

\$2,075,000



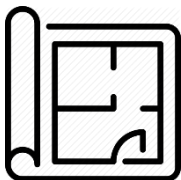
CAP RATE

6.75%



NOI

\$140,000



PRICE/SF

\$207.50



INVESTMENT HIGHLIGHTS

- Single-Tenant Family Dollar Located in Trenton, Mercer County, New Jersey
- Corporate Guaranty (S&P BBB-) Investment Grade
- New 10 Year, NN Lease – 8 Years Remaining – 2, 5 Year Options
- Dense Urban Infill Demographics – 250,000 People Within 5 Miles
- Signalized Intersection of Greenwood and Johnston Avenue
- Nearby National Tenants Include: McDonald’s, CVS, AutoZone, Walmart, Burger King, Wells Fargo, USPS & Dunkin’ Donuts.

RENT SCHEDULE

Initial Term (Mar. 2018- Feb. 2028)	\$140,000
Option 1 (Mar. 2028- Feb. 2033)	\$147,000
Option 2 (Mar. 2033- Feb. 2038)	\$154,350

PROPERTY DETAILS



1998
Year Built



47
Spaces



13,125 ADT
Greenwood Ave.

The Offering

Property Address	1901 Greenwood Ave. Trenton, NJ 08609
Type of Ownership	Fee Simple
Lease Type	NN
Lease Term Remaining	8 Yrs.
Lease Commencement	March 1, 2018
Lease Expiration	February 28, 2028
Increases	5% Per Term Extension
Options	2 - 5 Year
Guarantor	Family Dollar Stores, Inc.

Property Description

Rentable Square Feet	10,000 SF
Parcel Size	1.06 AC
Block	1880
Lot	1
Year Built	1998
Number of Stories	2
Parking	47 Spaces
Parking Ratio	4.7/1,000 SF
Traffic Count	13,125 Vehicles/Day

TENANT OVERVIEW

Family Dollar Stores, Inc. operates a chain of general merchandise retail discount stores primarily for low- and middle-income consumers in the United States. Its merchandise assortment includes consumables, such as batteries, diapers, food products, hardware and automotive supplies, health and beauty aids, household chemicals, paper products, pet food and supplies, home products, and more.

In July 2015, Family Dollar completed a \$9.2 billion merger with Dollar Tree. Prior to the merger, Family Dollar Stores, Inc. was the second largest dollar store chain in the United States, operating over 8,000 stores across 46 states. The retailer also reported TTM revenues of \$10.5 billion and had a net worth of approximately \$1.85 billion prior to the merger. Post-merger, the combined company has a net worth of \$4.40 billion, produces annual revenues in excess of \$18.4 billion, and operate more than 13,800 stores across the United States and Canada, making it the largest discount retailer in North America.



1959
Year Founded



8,100
Locations

Tenant Summary

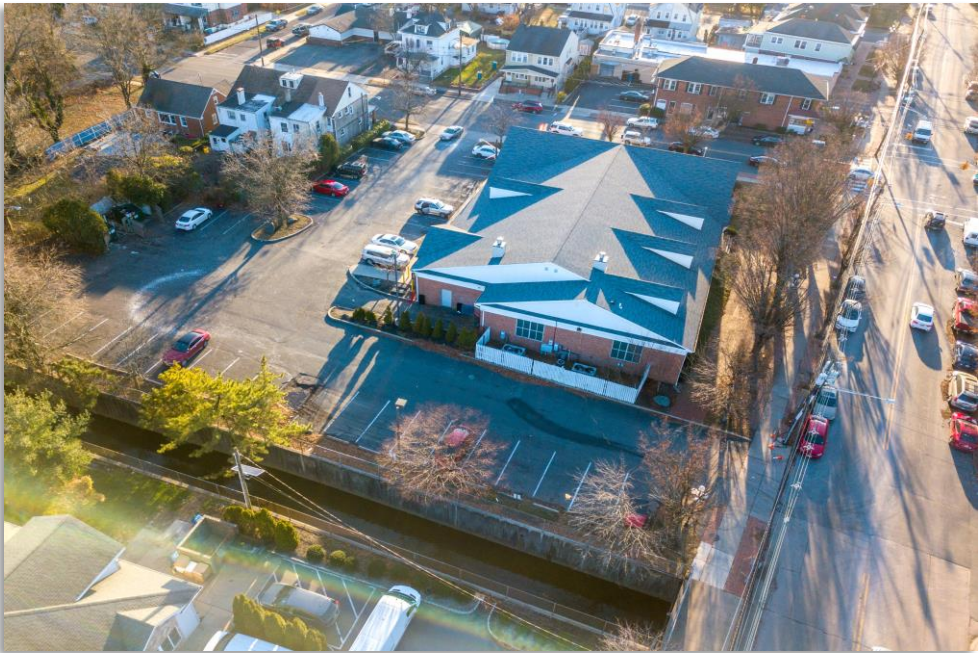
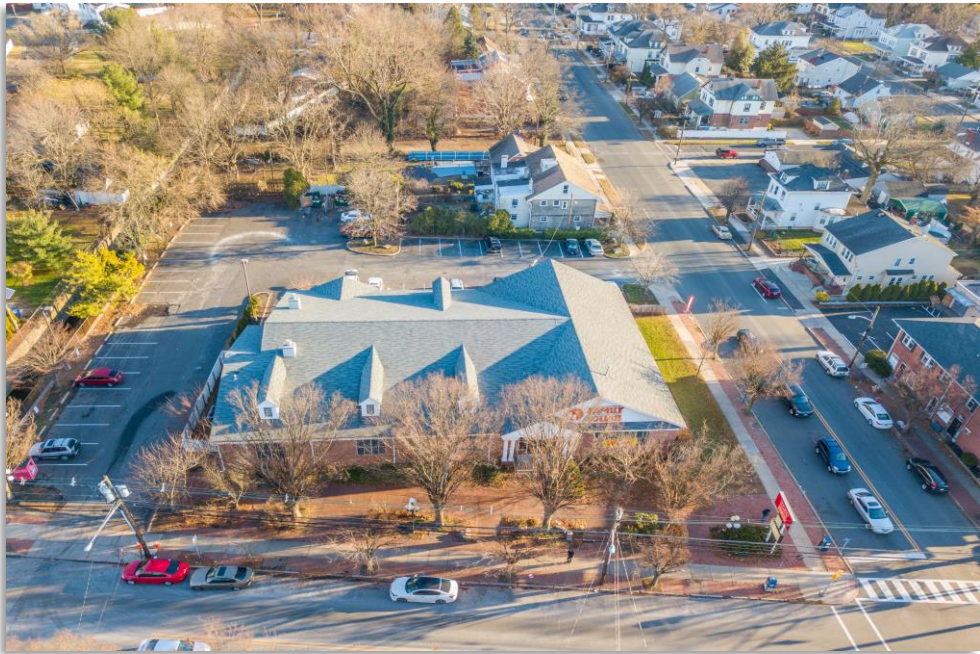
Tenant Trade Name	Family Dollar Stores Inc.
Ticker Symbol	Parent Company NASDAQ: DLTR
Credit Rating/Agency	S&P: BBB-
No. of Employees	35,000+
Headquarters	Matthews, NC
Website	www.familydollar.com



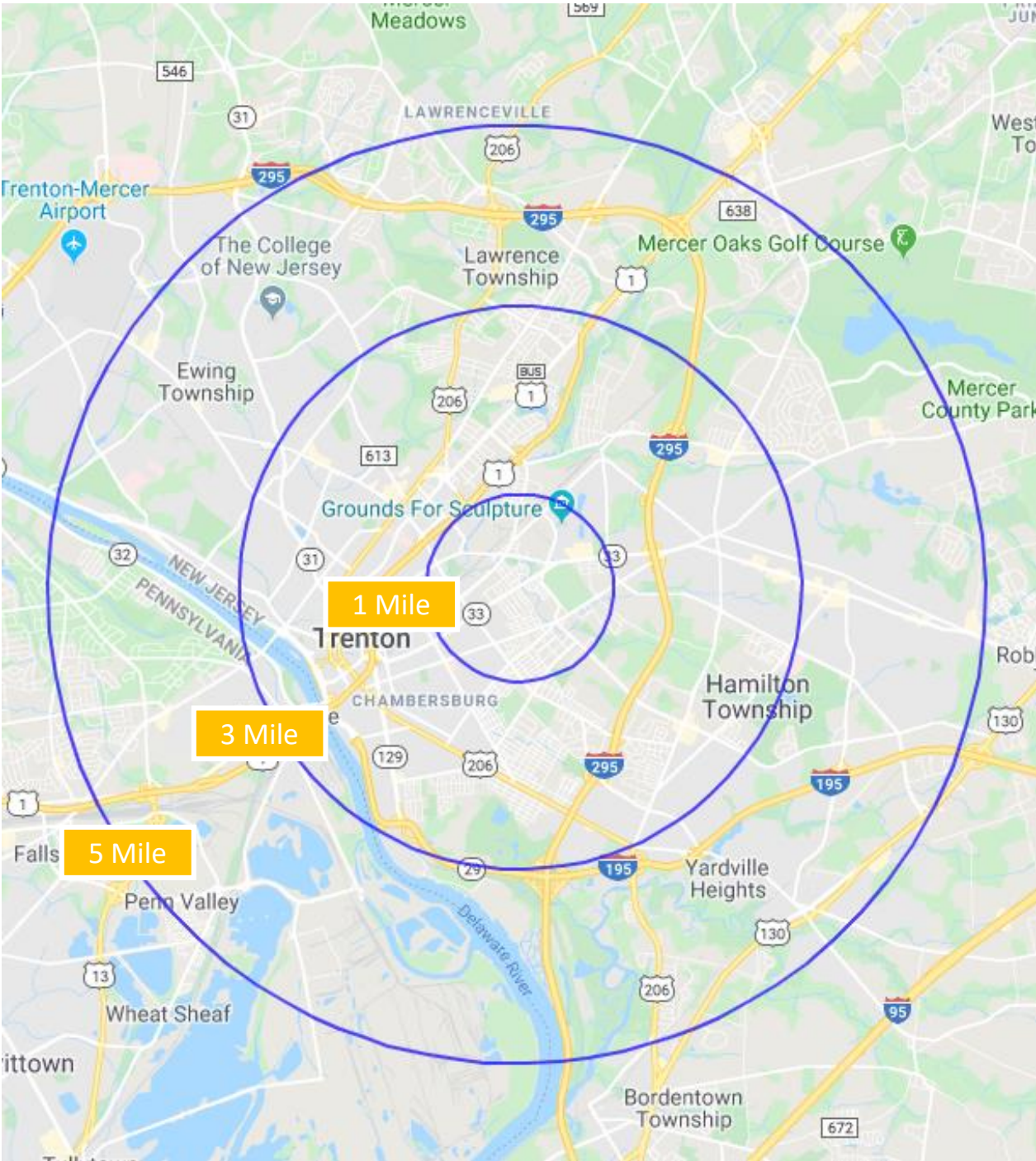




Greenwood Ave. 13,125 Vehicles/Day



DEMOGRAPHICS



Daytime Population
165,684
3 Mile Radius



Average HH Income
\$70,467
3 Mile Radius



POPULATION

1 Mile	3 Miles	5 Miles
23,518	152,091	250,433

HOUSEHOLD

1 Mile	3 Miles	5 Miles
7,555	56,207	92,359

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$69,428	\$70,467	\$86,844

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