

## Offering Memorandum

# Multi-Tenant Neighborhood Center 212 Wausau Road | Middleburg, PA



Value Add Multi-Tenant Property • Double Net (NN)

[www.hutchinsondevelopment.com](http://www.hutchinsondevelopment.com)

## Offering Memorandum

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## Offering Memorandum

# Offering Details & Highlights

**Purchase Price:** \$ 752,000

**Cap Rate:** 10.5%

**Annual Rent:** \$ 79,000

Hutchinson Commercial Real Estate Services, LLC. is pleased to present for sale the opportunity to purchase a multi-tenant commercial property located at 204 Wausau Road, Middleburg, PA.

This property is a 0.83 acre parcel with a total leasable space of 10,380 sq. ft. This property was purchased by our company in 2007 for the purpose of building a brand new Family Dollar Store.

**Double Net (NN) Investment** | Multi-tenant NN with Family Dollar Store fully responsible for taxes, insurance, interior maintenance, and reimbursement of common area maintenance.

**Corporate Guarantee** | Family Dollar Stores, Inc. is owned and operated by its parent company, Dollar Tree, Inc. which is a fortune 500 company with \$22.246 billion in revenue FY'17.

**A One-Stop Shop** | Family Dollar Stores, Inc. delivers everyday low prices on items including food, health, beauty aids, cleaning supplies, family apparel and houseware.

**Recent Building Upgrades and Renovations** | This asset was purchased in 2007 and was given many upgrades and renovations throughout.

**Advantageous Demographics** | This is an isolated community in central Pennsylvania, which serves as the ideal target market for the tenants.

**Recession Resistant Guarantor** | Family Dollar Stores, Inc. is a leader amongst low price-point retailers and thrives in markets where income may be modest.

# Offering Memorandum

## Lease Abstract

<b>Tenant:</b>	Family Dollar Stores
<b>Address:</b>	204 Wausau Road, Middleburg, PA
<b>Building Size (SF):</b>	12,800 sq. ft. (+/-)
<b>Leased Space (SF):</b>	8,812 sq. ft. (+/-)
<b>Lease/Rent Commencement:</b>	7/1/2015 – 1 <sup>st</sup> option of 4
<b>Base Lease Term:</b>	5 years
<b>Annual Base Rent:</b>	\$70,000
<b>Rent Increases:</b>	10% with each option
<b>Renewal Options:</b>	Three (3) five year options
<b>Lease Type:</b>	NN lease – Tenant reimburses Landlord for their pro-rata share of real estate taxes, insurance, and common area maintenance
<b>Landlord Responsibilities:</b>	Tenant responsible for all interior & exterior maintenance with the exception of structural
<b>Drive-thru:</b>	No
<b>Parcel ID:</b>	10-03-237
<b>ROFR:</b>	No

## Rent Schedule

Years	Annual Rent	Monthly Rent	% Increase
1-5	\$70,000	\$5,833	-

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### Lease Abstract

<b>Tenant:</b>	Southbridge Merchandising Corporation, LLC
<b>Address:</b>	204 Wausau Road, Middleburg, PA
<b>Building Size (SF):</b>	12,800 sq. ft. (+/-)
<b>Leased Space (SF):</b>	4,000 sq. ft. (+/-)
<b>Lease/Rent Commencement:</b>	TBD
<b>Base Lease Term:</b>	3 years
<b>Annual Base Rent:</b>	\$9,000
<b>Rent Increases:</b>	N/A
<b>Renewal Options:</b>	N/A
<b>Lease Type:</b>	NN lease – Tenant reimburses Landlord for their pro-rata share of real estate taxes, insurance, and common area maintenance
<b>Landlord Responsibilities:</b>	Tenant responsible for all interior & exterior maintenance with the exception of structural
<b>Drive-thru:</b>	No
<b>Parcel ID:</b>	10-03-237
<b>ROFR:</b>	No

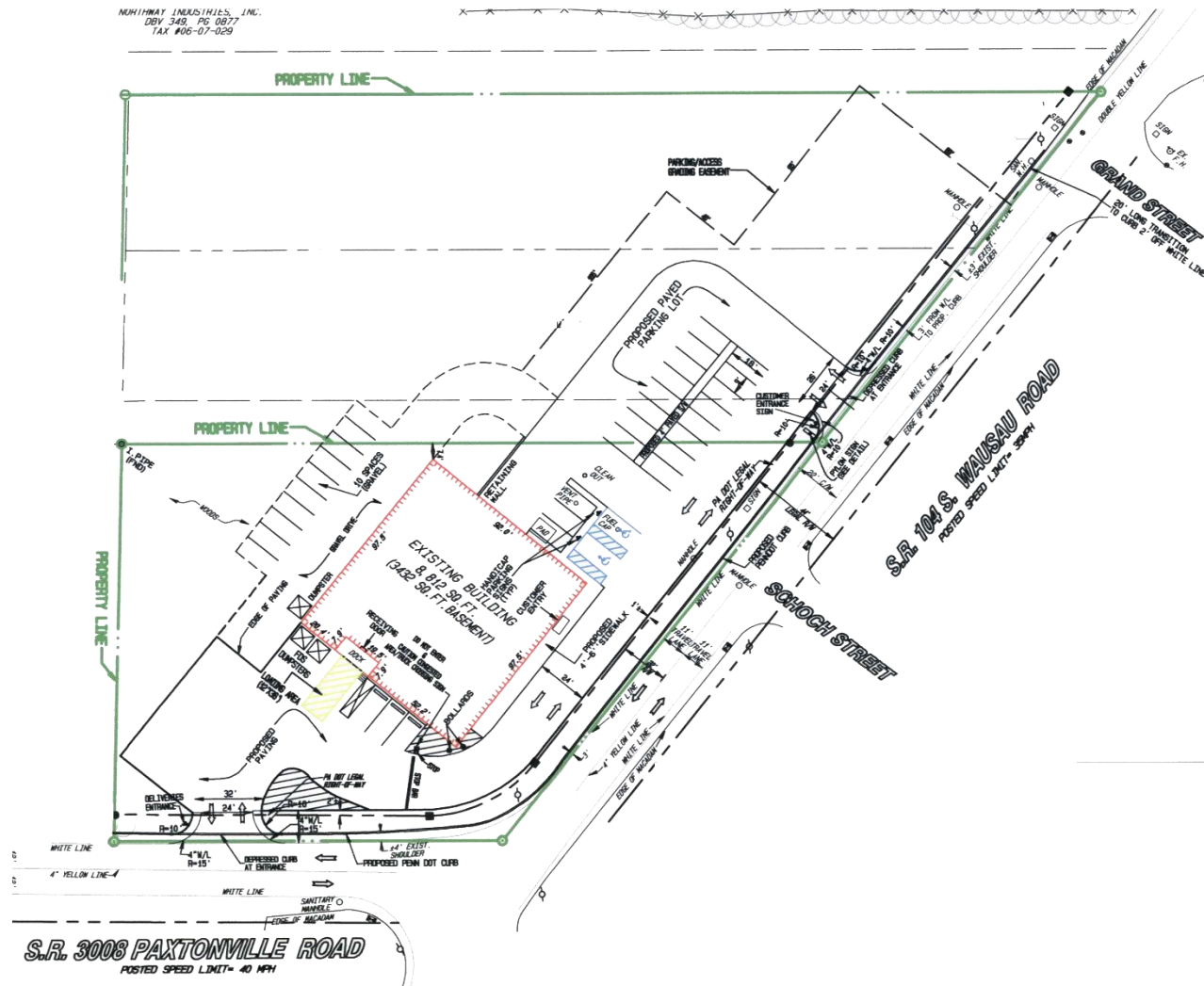
### Rent Schedule

Years	Annual Rent	Monthly Rent	% Increase
1-3	\$9,000	\$750	-



# Offering Memorandum

# Site Plan



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## Floor Plan

