



Actual Photo of Site



**WESTWOOD**  
NET LEASE ADVISORS

## **FAMILY DOLLAR**

35 BLACK JACK COURT, ST. LOUIS MO 63033

Jason Simon  
314-435-8027

[jsimon@westwoodlease.com](mailto:jsimon@westwoodlease.com)

Jon Wilsonholme  
314-495-4195

# DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Westwood Net Lease Advisors and should not be made available to any other person or entity without the written consent of Westwood Net Lease Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Westwood Net Lease Advisors has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Westwood Net Lease Advisors has not verified, and will not verify, any of the information contained herein, nor has Westwood Net Lease Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

# OFFERING OVERVIEW



## HIGHLIGHTS

Purchase Price:	\$1,000,000
Cap Rate:	8%
NOI:	\$80,000.04
Building Size:	8,872 square feet*
Lot Size:	1.09 acres*
Year Renovated:	2017

\* Buyer responsible to verify



## LEASE SUMMARY

Lease Commencement:	August 19, 2015
Lease Expiration:	March 19, 2027
Increases:	9% every five years
Options:	Six (6) five (5) year options with 9% rental increases
Lease Type:	NN*
Guarantor:	Family Dollar

\*Landlord responsible for roof and structure



**WESTWOOD**  
NET LEASE ADVISORS

# RENT SCHEDULE

<u>Schedule</u>	<u>Annual Rent</u>
Current – 03/19/2027	\$80,000.04
Option #1	\$88,000.08
Option #2	\$96,800.04
Option #3	\$106,480.08
Option #4	\$117,128.04
Option #5	\$128,841.00
Option #6	\$141,725.04





# HIGHLIGHTS

- ❑ Corporate Guaranty from Family Dollar (Fortune #135 – Dollar Tree, Inc.)
- ❑ Complete building renovation in 2017
- ❑ Subject property is located within the northern suburbs of St. Louis County
- ❑ 1-mile, 3-mile, 5-mile populations exceed 300,000 and Black Jack, MO has a average household income north of \$60,000
- ❑ Subject property located on Black Jack Court fronting Parker Road features traffic counts of 16,604 vehicles daily and Old Halls Ferry Road sees 13,261 vehicles each day



**WESTWOOD**  
NET LEASE ADVISORS

# PROPERTY DESCRIPTION

The subject property is a Family Dollar that has been in operation since 2015.

The property was completely remodeled in late 2017, and the tenant signed a new ten-year lease thereafter.

The property is located nearby connecting thoroughfares Parker Road and Old Halls Ferry Road and is surrounded by other retailers including Save-a-lot, Walgreen's, Domino's and several neighborhood establishments.

## Demographic Highlights

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	9,645	85,840	209,961
Avg. Household Income	\$68,300	\$63,024	\$60,492





# AREA OVERVIEW



## ST. LOUIS, MO



**St. Louis, MO** shows new development throughout city.

St. Louis Cardinal's **Ballpark Village** phase two nears completion of 700,000 square feet including new Class A Office, Live by Loew's Hotel, 29-story residential tower plus retail and entertainment space.

**Washington University** announces construction to begin in March on an 11-story, 609,000-square-foot neuroscience research building on the School of Medicine campus. Facility to be one of the nation's largest.

**St. Louis University** to complete construction of new \$550 SLU Hospital in Midtown St. Louis September of 2020.

Directly north, **Iron Hill** to create mixed used development and construct over 850,000 SF of Class A Office, residential, retail, hotel and will connect Steelcote Square District to other Midtown boroughs.

**City Foundry STL** (535,000 SF) to complete 15-acre transformation of historic industrial site into lifestyle center to include food hall, retail, entertainment and office.

**The Armory District**(170,000 SF) to house multiple uses within renovated Armory and have direct connection to new St. Louis Greenway.



**WESTWOOD**  
NET LEASE ADVISORS



# TENANT INFORMATION

## **About Dollar Tree, Inc.**

Dollar Tree, a Fortune 200 Company, operates 15,288 stores across 48 states and five Canadian provinces as of February 1, 2020. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada. To learn more about the Company, visit [www.DollarTree.com](http://www.DollarTree.com).

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, plans to hire 25,000 full- and part-time associates at Dollar Tree and Family Dollar stores and distribution centers across the U.S. (March 2020)

Family Dollar is deemed essential as a retailer carrying a variety of groceries, snacks, health and beauty products, toys, clothes and other daily needs merchandise.





**WESTWOOD**  
NET LEASE ADVISORS



## FOR MORE INFORMATION



Jason Simon  
314-435-8027

[jason@westwoodlease.com](mailto:jason@westwoodlease.com)



[WWW.WESTWOODNETLEASE.COM](http://WWW.WESTWOODNETLEASE.COM)

Jon Wilsonholme  
314-495-4195