



#### **FAMILY DOLLAR**

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### **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



# **RENT SCHEDULE**

<u>Schedule</u>	Annual Rent	
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





## **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**

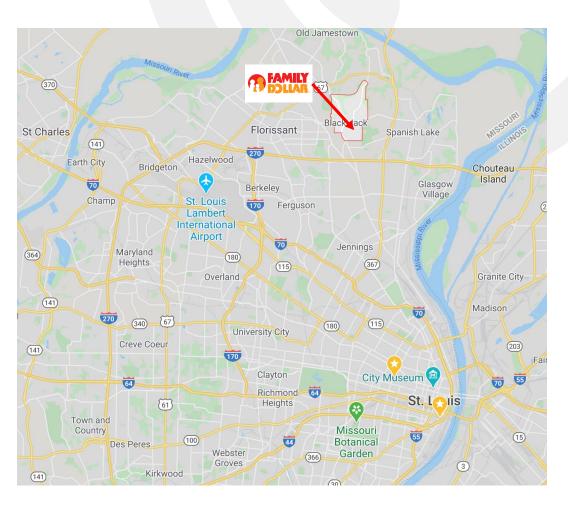
	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	9,645	85,840	209,961
Avg. Household Income	\$68,300	\$63,024	\$60,492





### **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.





## **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 <a href="https://www.bollarTree.com">www.bollarTree.com</a>.

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.









# FOR MORE INFORMATION



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