



RETAIL PROPERTY FOR SALE

FAMILY DOLLAR

6099 Fairystone Park Hwy, Bassett, VA 24055

Exclusively listed by:

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CLICK ON THE FOLLOWING LINKS:

 Google Map

 Street View

SALE PRICE

\$750,000

CAP RATE

7.20%

INVESTMENT SUMMARY

NOI:	\$54,000
Price / SF:	\$81.70
Rent / SF:	\$5.88
Building Size:	9,180 SF
Land Acreage:	6.19 Acres
Year Built:	2006

LEASE SUMMARY

Lease Type:	NN
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
HVAC:	Tenant Responsibility
Parking Lot Repair:	Up to \$1500 Tenant
Original Lease Term:	10 Years
Term Remaining:	7 Years 9 Months
Commencement Date:	June 2006
Term Expiration:	January 31, 2028
Options:	Four (4) 5-Year
Increases:	5% at Each Option Renewal
Guarantor:	Corporate

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- 2006 Build To Suit Family Dollar | 14 Year Operating History
- 7.75 Years Remaining on Original 10 Year Lease
- Corporate Guarantee | Investment Grade S&P "BBB-"
- Low Rent Per Sq. Ft. of \$5.88
- Very Strong Store Sales | 3.20% Rent To Sales Ratio
- Demographics are perfectly Suited for the Family Dollar Store

DEMOGRAPHICS

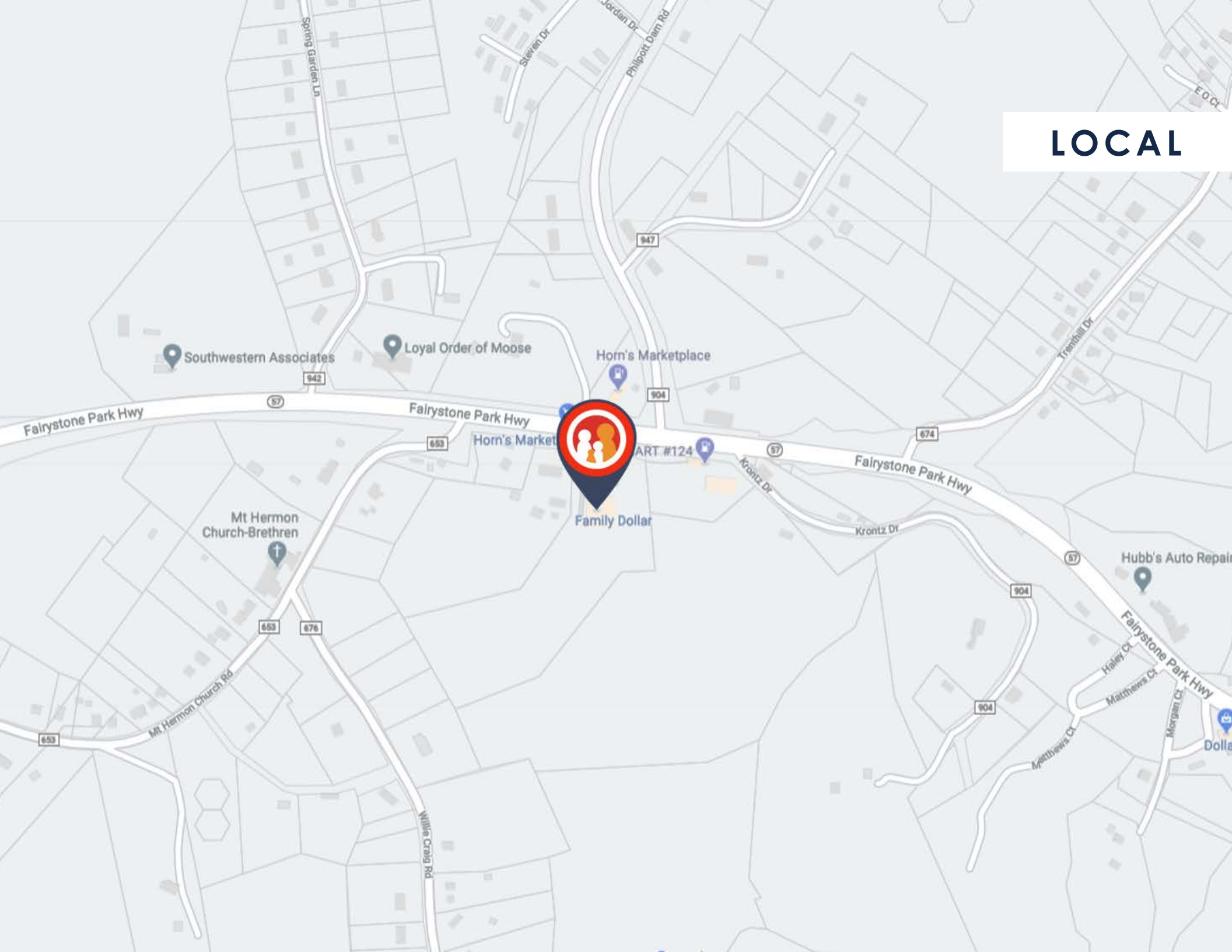
	3 MILES	5 MILES	10 MILES
Total Population	4,476	10,155	40,554
Total Households	1,854	4,288	17,419
Average HH Income	\$40,014	\$43,833	\$47,035

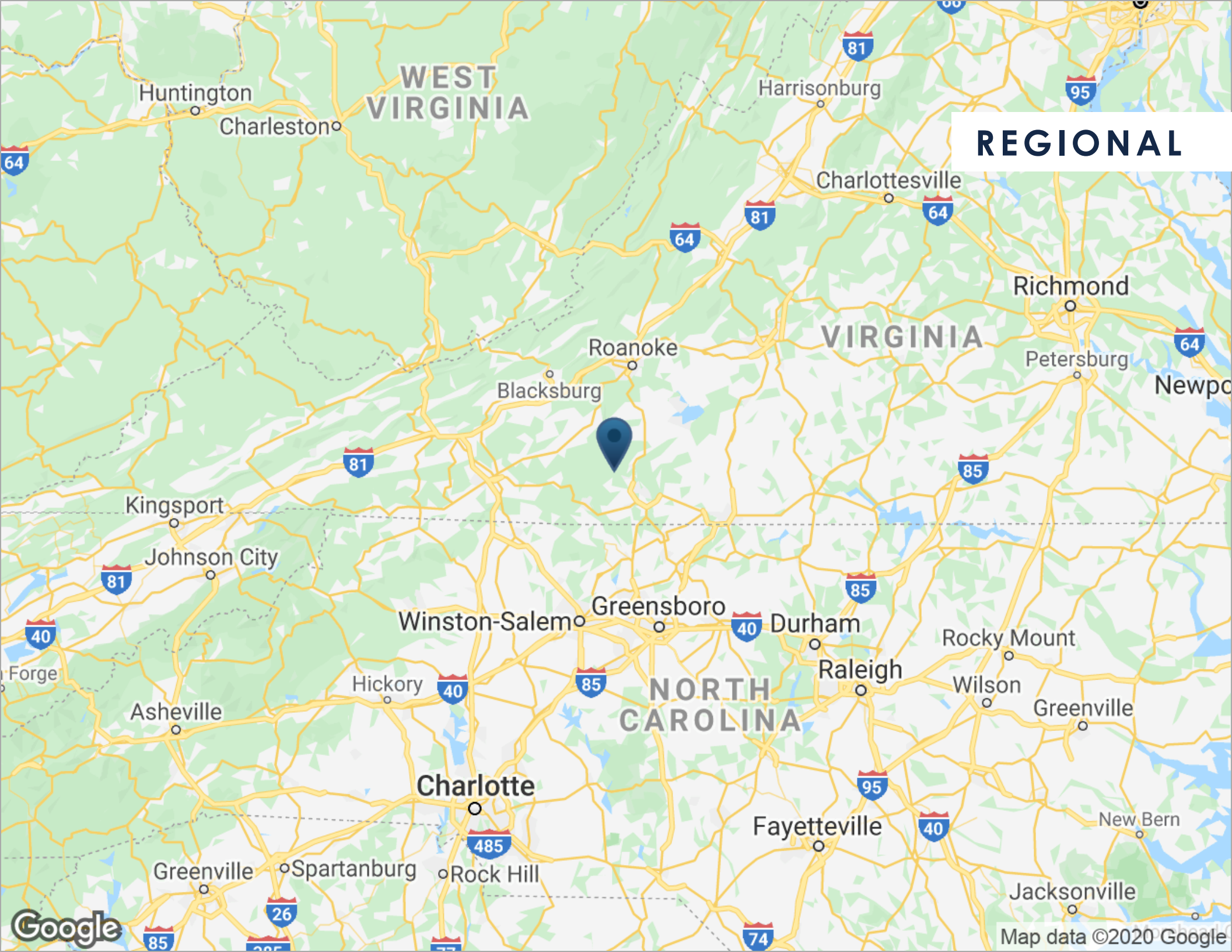
AERIAL

Fairystone Park Hwy



LOCAL





REGIONAL

FAMILY DOLLAR

6099 Fairystone Park Hwy | Bassett, VA 24055

DEMOGRAPHICS

Population:	3 Mile	5 Mile	10 Mile
2024 Projection	4,355	9,907	39,928
2019 Estimate	4,476	10,155	40,554
2010 Census	4,958	11,120	42,772
2019 Population Hispanic Origin	341	622	2,054
2019 Population by Race:			
White	3,772	8,293	30,333
Black	538	1,553	9,040
Am. Indian & Alaskan	11	26	147
Asian	14	35	201
Hawaiian & Pacific Island	6	10	26
Other	135	238	807
U.S. Armed Forces:	0	0	2
Households:			
2024 Projection	1,804	4,181	17,151
2019 Estimate	1,854	4,288	17,419
2010 Census	2,058	4,703	18,364
Owner Occupied	1,330	3,198	12,164
Renter Occupied	524	1,091	5,255
2019 Avg Household Income	\$40,014	\$43,833	\$47,035

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TENANT PROFILE



OVERVIEW

Company:	Family Dollar
Founded:	1959; 59 years ago
Total Revenue:	\$10.489 billion
Net Income:	\$284.5 million
Number Of Employees:	60,000 (2015)
Headquarters:	Charlotte, North Carolina
Website:	www.familydollar.com

TENANT HIGHLIGHTS

- 8,000 locations in all states except Alaska, Hawaii, Oregon and Washington
- Headquartered in Matthews, a suburb of Charlotte, North Carolina
- Dollar Tree purchased Family Dollar in 2015

TENANT OVERVIEW

Family Dollar is an American variety store chain. With over 8,000 locations in all states except Alaska, Hawaii, Oregon and Washington, it is the second largest retailer of its type in the United States. Family Dollar is headquartered in Matthews, a suburb of Charlotte, North Carolina, where it employs 1,400 people.

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

The 1970s were growing years for the store chain. In 1970, Family Dollar's stock went public for the first time, at \$14.50 per share.[11] In 1971, the chain's 100th store opened, followed by their 200th in 1974 and their 300th in 1978. Also in 1974, a distribution center was opened in Matthews, North Carolina. In 1979, Family Dollar stock began trading at the New York Stock Exchange.

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