



# FAMILY DOLLAR

435 E CENTER ST.  
BOURBON, IN 46504

**Troy Reimschisel**  
Managing Director  
260.469.1137  
[troy.reimschisel@svn.com](mailto:troy.reimschisel@svn.com)



# Portfolio Summary



## OFFERING SUMMARY

Sale Price:	\$865,800
CAP Rate	7.75%
Market	Bourbon, Indiana
Lot Size:	1 Acres
Building Size:	8,500 SF
Price / SF:	\$102

## THE OFFERING

SVN | Parke Group is pleased to present the opportunity to acquire an active Family Dollar located in Bourbon Indiana. This investment offers approximately 3 years remaining on a five year extension. The Family Dollar lease contains four, five-year options with 10% rent increases. Family Dollar have been operating at this location 2008.

## INVESTMENT HIGHLIGHTS

- Minimal Landlord Responsibilities
- Family Dollar has occupied this location for approximately 12 years
- 3 years remaining on Family Dollar NN Lease
- 10% Rental Increases
- Investment Grade Credit
- Corporate Guarantee Leases

# Tenant Profile

## FAMILY DOLLAR

Family Dollar has been providing its customers with a wide variety of high-quality, low cost consumer goods since 1959. Effective August 3, 2015, Family Dollar was acquired by Dollar Tree, Inc., which has a BBB- rating with Standard and Poor's. They operate the Dollar Tree brand separately and offer items focused on gifts, party, and other non-essential convenience items. As a result of the acquisition, the combined number of locations of Family Dollar and Dollar Tree retail stores is over 13,600 in 48 states and five Canadian provinces. Stores operate under the banners Family Dollar, Dollar Tree, Dollar Tree Canada, and Deals. The combination of Family Dollar and Dollar Tree creates the largest Dollar Store chain in North America. Dollar Tree is the largest and most successful single price point retailer in North America. Dollar Tree's annual revenue for 2019 was \$22.823B, a 2.6 % increase from 2018.

### HIGHLIGHTS

- S&P Rating - BBB-
- Successful \$9.2 billion merger With Dollar Tree - Fortune 150
- Company Operating 15,273 Stores Nationwide

### CUSTOM TABLE HEADLINE

Company	Family Dollar
Founded	1959
Dollar Tree Revenue	\$22.823 Billion
Website	Familydollar.com

# Family Dollar Property Description



## PROPERTY OVERVIEW

Subject property is located at the NEC of Old Lincoln Hwy and East 12B Rd. adjacent to a Dairy Queen and other local retail. It consists of a 8,000 SF, single story, free-standing retail building built in 2007 with and ingress/egress on both Lincoln Hwy and E Center Street. The asset is secured by a lease from Family Dollar with approximately 3.5 years remaining on their first 5-year renewal option, expiring June 30, 2023. There are three 5-year options remaining to extend the lease.

## LOCATION OVERVIEW

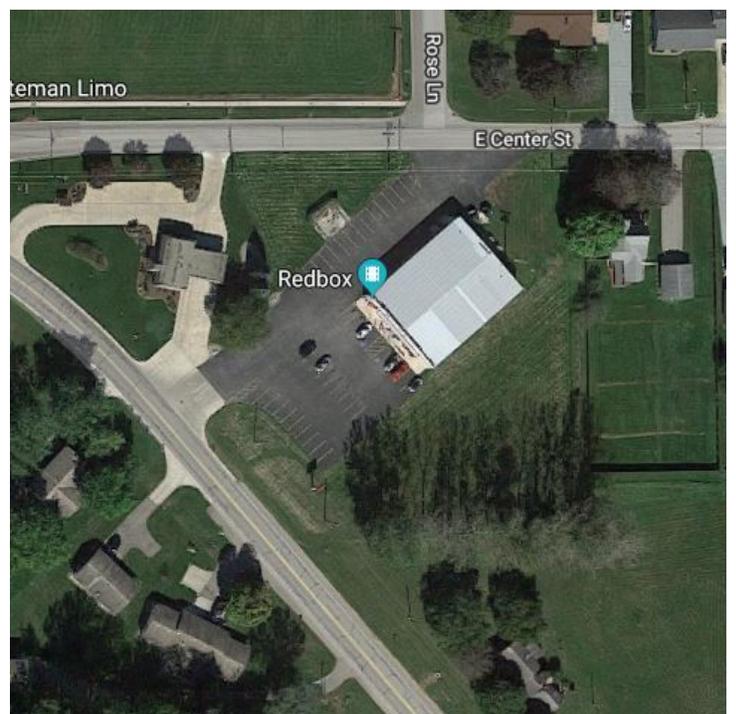
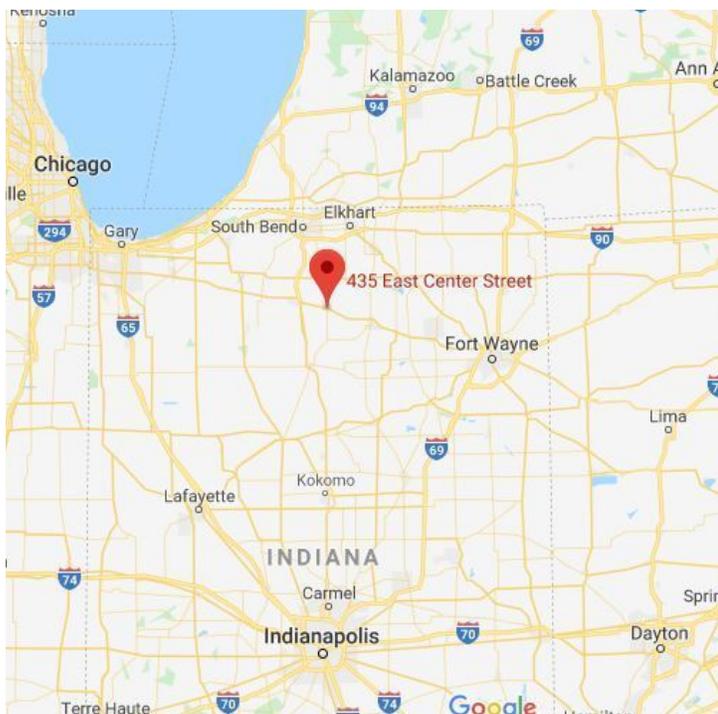
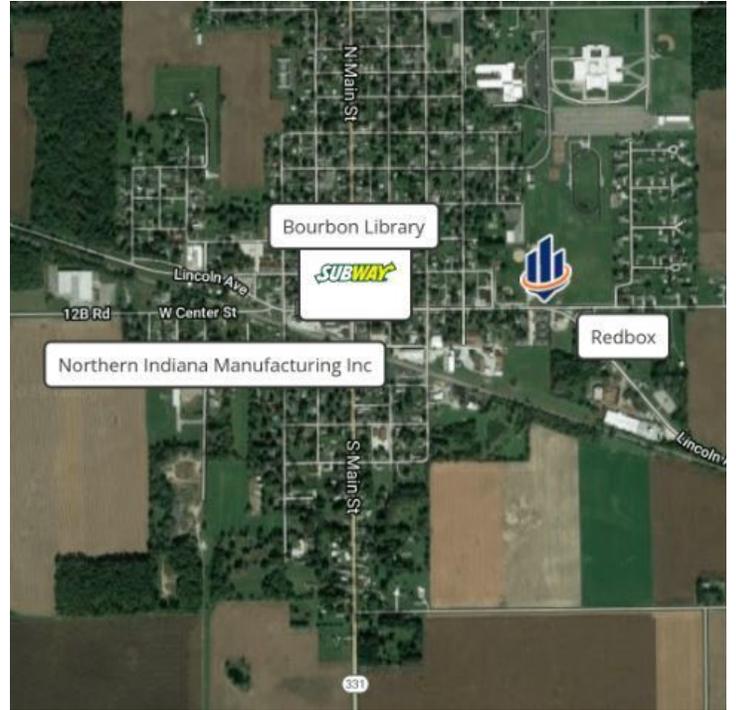
Bourbon Indiana is located in east central Marshall County in Bourbon Township, at the junction of State Highway 331 and US 30. The town of Bourbon was laid out in 1853 when it was certain the railroad would be extended to that point. It took its name from Bourbon Township, which was named after Bourbon County, Kentucky, the former home of many of the early settlers. The subject property is located on E Center St. with visibility in excess of 2,000 vehicles per day. This Family Dollar is directly across the street from an apartment complex and is surrounded by other residential areas. The nearest grocery is 10.7 miles from the subject property.

### Lease Summary

Lease Type	Double Net
Initial Lease Term	10 Years
Rent Commencement/Expiration	June 2008/June 2023
Increases in Renewal Periods	10%
Options Remaining	Four, 5-year

Rent Schedule	Annual Rent	Monthly Rent	Price/SF
Current - 6/30/2023	\$67,100.04	\$5,591.67	\$7.89
Option 1 (5 years)	\$73,810.08	\$6,150.84	\$8.68
Option 2 (5 years)	\$81,191.04	\$6,765.92	\$9.55
Option 3 (5 years)	\$89,310.00	\$7,442.50	\$10.50

# Family Dollar Maps



# Family Dollar Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,436	74,668	211,839
Median age	31.6	34.3	35.6
Median age (Male)	30.7	32.2	33.9
Median age (Female)	33.5	36.4	37.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,648	28,971	85,927
# of persons per HH	2.5	2.6	2.5
Average HH income	\$42,846	\$49,017	\$54,027
Average house value	\$102,525	\$103,293	\$131,446

## TRAFFIC COUNTS

Old US Highway 30/ Lincoln Ave	12,280/day
--------------------------------	------------



**TROY REIMSCHISEL**  
**Managing Director**

troy.reimschisel@svn.com  
260.615.8874  
IN #RB14027532

**Troy Reimschisel** serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale, acquisition, leasing and management of industrial and investment properties with almost 20 years of commercial real estate experience. Troy has earned the respect of clients, colleagues, peers and industry leaders for his dedicated commitment to always seek his clients' best interest and to treat colleagues and others with respect.



**JENNA MERRYMAN**  
**Broker Assistant**

jenna.merryman@svn.com  
260.489.8500  
IN #RB19002137

**Jenna Merryman** is a Broker Assistant/Production Partner. She graduated with a degree in General Studies with an emphasis in marketing and professional writing, which she utilized in the education and NPO industries before joining the SVN | Parke Group team. Jenna focuses on research, lead tracking/follow-up and marketing.