

OFFERING MEMORANDUM



Family Dollar Property in Macon, GA

4925 BLOOMFIELD RD, MACON, GA 31206



ESTB. 2010

InCommercial
Property Group



CHICAGO, IL

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Exclusively Listed By

MICHAEL MINTZ

Vice President

(847) 648-1717

mmintz@incommercialre.com

WWW.INCOMMERCIALRE.COM

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Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to offer the opportunity to acquire a Family Dollar property in Macon, GA. The 12,000 SF building sits on 1.987 acres and is located on Bloomfield Rd. Priced at \$1,479,273 with a 7.15% cap rate, the NN lease runs through June 30, 2023. Family Dollar leases 8,000 SF and an additional 4,000 SF is leased by three smaller co-tenants that have expressed interest in extending their lease terms. Current lease terms provide flexibility and potential upside to a prospective buyer. Family Dollar was acquired by Dollar Tree in 2015 and is now considered to be one of the nation's largest small-box discount retailers. Operating over 15,000 stores in approx. 48 states the Fortune 200 company has a ± \$18 Billion market cap. The Company currently holds an S&P credit rating of BBB- (Investment Grade Credit).

INVESTMENT HIGHLIGHTS

- 12,000 SF of total rentable space
- 1.987 Acre lot
- Building constructed in 2003
- 8,000 SF leased by Family Dollar
- Lease commencement date: 1/2003
- Lease expiration date: 6/30/2023
- Potential for % rent upside
- Two 5-year automatic options remaining, each with rent increase
- Below market rent
- Credit rated tenant

\$1,479,273

PRICE

\$105,768

NOI

7.15%

CAP RATE



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CHAMBERS RD

BLOOMFIELD RD



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Tenant Overview



FAMILY DOLLAR (NYSE: DLTR)

Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10.

The average size of a Family Dollar store is approx. 7,000 SF, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods.

Dollar Tree, a Fortune 200 company, acquired Family Dollar in January of 2015. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,000+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates. Dollar Tree is an investment grade rated company with a Standard & Poor's rating of BBB-. The Company is publicly traded on the New York Stock Exchange (Symbol: DLTR) and has a market cap of ± \$18 Billion.





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