

FAMILY DOLLAR

SINGLE TENANT - CORPORATE GUARANTEE

FOR SALE / INVESTMENT OPPORTUNITY
1717 N. PACE BOULEVARD
PENSACOLA, FLORIDA 32505



FOR ADDITIONAL INFORMATION CONTACT:
DERON THOMAS, SIOR, CCIM
CELL (727) 204-0201
TYLER THOMAS, JD
OFFICE (727) 724-3300
FAX (727) 493-0960



INDUSTRIAL REALTY SOLUTIONS, INC.
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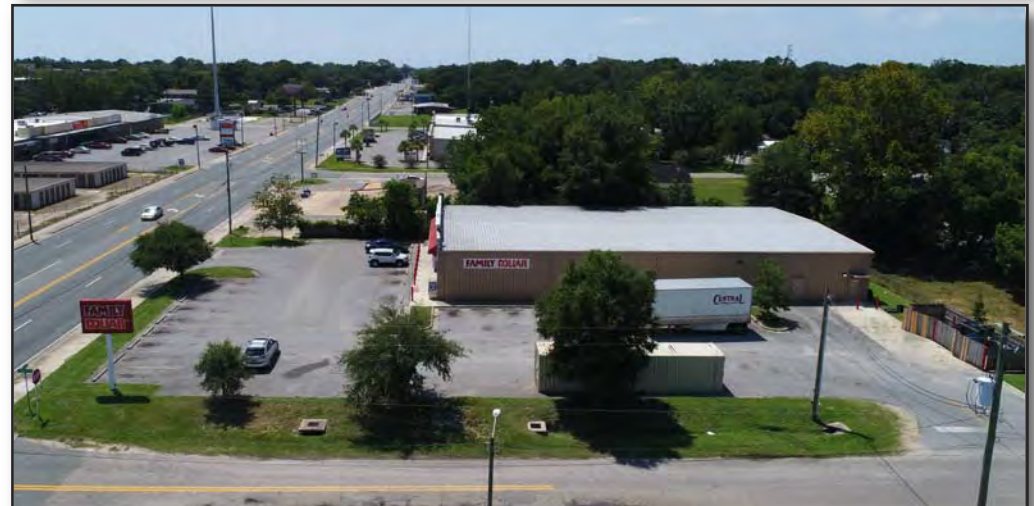
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OFFERING:

Asking Price:	\$1,895,862
Cap Rate:	7.25%
Net Operating Income:	\$137,450.04
Tenant:	Family Dollar Stores Of Florida, Inc.
Remaining Lease Term:	5 Years
Lease Expiration:	June 30th, 2025
Options:	3 (5 Year, With 10% Increases)
Lease Type:	NNN*
Guarantor:	Family Dollar Stores, Inc.
Building Size:	9,100 Square Feet MOL
Site Size:	.98 Acres MOL
Year Built:	2010
Landlord Responsibilities:	*Roof, Structural, Exterior Of Building, Resurfacing Of Parking Lot



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ABOUT FAMILY DOLLAR

One of the nation's fastest growing retailers, 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 every-day low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small towns, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing buildings and all are convenient to the Company's customer base.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



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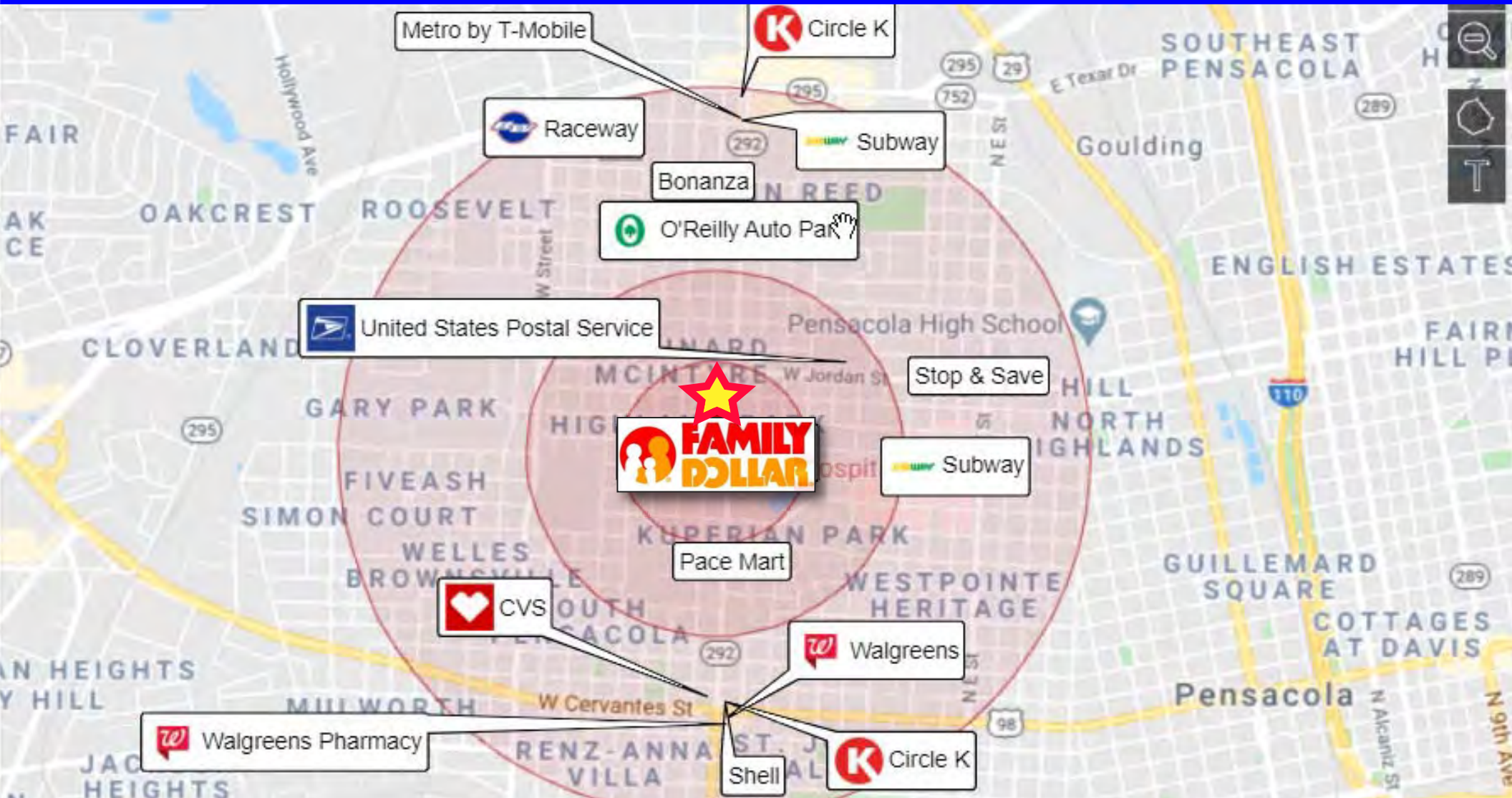
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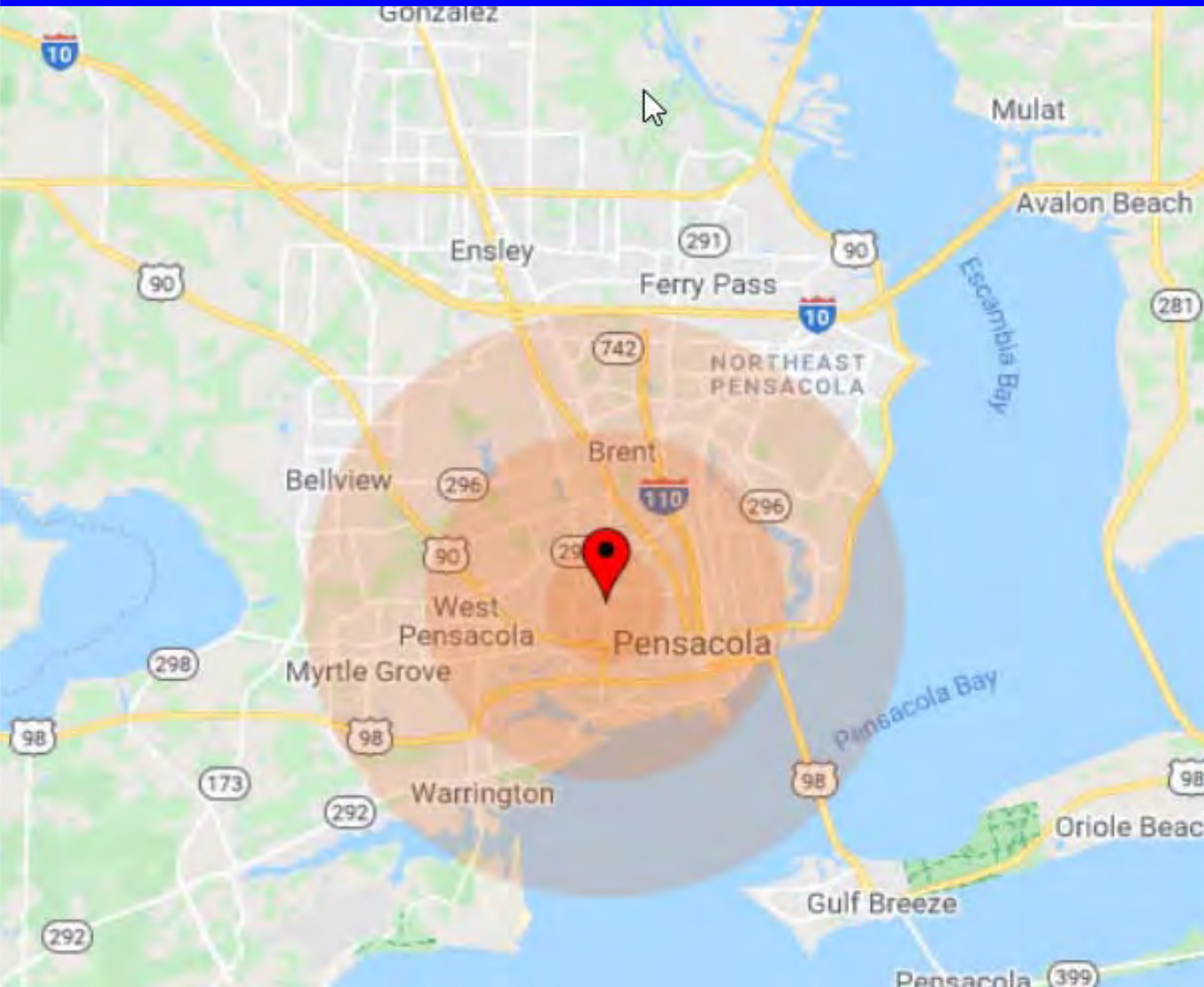
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Population	1 Mile	3 Miles	5 Miles
Male	5,272	30,158	62,611
Female	4,566	32,176	67,529
Total Population	9,838	62,334	130,140

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,060	13,790	26,105
Ages 15-24	1,327	8,616	17,043
Ages 25-54	4,064	24,125	52,412
Ages 55-64	1,129	7,158	14,842
Ages 65+	1,258	8,645	19,738

Race	1 Mile	3 Miles	5 Miles
White	2,431	28,763	78,381
Black	7,088	31,218	44,570
Am In/AK Nat	24	86	152
Hawaiian	7	22	48
Hispanic	539	2,159	4,992
Multi-Racial	402	3,516	9,302

Income	1 Mile	3 Miles	5 Miles
Median	\$21,968	\$28,942	\$36,658
< \$15,000	1,299	6,133	10,269
\$15,000-\$24,999	786	4,449	7,699
\$25,000-\$34,999	516	3,816	7,063
\$35,000-\$49,999	384	3,540	8,292
\$50,000-\$74,999	285	3,507	8,665
\$75,000-\$99,999	115	1,750	4,727
\$10,000-\$149,999	50	1,190	3,084
\$150,000-\$199,999	11	256	880
> \$200,000	9	485	1,102

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,530	32,005	63,728
Occupied	3,819	27,187	55,237
Owner Occupied	1,699	14,980	32,652
Renter Occupied	2,120	12,207	22,585
Vacant	711	4,818	8,491

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