

FAMILY DOLLAR

3407 Harrison Ave

Cincinnati, OH 45211



ON MARKET:
FAMILY DOLLAR IN CINCINNATI, OH



INVESTMENT HIGHLIGHTS

- ▶ **Family Dollar in Cincinnati, OH**
OHIO'S LARGEST METROPOLITAN AREA
- ▶ **Strong Corporate Guaranty | S&P: BBB-**
- ▶ **Dense Market**
MORE THAN 245,900 RESIDENTS WITHIN 5 MILES
- ▶ **Significant Capital Commitment to the Area**
MORE THAN \$47 MILLION IN PLANNED COMMERCIAL DEVELOPMENT SINCE 2019
- ▶ **Above Average Stores Sales**
- ▶ **Ideally Located Along Harrison Ave**
MORE THAN 15,400 VEHICLES PER DAY (VPD)
- ▶ **Additional Retail in the Area Includes:**
WALGREENS, CVS, WENDY'S, WHITE CASTLE, AUTOZONE AUTO PARTS, LONG JOHN SILVER'S AND MANY MORE

FINANCIAL OVERVIEW

3407 HARRISON AVE
CINCINNATI, OH 45211

PRICE	\$1,588,889
CAP RATE	9.00%
NOI	\$143,000
PRICE PER SQUARE FOOT	\$168.23
RENT PER SQUARE FOOT	\$15.14
YEAR BUILT	2011
APPROXIMATE LOT SIZE	0.45 Acres
GROSS LEASEABLE AREA	9,445 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Double Net (NN)
ROOF AND STRUCTURE	Landlord Responsibility



ACTUAL PROPERTY

ANNUALIZED OPERATING DATA

		BASE RENT	ANNUAL RENT	MONTHLY RENT
	CURRENT	9/30/2021	\$143,000	\$11,917
Option 1	10/1/2021	9/30/2026	\$157,300	\$13,108
Option 2	10/1/2026	9/30/2031	\$173,030	\$14,419
Option 3	10/1/2031	9/30/2036	\$190,333	\$15,861
Option 4	10/1/2036	9/30/2041	\$209,366	\$17,447
Option 5	10/1/2041	9/30/2046	\$230,302	\$19,192

LEASE SUMMARY

LEASE COMMENCEMENT DATE	1/31/2015
LEASE EXPIRATION DATE	9/30/2021
LEASE TERM	5 Years
TERM REMAINING	1 Year
INCREASES	None Remaining
OPTIONS TO RENEW	(5) 5-year options



TENANT OVERVIEW

Family Dollar is an American variety store chain. With over 8,000 locations across the United States, it is the second largest retailer of its type. Family Dollar was headquartered in Matthews, North Carolina, until it was acquired by Dollar Tree and headquarters operations were moved to Chesapeake, Virginia.

For over 50 years, Family Dollar has provided their customers with value and convenience. With the help of their vendor community, it is able to keep its costs low, enabling it to pass those savings down to its customer.

On July 28, 2014, Dollar Tree announced that it would buy Family Dollar for \$8.5 billion. The sale delivered a windfall to the company's biggest shareholder Carl Icahn, who acquired his 9.4 percent stake in June 2014. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.



OVERVIEW

TENANT TRADE NAME	Family Dollar
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
NUMBER OF LOCATIONS	8,200+
HEADQUARTERED	Chesapeake, VA
WEB SITE	https://www.familydollar.com/
PARENT COMPANY	Dollar Tree
STOCK SYMBOL	DLTR
BOARD	NYSE
REVENUE	\$23 Billion
CREDIT RATING	BBB-
RATING AGENCY	S&P



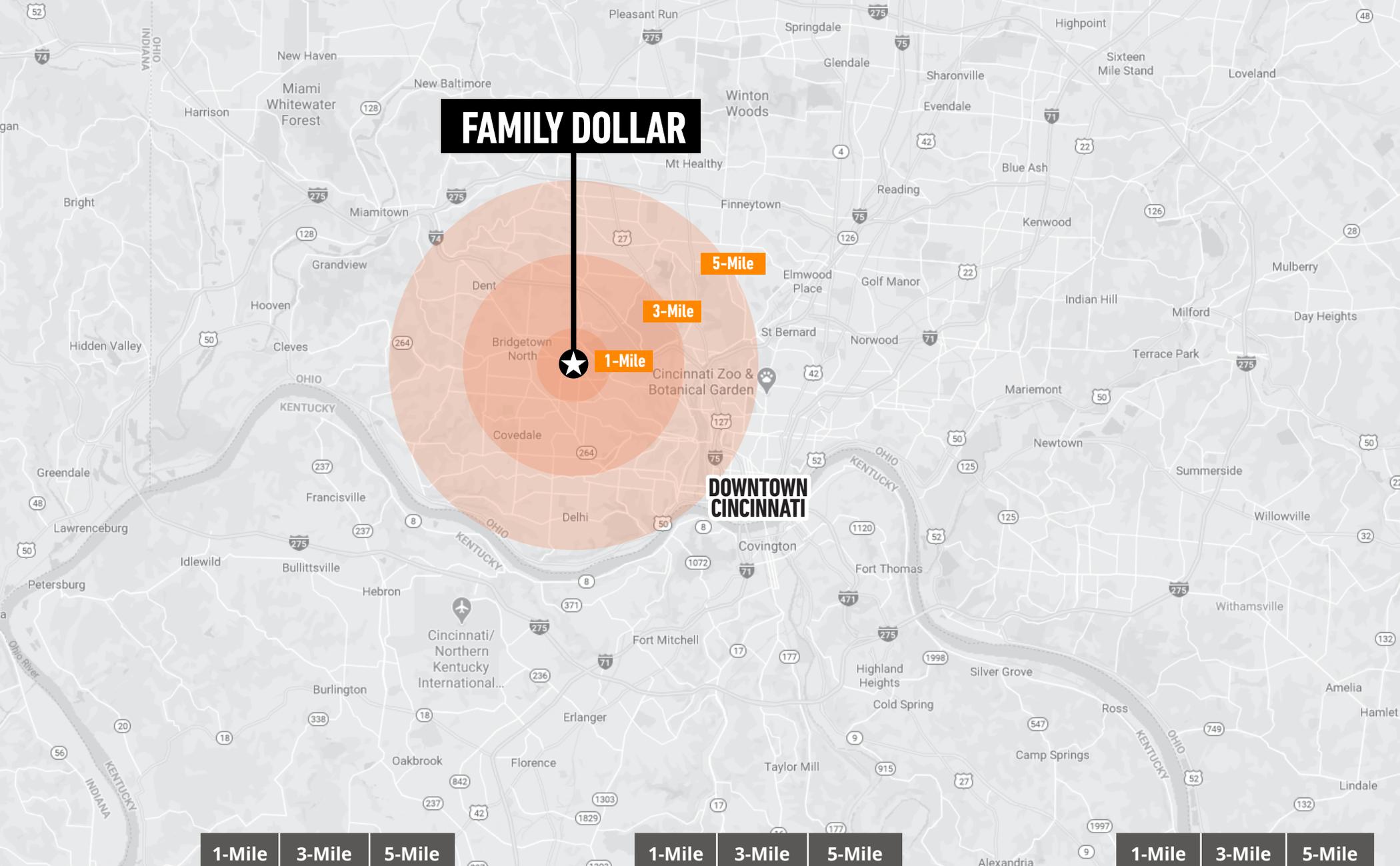
ABOUT CINCINNATI

Cincinnati is a major city in the U.S. state of Ohio, and is the government seat of Hamilton County. Ohio's largest metropolitan area and the nation's 29th-largest. Settled in 1788, the city is located at the northern side of the confluence of the Licking and Ohio rivers, the latter of which marks the state line with Kentucky. The city is the economic and cultural hub of the Cincinnati metropolitan area, the fastest growing economic power in the Midwestern United States based on increase of economic output. Cincinnati is also within a day's drive of 49.70% of the United States populace, ranking it as fourth in the list of metro areas with the largest population base within one day's drive time.

Cincinnati is home to three major sports teams: the Cincinnati Reds of Major League Baseball; the Cincinnati Bengals of the National Football League; and FC Cincinnati of Major League Soccer. The city's largest institution of higher education, the University of Cincinnati, was founded in 1819 as a municipal college and is now ranked as one of the 50 largest in the United States. Cincinnati is home to historic architecture with many structures in the urban core having remained intact for 200 years. In the late 1800s, Cincinnati was commonly referred to as the "Paris of America", due mainly to such ambitious architectural projects as the Music Hall, Cincinnati Hotel, and Shillito Department Store. Cincinnati is the birthplace of William Howard Taft, the 27th President of the United States.



ACTUAL PROPERTY



	1-Mile	3-Mile	5-Mile	1-Mile	3-Mile	5-Mile	1-Mile	3-Mile	5-Mile
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2000 Population	19,371	105,288	255,730	2000 Households	8,863	44,175	104,354	2020 Average HH Income	\$59,496	\$62,891	\$67,042
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2010 Population	18,664	99,388	241,166	2010 Households	8,395	41,773	98,655	2020 Median HH Income	\$46,941	\$46,547	\$48,655
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2020 Population	18,271	101,143	245,699	2020 Households	8,167	42,335	100,106	2020 Per Capita Income	\$26,594	\$26,324	\$27,315
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2025 Population	18,303	102,058	247,947	2025 Households	8,176	42,711	101,024
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