

OFFERING MEMORANDUM



Family Dollar in Dublin, GA

1206 TELFAIR STREET, DUBLIN GA 31021



ESTB. 2010

InCommercial
Property Group



CHICAGO, IL

Non-Endorsement & Disclaimer Notice

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from InCommercial Property Group and should not be made available to any other person or entity without the written consent of InCommercial Property Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. InCommercial Property Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, InCommercial Property Group has not verified, and will not verify, any of the information contained herein, nor has InCommercial Property Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. InCommercial Property Group and/or its affiliates have an ownership interest in this property.

© 2020 InCommercial Property Group. All rights reserved.

NON-ENDORSEMENT NOTICE

InCommercial Property Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of InCommercial Property Group, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of InCommercial Property Group, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT INCOMMERCIAL BROKER FOR MORE DETAILS.**

Exclusively Listed By

MICHAEL MINTZ

Vice President

(847) 648-1717

mmintz@incommercialre.com

WWW.INCOMMERCIALRE.COM

ESTB. 2010

InCommercial

Property Group



CHICAGO, IL

Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to offer the opportunity to acquire a Family Dollar in Dublin, GA. The 9,180 SF building sits on 1.065 acres and is located at the corner of Telfair St and Kersey Ln. Priced at \$1,059,231 with a 7.15% cap rate, the NN lease runs through Dec. 31, 2021. 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

- 9,180 SF of rentable space
- 1.065 Acre lot
- Building constructed in 2006
- Lease commencement date: 1/2006
- Lease expiration date: 12/31/2021
- Potential for % rent upside
- Two 5-year automatic options remaining, each with rent increase
- Below market rent
- Credit rated tenant

\$1,059,231

PRICE

\$75,735

NOI

7.15%

CAP RATE



ESTB. 2010

ynCommercial

Property Group



CHICAGO, IL



ESTB. 2010



CHICAGO, IL



SUBJECT
SITE

ZMART

HometownGrill

Hometown Deals

Mama P's Kitchen

DUBLIN
Tire Company

TELFAIR SEAFOOD
MARKET & DELI

FARM
BUREAU
INSURANCE

Lowe Electric
Supply Co.

MULLIS ELECTRICAL
SUPPLY

Curtis
Place

easterseals
Middle Georgia

nCommercial

Property Group



CHICAGO, IL

ESTB. 2010

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.





WWW.INCOMMERCIALRE.COM

ESTB. 2010

inCommercial

Property Group



CHICAGO, IL