

## OFFERING MEMORANDUM



# Family Dollar in Macon, GA

3656 JEFFERSONVILLE RD, MACON, GA 31217



ESTB. 2010

**InCommercial**  
Property Group



CHICAGO, IL

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# Property Description

## INVESTMENT OVERVIEW

InCommercial Property Group is pleased to offer the opportunity to acquire a Family Dollar in Macon, GA. The 8,000 SF single tenant building sits on 0.853 acres and is located at the northwest corner and signalized intersection of Jeffersonville and Hitchcock Roads. Priced at \$1,070,769 with a 7.15% cap rate, the NN lease runs through Dec. 31, 2024. 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

- 8,000 SF of rentable space
- 0.853 Acre lot
- Building constructed in 2004
- Located on hard corner and signalized intersection
- Lease commencement date: 3/2004
- Lease expiration date: 12/31/2024
- Potential for % rent upside
- Two 5-year automatic options remaining, each with rent increase
- Below market rent
- Fully upgraded H2 store
- Credit rated tenant

**\$1,070,769**

PRICE

**\$76,560**

NOI

**7.15%**

CAP RATE





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SUBJECT  
SITE

HITCHCOCK RD

JEFFERSONVILLE RD





# 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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