



**POUNDERS
& ASSOCIATES**

COMMERCIAL REAL ESTATE

FOR SALE

FAMILY DOLLAR

14249 HIGHWAY 68, CROSSVILLE, AL 35962

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TABLE OF CONTENTS

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Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
DEMOGRAPHICS	12

SECTION 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,029,000
Building Size:	16,000 SF
Available SF:	16,000 SF
Lot Size:	2.78 Acres
Price / SF:	\$64.31
Cap Rate:	7.0%
NOI:	\$72,000
Year Built:	2007
Renovated:	2020
Traffic Count:	6,005

PROPERTY OVERVIEW

Pounders & Associates is pleased to present the opportunity to acquire a NNN-leased Family Dollar in Crossville, Alabama with 5 years remaining on the primary term. Rent is scheduled to commence October 1, 2020. The lease is corporately guaranteed. The subject property boasts a large asphalt parking lot and a 5-mile population of 8,100+ residents.

LOCATION OVERVIEW

Located at the intersection of Highway 68 (Main Street) and Highway 227 in Crossville, Alabama.

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Family Dollar
Street Address	14249 Highway 68
City, State, Zip	Crossville, AL 35962
County	DeKalb

BUILDING INFORMATION

NOI	\$72,000.00
Cap Rate	7.0
Occupancy %	100.0%
Tenancy	Single
Year Built	2007
Year Last Renovated	2020

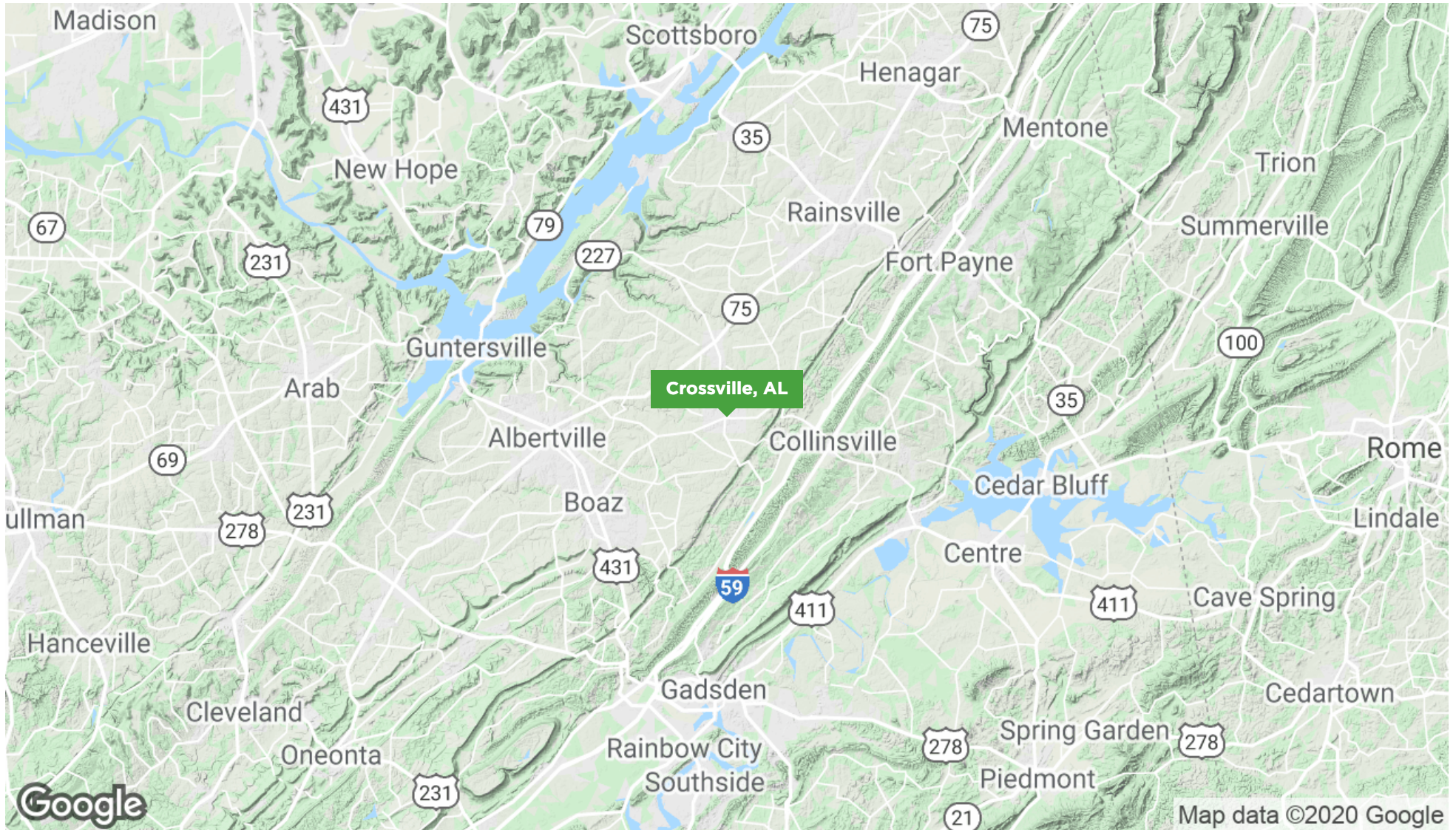
PROPERTY HIGHLIGHTS

- NNN Lease Limited Landlord Responsibilities (Roof, Structure, and HVAC replacement only)
- Corporate Guarantee – Investment Grade Credit Tenant (BBB-)
- Newly Redeveloped Family Dollar H3 Concept - Expected to deliver increased traffic with improved merchandise offerings, including Dollar Tree \$1 merchandise sections
- 5-year Initial Lease Term with Five 5-year Options (with Rent Increases)
- Asphalt Parking Lot with 60+ Spaces
- Excellent Visibility from Highway 68 (6,000+ VPD)
- Multiple Points of Entry with Access from Highway 68 & Stewart Street
- Limited Competition in Surrounding Area

SECTION 2

LOCATION INFORMATION

REGIONAL MAP



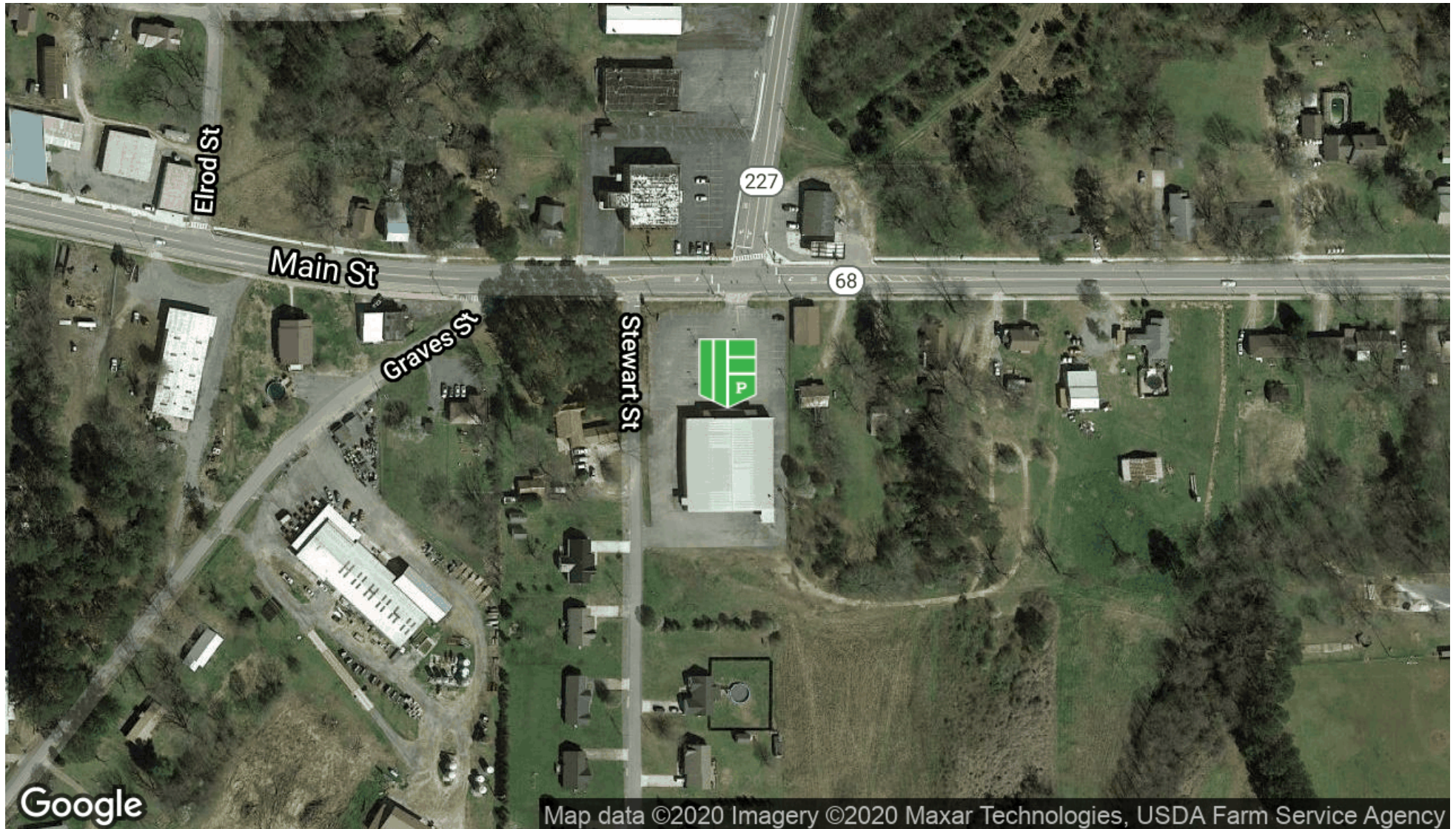
RETAILER MAP



LOCATION MAP



AERIAL MAPS



STEWART STREET

PROPOSED FRED'S BUILDING
F.F. EL. 99.50'
(ASSUMED ELEVATION)

18 PARKING SPACES (10' X 20')
63 TOTAL PARKING (PLUS 4 HANDICAPPED SPACES)

7 PARKING SPACES (8' X 20')

10 PARKING SPACES (10' X 20')

EXISTING BUILDING

HIGHWAY 68 (S.R.O.W.)

NOTE:
EXISTING NA
ON THE ALA
ON STEWART
HIGHWAYS NA



SECTION 3

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	435	8,126	29,430
Average age	30.7	32.3	33.6
Average age (Male)	31.3	32.3	33.2
Average age (Female)	30.1	32.7	34.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	135	2,698	10,226
# of persons per HH	3.2	3.0	2.9
Average HH income	\$48,192	\$46,880	\$45,873
Average house value	\$105,004	\$105,442	\$114,809

* Demographic data derived from 2010 US Census

