

AVAILABLE | FAMILY DOLLAR | FLORIDA | 7.25% CAP

17 W. WASHINGTON STREET, CHATTAHOOCHEE, FL



REPRESENTATIVE PHOTO



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OFFERING SUMMARY

OFFERING	
PRICE:	\$1,451,000
NOI:	\$105,200
CAP:	7.25%
TENANT:	FAMILY DOLLAR
LEASE TYPE:	7+ YEAR NN (LIMITED LL RESPONSIBILITIES)
RENTABLE AREA:	10,104 SF
LAND AREA:	0.87 ACRES
YEAR OPENED:	FALL 2020
PARCEL #:	I-33-4N-6W-0050-00000-0011 I-33-4N-6W-0050-00000-0021
PARKING SPACES:	42
ZONING:	COMMERCIAL (B-1)



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INVESTMENT HIGHLIGHTS

FAMILY DOLLAR

17 W. WASHINGTON STREET, CHATTAHOOCHEE, FL



EXCELLENT VISIBILITY AT
SIGNALIZED INTERSECTION
IN DOWNTOWN
CHATTAHOOCHEE



LARGER THAN TYPICAL
STORE



+290' OF FRONTAGE
ALONG WASHINGTON
ST/STATE ROAD 10/US
HWY 90



HIGH VPD ON
WASHINGTON ST
AND MAIN ST



DIRECTLY ADJACENT FROM
FLORIDA STATE HOSPITAL,
FIRE STATION, AND
CAMPGROUNDS



FAMILY DOLLAR THRIVING
DURING COVID-19
ECONOMIC IMPACT



FORTUNE 200 COMPANY,
E-COMMERCE RESISTANT



1 MILE FROM LAKE
SEMINOLE AND 1 MILE
SOUTH OF FLORIDA-
GEORGIA STATE LINE

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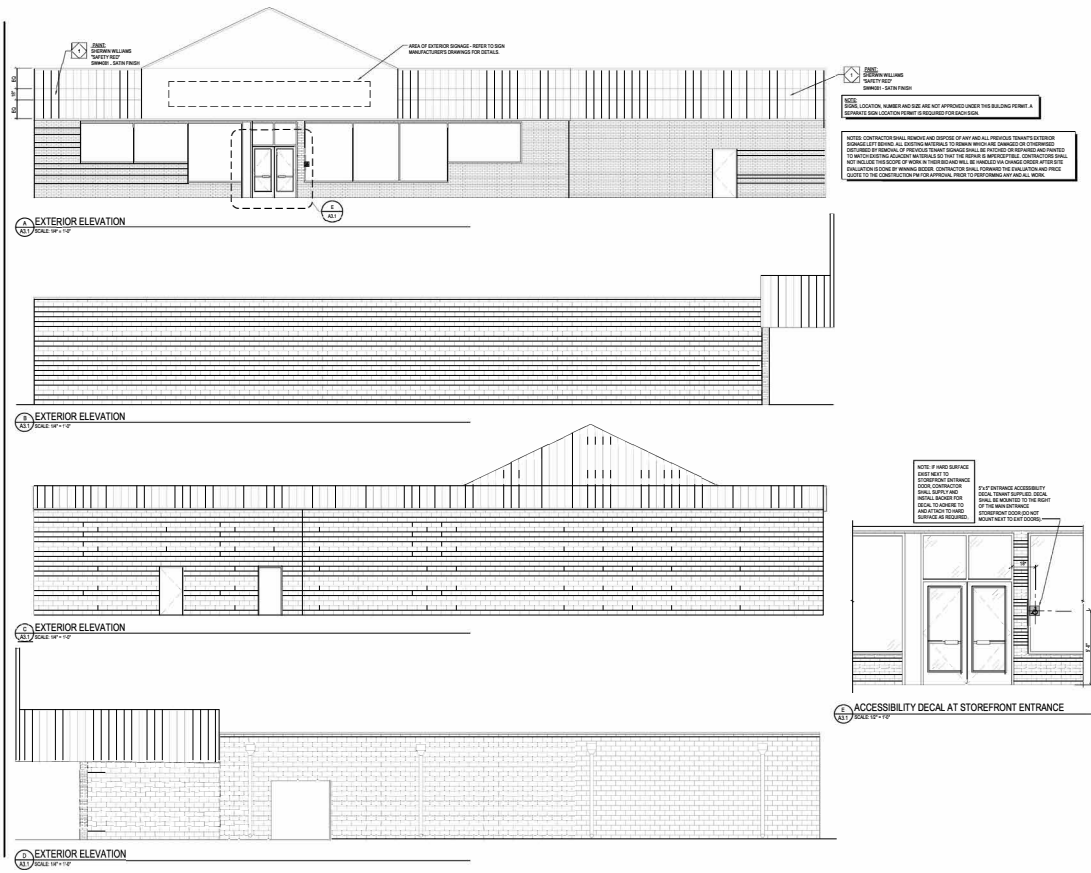
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PROPERTY OVERVIEW

FAMILY DOLLAR

17 W. WASHINGTON STREET, CHATTAHOOCHEE, FL



VPD

W. WASHINGTON ST : 8,900 VPD
MAIN ST : 4,600 VPD



42 PARKING SPACES



YEAR OPENED: 2020

PARCEL
NUMBERS

I-33-4N-6W-0050-00000-001I
I-33-4N-6W-0050-00000-002I



ZONING: COMMERCIAL (B-1)

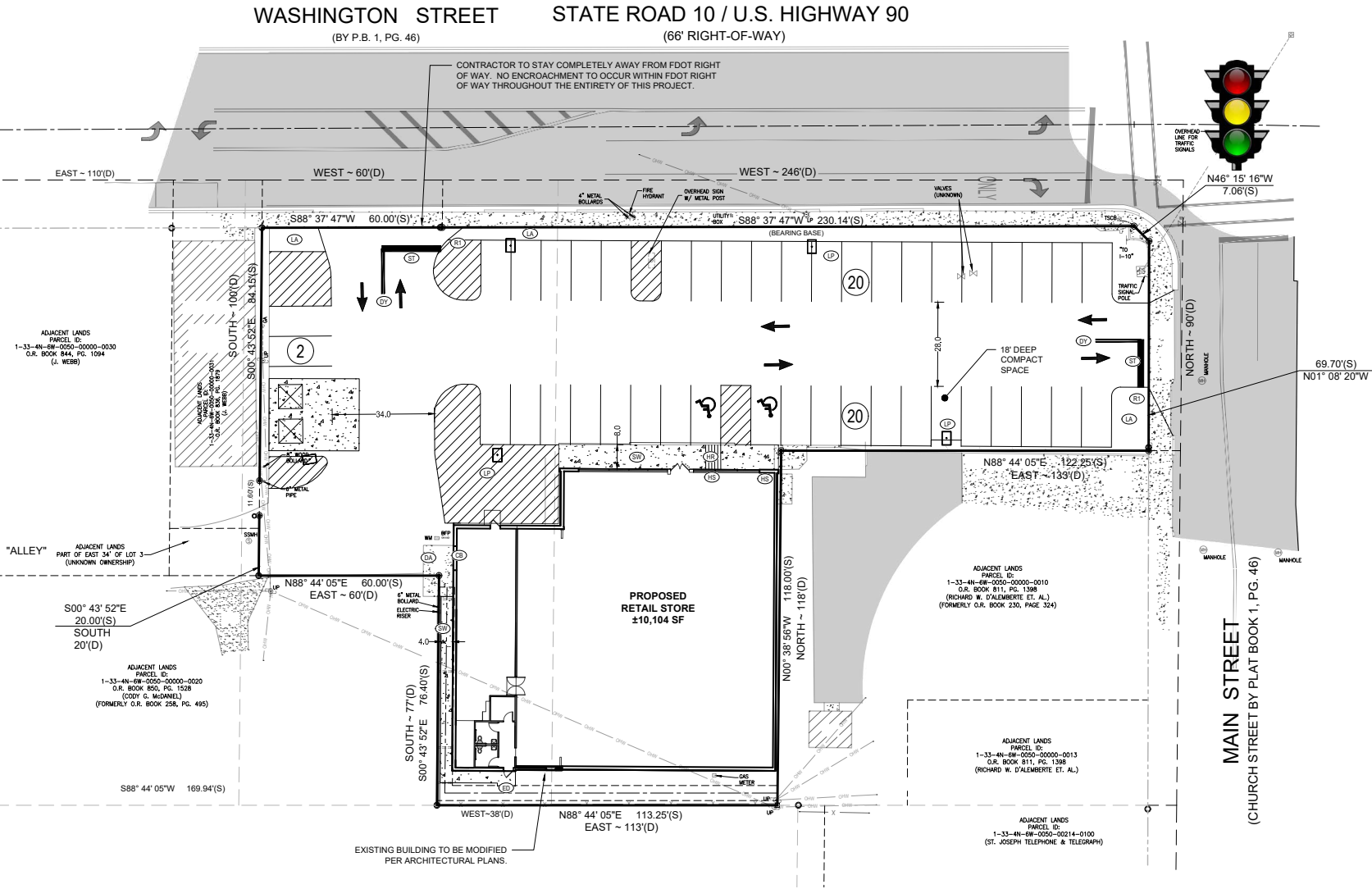
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SITE PLAN

FAMILY DOLLAR

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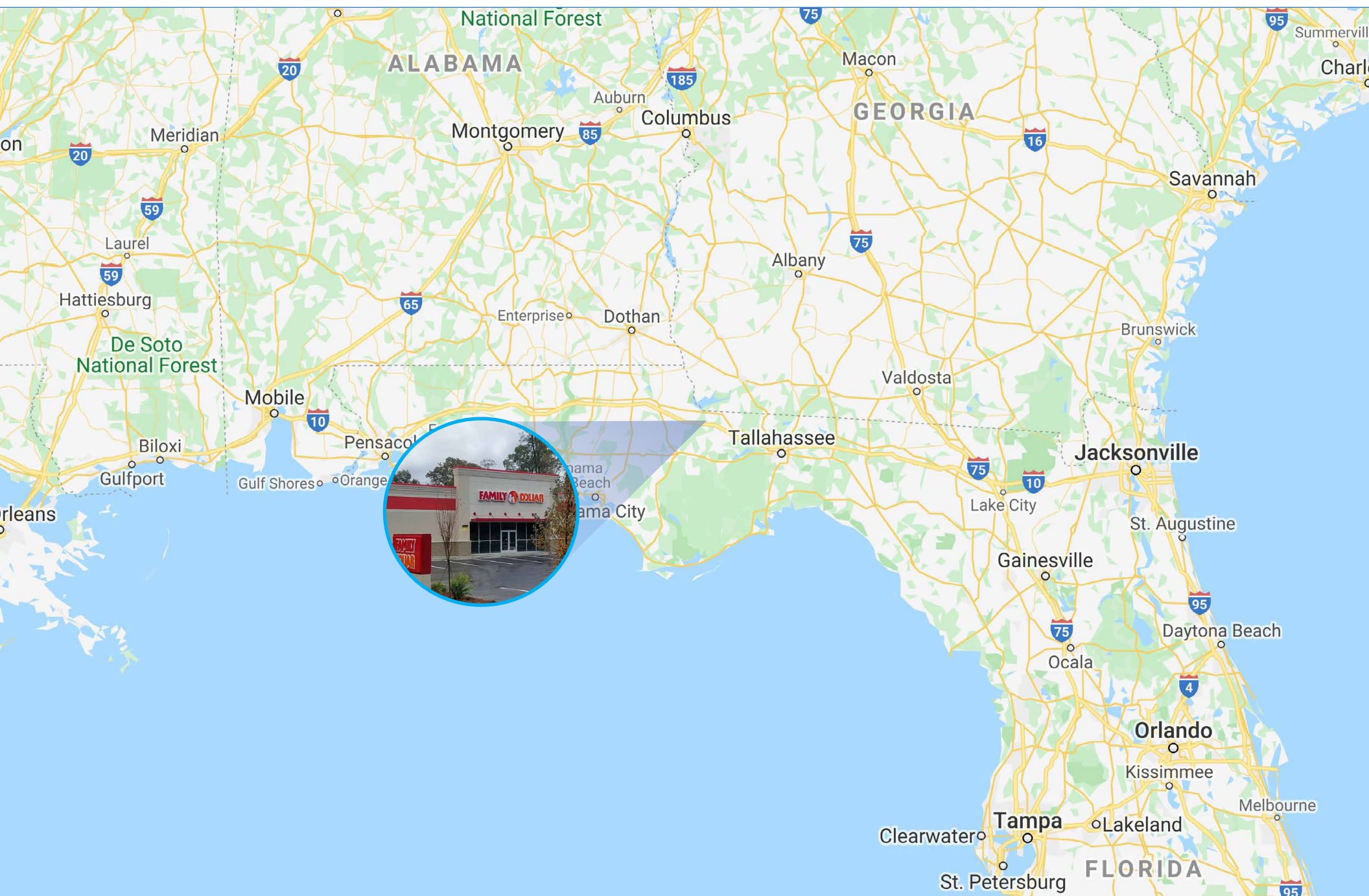
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LOCATION OVERVIEW

FAMILY DOLLAR

17 W. WASHINGTON STREET, CHATTAHOOCHEE, FL





CVS
pharmacy

SUNTRUST

UNITED STATES
POSTAL SERVICE

FLORIDA STATE HOSPITAL

FIRE STATION-FSH

3 C'S CAMPGROUNDS

DOLLAR
GENERAL

W. WASHINGTON ST. 8,900 VPD

N. MAIN ST. 4,600 VPD

SITE

CONVENIENCE
STORE

RELAX
INN

SUBWAY

Badcock & more
HOME FURNITURE

CHATTAHOOCHEE
CHURCH OF CHRIST

SITE AERIAL

FAMILY DOLLAR

17 W. WASHINGTON STREET, CHATTAHOOCHEE, FL



CHINA KING



W. WASHINGTON ST. 8,900 VPD

SITE

BARBER SHOP

CHATTAHOOCHEE
CHURCH OF CHRIST

Badcock & more
Since 1904
HOME FURNITURE

SARAH'S ICE
CREAM SHOP

CONVENIENCE
STORE

N. MAIN ST. 4,600 VPD

BUSINESS



EMPLOYMENT BY INDUSTRIES

THE LARGEST INDUSTRIES IN CHATTAHOOCHEE, FL ARE HEALTH CARE & SOCIAL ASSISTANCE (175 PEOPLE), PUBLIC ADMINISTRATION (148 PEOPLE), AND CONSTRUCTION (91 PEOPLE), AND THE HIGHEST PAYING INDUSTRIES ARE OTHER SERVICES EXCEPT PUBLIC ADMINISTRATION (\$51,250), TRANSPORTATION & WAREHOUSING (\$45,625), AND TRANSPORTATION & WAREHOUSING, & UTILITIES (\$41,786).

LIFESTYLE / INDUSTRIES



HIGHEST PAID
\$73,125



MEDIAN HOUSEHOLD
INCOME
\$42,649



POPULATION
2,627



APALACHICOLA
ARSENAL MUSEUM



1 MINUTE AWAY
FROM FLORIDA STATE
HOSPITAL



W. WASHINGTON ST
VPD 8,900



FLORIDA STATE HOSPITAL

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DEMOGRAPHICS

FAMILY DOLLAR

17 W. WASHINGTON STREET, CHATTAHOOCHEE, FL



AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

HEALTH CARE &
SOCIAL ASSISTANCE
PUBLIC ADMINISTRATION
CONSTRUCTION

2019 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	2,627	6,194	7,939
HOUSEHOLDS	520	1,127	1,896
FAMILIES	331	731	1,227
AVERAGE HOUSEHOLD SIZE	3.00	3.16	2.46
OWNER OCCUPIED HOUSING UNITS	357	764	1,246
RENTER OCCUPIED HOUSING UNITS	163	364	650
MEDIAN AGE	49.0	44.4	44.3
MEDIAN HOUSEHOLD INCOME	\$42,649	\$37,866	\$38,218
AVERAGE HOUSEHOLD INCOME	\$55,259	\$49,209	\$50,437
2024 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	2,591	6,130	7,871
HOUSEHOLDS	504	1,104	1,865
FAMILIES	319	713	1,203
AVERAGE HOUSEHOLD SIZE	3.02	3.17	2.46
OWNER OCCUPIED HOUSING UNITS	348	759	1,248
RENTER OCCUPIED HOUSING UNITS	157	345	616
MEDIAN AGE	49.4	44.7	44.6
MEDIAN HOUSEHOLD INCOME	\$50,136	\$42,450	\$42,323
AVERAGE HOUSEHOLD INCOME	\$64,877	\$56,914	\$57,271



CHATTAHOOCHEE, FLORIDA

ONE OF THE MOST CHARMING SMALL CITIES IN FLORIDA, CHATTAHOOCHEE IS NESTLED ATOP THE HIGH BLUFFS THAT OVERLOOK THE APALACHICOLA RIVER. OVER THE CENTURIES, CHATTAHOOCHEE HAS BEEN THE LOCATION OF INDIAN MOUND COMPLEXES, FORTIFICATIONS, THE HOME PORT OF A CONFEDERATE WARSHIP, A RECONSTRUCTION ERA PRISON, AND THE FLORIDA STATE HOSPITAL.

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TENANT OVERVIEW

FAMILY DOLLAR

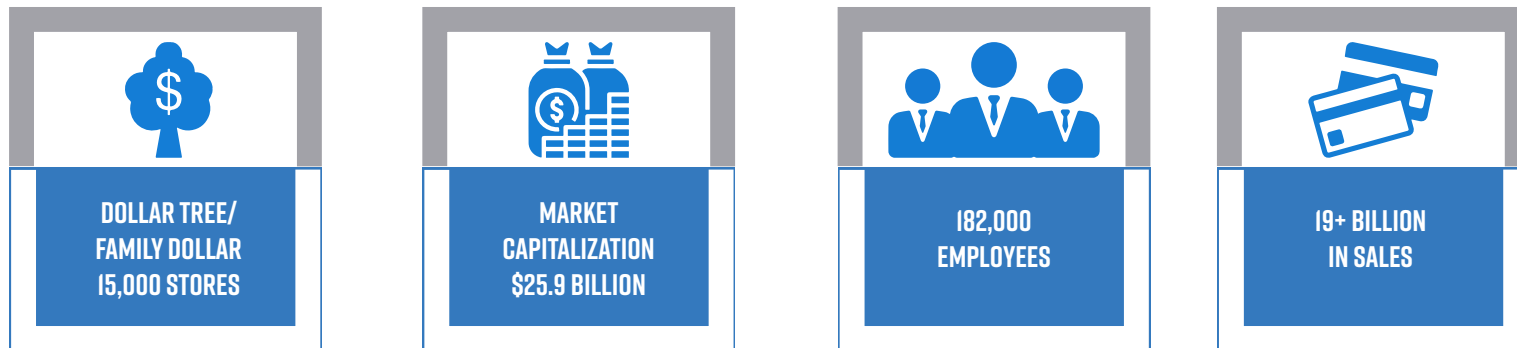
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DOLLAR TREE, A FORTUNE 200 COMPANY WHICH ACQUIRED FAMILY DOLLAR IN JULY, 2015, NOW OPERATES MORE THAN 15,000 STORES ACROSS 48 STATES AND FIVE CANADIAN PROVINCES. STORES OPERATE UNDER THE BRANDS OF DOLLAR TREE, DOLLAR TREE CANADA, DEALS, AND FAMILY DOLLAR WITH A MARKET CAPITALIZATION OF \$25 BN. DOLLAR TREE IS THE NATION'S LEADING OPERATOR OF FIXED PRICE-POINT STORES, SELLING EVERYTHING FOR \$1 OR LESS, AND FAMILY DOLLAR IS A LEADING NATIONAL OPERATOR OF MULTI PRICE-POINT STORES OFFERING MERCHANDISE GENERALLY RANGING IN PRICE FROM \$1-\$10 INCLUDING CONSUMABLES, HOME PRODUCTS, APPAREL AND ACCESSORIES, ELECTRONICS, AND SEASONAL GOODS TO PRIMARILY LOW AND MIDDLE-INCOME CONSUMERS IN CONVENIENT NEIGHBORHOOD STORES. THE COMPANY INTENDS TO RETAIN AND TO GROW BOTH BANNERS GOING FORWARD AND WILL OPTIMIZE THE COMBINED REAL ESTATE PORTFOLIO.

- > **CORPORATE GUARANTEE BY FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE**
- > **FINANCIAL STRENGTH: INVESTMENT GRADE. S&P 500 CREDIT RATING OF BB+ AND MOODY'S OF Baa1**
- > **AMAZON (E-COMMERCE) PROOF: DISCOUNT STORES ARE BEING DESCRIBED AS "IMMUNE TO E-COMMERCE" DUE TO THEIR FOCUS ON CONVENIENCE AND SMALL STORE FORMATS**
(SOURCE: EMARKETER INC., A LEADING MARKET RESEARCH COMPANY)
- > **DOLLAR TREE REPORTED \$5.64 BILLION IN NET SALES IN ITS MOST RECENT QUARTER**
- > **THE COMBINED DOLLAR TREE AND FAMILY DOLLAR COMPANY OPERATES MORE THAN 15,000 STORES NATIONWIDE, MAKING IT THE LARGEST DOLLAR-STORE CHAIN IN THE U.S. BY STORE COUNT**
- > **THE COMBINED COMPANY HAS SALES OF OVER \$19 BILLION A YEAR**
- > **FAMILY DOLLAR CONTINUES AS A WHOLLY-OWNED SUBSIDIARY OF DOLLAR TREE**

QUARTER ENDING JUNE 2019 HISTORY:



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FINANCIALS

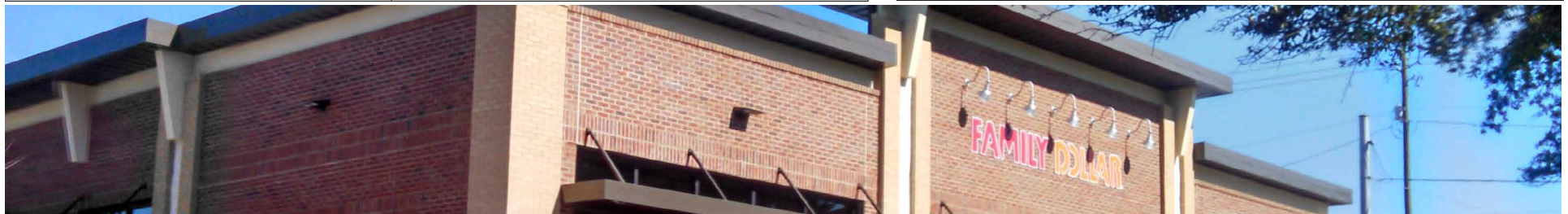
FAMILY DOLLAR

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TENANT NAME:	FAMILY DOLLAR STORES OF FLORIDA, LLC
GUARANTOR:	FAMILY DOLLAR STORES, INC
LEASE TYPE:	NN
SF:	10,104 SF
INITIAL LEASE TERM:	7+ YEARS INITIAL TERM AND SIX (6) FIVE (5) YEAR OPTIONS
LEASE START:	2020
LEASE EXPIRATION:	2027
LANDLORD RESPONSIBILITIES:	ROOF, EXTERIOR WALLS, CANOPY, GUTTERS, DOWNSPOUTS, AND STRUCTURAL PORTIONS OF THE BUILDING. ASPHALT AND CONCRETE REPAIRS AND RESURFACING THE PARKING, SERVICE AND ACCESS AREAS.

EXTENSION OPTIONS: SIX 5-YEAR OPTIONS WITH 5% INCREASES.		
EXT. OPTION #1	YRS:8-12	\$110,460.00
EXT. OPTION #2	YRS:13-17	\$115,983.00
EXT. OPTION #3	YRS:18-22	\$121,782.00
EXT. OPTION #4	YRS:23-27	\$127,871.04
EXT. OPTION #5	YRS:28-32	\$134,265.00
EXT. OPTION #6	YRS:33-37	\$140,978.04

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$105,200.04
MONTHLY	\$8,766.67
PER SF	\$10.41



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