

Family Dollar

RICHMOND, VA



Exclusively Listed For Sale



Local Map



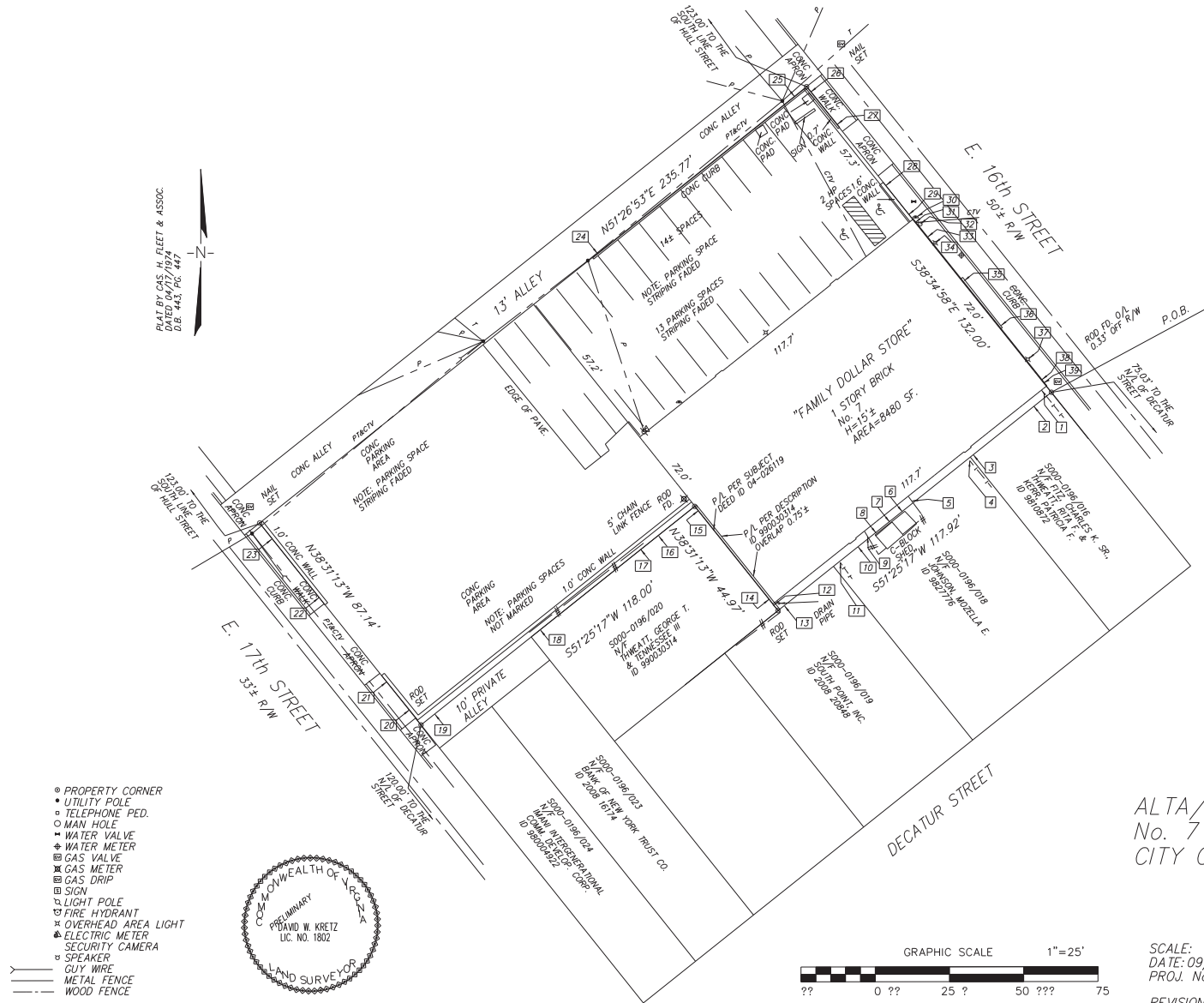
Aerial Overview



Surrounding Area Overview



Property Site Plan



FLOOD INFORMATION

5 THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A
DESIGNATED FLOOD HAZARD AREA, ZONE X, AS SHOWN ON
FEMA FIRM COMMUNITY PANEL No. 510129 0010 C EFFECTIVE
JULY 20, 1998.

ENCROACHMENTS AND OFFSETS

01. Wood fence over property line 2.6 feet
02. Building offset 2.7 feet
03. Building offset 2.3 feet
04. Vinyl fence off property line 0.9 feet
05. 6" chain link fence over property line 2.5 feet
06. Concrete pad off property line 0.5 feet
07. Cinderblock shed off property line 0.6 feet
08. Cinderblock shed off property line 0.9 feet
09. 6" chain link fence over property line 2.6 feet
10. Building offset 2.5 feet
11. Chain link fence off property line 0.4 feet
12. Chain link fence on property line
13. Building offset 2.8 feet
14. Building offset 0.1 feet
15. Building offset 0.1 feet
16. Edge of concrete wall on 1.8 feet
17. 5" chain link fence on property line 1.0 foot
18. 5" chain link fence on property line 1.6 feet
19. Edge of concrete wall on 2.0 feet
20. Edge of concrete wall on 0.1 feet
21. Edge of concrete wall on property line
22. Edge of concrete wall on property line
23. Edge of concrete wall on property line
24. Edge of concrete curb on 0.2 feet
25. Edge of concrete curb on 0.1 feet
26. Edge of concrete wall over property line 0.10 feet
27. Edge of concrete wall over property line 0.10 feet
28. Edge of concrete wall on property line
29. Edge of concrete wall on 0.1 feet
30. Security camera over property line 1.0 foot
31. Building offset 0.10 feet
32. Breaker over property line 0.9 feet
33. Corncorn overhang over property line 0.2 feet
34. Light over property line 1.0 foot
35. Sign over property line 0.8 feet
36. Sign over property line 0.7 feet
37. Light over property line 0.8 feet
38. Corncorn overhang over property line 0.2 feet
39. Building offset 0.1 feet

ALTA/ACSM LAND TITLE SURVEY OF
No. 7 E. 16th STREET
CITY OF RICHMOND, VIRGINIA.

EDWARDS, KRETZ, LOHR & ASSOCIATES, INC

Land Surveyors-Planners

Virginia–North Carolina

1900 Byrd Avenue, Suite 203

Richmond, Virginia, 23230

Phone (804) 673-9666

FAX (804) 673-9990



GRAPHIC SCALE 1"=25'

 $1''=25$

SCALE: 1"=25'

SCALE: 1"=25'
DATE: 09/09/08

PROJ. No.: 1558-08

REVISIONS:

Financial Overview

Building Data	
Property	Family Dollar
Property Address	7 E 16th Street
	Richmond, VA 23224
Zoning	Retail
Gross Leasable Area	9,220 SF
Lot Size	.59 Acres
Year Built / Renovated	1939 / 2004

Tenant/Lease Data	
Tenant	Family Dollar Stores / Dollar Tree
Lease Commence	April 13, 2004
Lease End	December 31, 2024
Lease Options	2, Five-Year Options
Option Terms	10% increase at each option renewal
Guarantee	Corporate Guarantee

Financial Data	
Price	\$928,000
CAP Rate	8.00%
Rent	\$74,250
Cap Rate	75.50%
RE Taxes	Paid by Tenant
Insurance	Paid by Tenant
Maintenance Handled by Tenant	All But Roof and Structure
Maintenance Handled by Landlord	Only Roof and Structure
Environmental Phase 1 Report	Yes, Clean
Survey	Yes

About Family Dollar: NYSE - DLTR \$23 Billion Market Cap. Moody's Ba1 Rating. Sales \$19 Billion

Family Dollar is an American variety store chain. With over 8,000 locations in all states except Alaska, Hawaii, Oregon and Washington, it is the second largest retailer of its type in the United States. Family Dollar is headquartered in Matthews, a suburb of Charlotte, North Carolina, where it employs 1,400 people.



Exclusively Listed By:

Alan I. Wasserstein
LeaseFlorida, President
5901 NW 151st Street, Suite 126
Miami Lakes, FL 33014
T: (786) 703-1731 | eFax: (305) 468-6173
www.leaseflorida.com
www.leaseflorida.com

