

FOR SALE

CC&A
OSWALD COOKE & ASSOCIATES



Representative Photo

60 Evans Road
Hollister, NC



9+ Year NN+ Lease | Corporate Guaranty | 20-Year Warranty

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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PRICE	\$1,361,257
CAP RATE	7%
NOI	\$95,288
LEASE EXPIRATION	09/01/2030
LEASE TYPE	NN+
LANDLORD RESPONSIBILITIES	Roof and Structure
RENTAL INCREASES	5% at each option
RENEWAL OPTIONS	(5) 5-Year Options
BUILDING SIZE	9,180 SF
LOT SIZE	2.34 Acres
YEAR BUILT	2020
TMS	0106532
COUNTY	Halifax

Representative Photo



Oswald Cooke & Associates is pleased to offer a new construction 9+ Year NN leased Corporate Family Dollar. The lease is fixed during the initial term and offers 5% bumps in all options. Landlord is responsible for roof and structure. The initial term expires September 2030. The building was constructed in 2020 and a 20-year building warranty will transfer with the property. The 2.34 acre parcel is located at the intersection of Highway 43, Evans Road, and Highway 561. The site is ideal for a Family Dollar and offers a rural commuters and local residents a local place to shop.

AERIAL



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Evans Road

Hwy 43

Hwy 561

DOLLAR
GENERAL

Essex Auto Parts and
Hardware

Halifax County EMS

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VICINITY



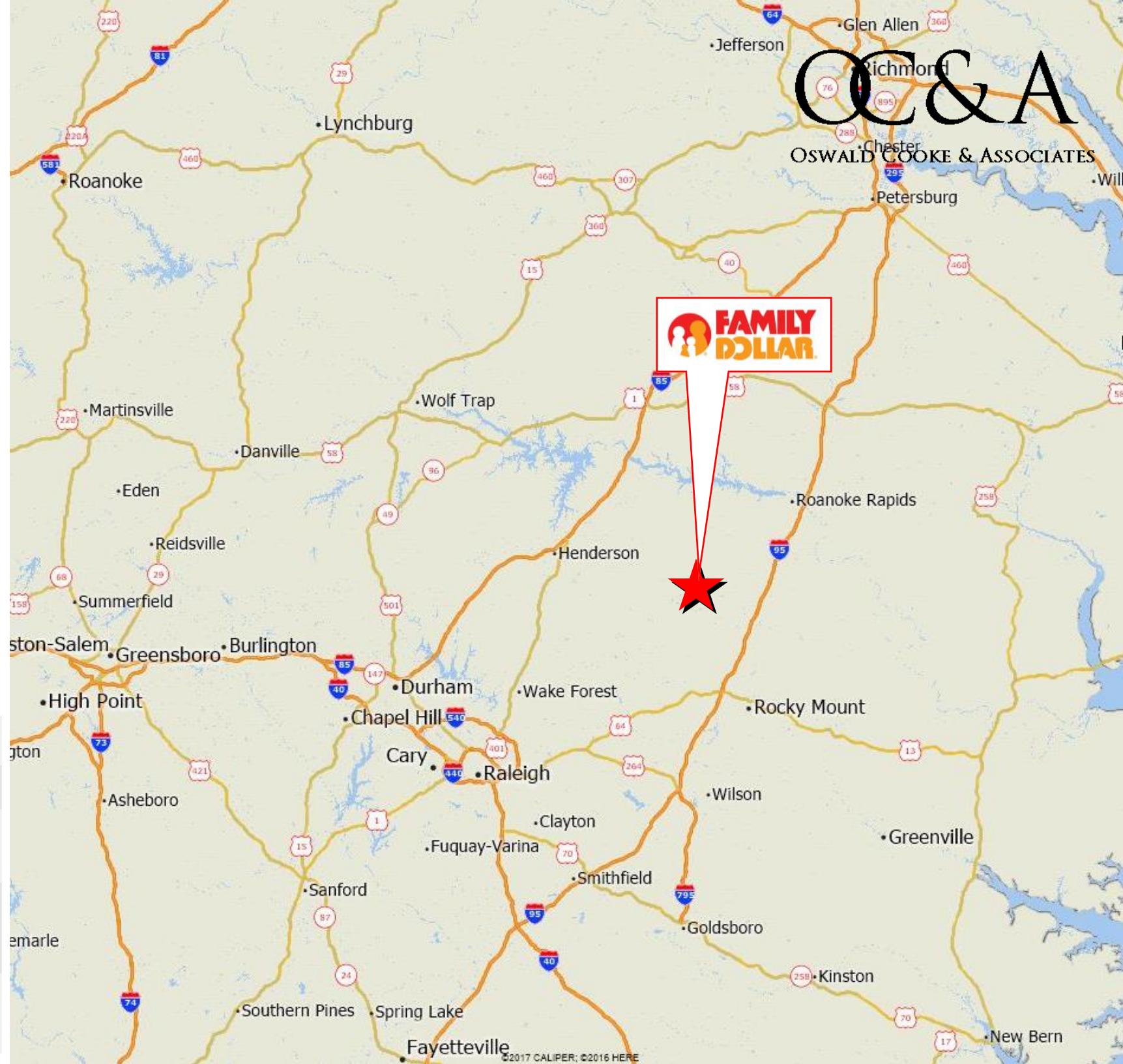
29 Miles to Rocky Mount

66 Miles to Raleigh

DEMOGRAPHICS				
	ONE MILE	THREE MILE	FIVE MILE	TEN MILE
2020 Population	565	2,389	2,911	9,863
2020 Households	223	939	1,088	3,743
2020 Median House- hold	\$29,062	\$30,179	\$26,342	\$31,495
Traffic Count	Hwy 561 3,500 VPD		Hwy 43 1,300 VPD	

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TENANT OVERVIEW

Company Overview	Dollar Tree, Inc. (NASDAQ: DLTR), a Fortune 500 Company Purchased Family Dollar in July 2014
Locations	8,000+ Stores
Headquarters	Chesapeake, VA
Website	www.FamilyDollar.com



TENANT HIGHLIGHTS

- FD is a leading operator of discount variety stores that has served North America for more than thirty years. The company is now headquartered in Chesapeake, Virginia and operates 8000+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 60,000 associates.
- As the nation's leading operator of single-price-point dollar stores, they understand that the location of each store is vital to success. That's why they team up with local real estate experts to secure the best possible locations for new stores. All stores incorporate the same philosophy: Bright Stores, Big Signs, and a Clean Environment.
- They locate stores where Middle-America lives and shops.
- Building Guidelines Include: •Regional or neighborhood centers, Freestanding locations in a strong retail corridor with street presence, easy ingress/egress Ample parking, Shopping centers that are highly visible & have strong traffic counts, Back door freight delivery, accessible by tractor-trailers In addition to offering quality merchandise at low prices.
- Family Dollar is committed to the communities they serve by supporting the nonprofit organizations that seek to improve the quality of life for their customers and Team Members. Through a grassroots approach to giving, the Family Hope Community Foundation aims to give back to organizations that help local families in need.

ABOUT HALIFAX COUNTY

Established in 1758, Halifax County is in northeastern/north-central North Carolina approximately 8 miles from the Virginia border. Located in the Roanoke River and Tar-Pamlico River basins, it is one of the largest geographical counties in North Carolina, encompassing an area of approximately 722 square miles with a population of about 55,000 residents.

During its more than 240 years of existence, Halifax County has become a premier location for its quality of life and convenient access to a variety of recreational activities. Halifax County has evolved into a center for arts, culture, education, business and tourism. Principle industries include textiles, tourism, industrial, and agricultural businesses.

Information courtesy of:
<https://www.halifaxnc.com/278/About-Halifax-County>





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