



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



Family Dollar  
30 Hazel Street  
Leetonia, OH 44431

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 8,320 SF Family Dollar Located at 30 Hazel Street in Leetonia, OH. This Deal Includes Over 8 Years Remaining With an Absolute Triple Net (NNN) Lease, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,911,152
CAP	5.90%
NOI	\$112,758
PRICE PER SF	\$229.71
GUARANTOR	Family Dollar Stores of Ohio, Inc.

## PROPERTY SUMMARY

ADDRESS	30 Hazel Street Leetonia, OH 44431
COUNTY	Columbiana
BUILDING AREA	8,320 SF
BUILT	2015





# HIGHLIGHTS

- Over 8 Years Remaining on an Absolute Triple Net (NNN) Lease - Creating a Consistent Cash Flowing Investment Without Any Landlord Responsibilities
- Long Term Lease Includes Attractive Rent Increases - Hedging Against Inflation
- Dollar Stores Have Been Deemed Essential Businesses During COVID, Proving Yet Again That They Are a Recession and Pandemic Proof Concept Doing Extremely Well
- Strategically Located Next to a Park Which Will Prevent Competition
- No Competition in Immediate Trade Area
- Situated Only 5-Miles From Kent State University at Salem
- Located By OH State Route 11 Which Sees Over 10,744 VPD
- 20,875 Residents Live Within a 5-Mile Radius Making an Average Household Income of \$63,577
- Nearby Tenants Include: Dairy Queen, U-Haul, United States Post Service, Small Wonders!, The Topsy Cow, Humtown and More



ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

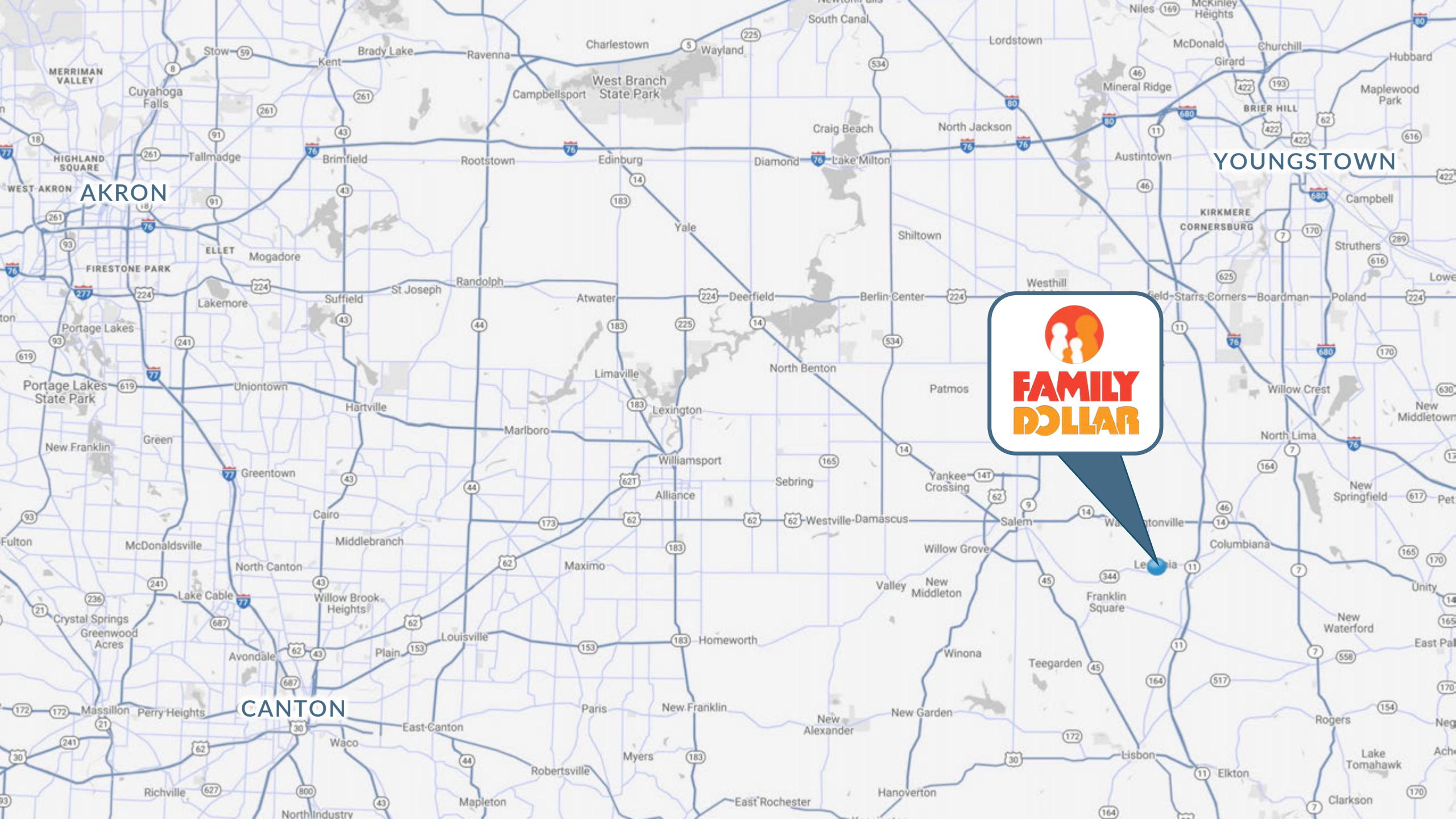
TENANT	Family Dollar
PREMISES	A Building of Approximately 8,320 SF
LEASE COMMENCEMENT	February 4, 2015
LEASE EXPIRATION	June 30, 2029
LEASE TERM	8+ Years Remaining
RENEWAL OPTIONS	6 x 3 Years
RENT INCREASES	Increases Every 3 Years Based on CPI / 6% Max
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
8,320 SF	\$112,758	\$13.55









AKRON

YOUNGSTOWN

CANTON







Geary's Towing And Auto Service

Diamond Cut Landscaping & Garden

Leetonia Market

Leetonia Mennonite Church

Tracy's Barber & Style Shop

St. Paul's Lutheran Church



Berea Christian Fellowship

Hazel St





FAMILY DOLLAR  
AutoZone  
Pizza Hut  
Arbys  
BURGER KING  
TACO BELL  
NAPA

DOLLAR GENERAL  
Advance Auto Parts  
McDonald's  
bp  
RITE AID  
Best Western PLUS

DOLLAR GENERAL

SUBWAY  
CHASE  
MARATHON

ACE  
CIRCLE K  
Huntington

DQ

PNC

SUNOCO

344

DUNKIN'  
orange leaf  
SUNOCO  
DQ  
AT&T

save a lot

SUNOCO

FAMILY DOLLAR

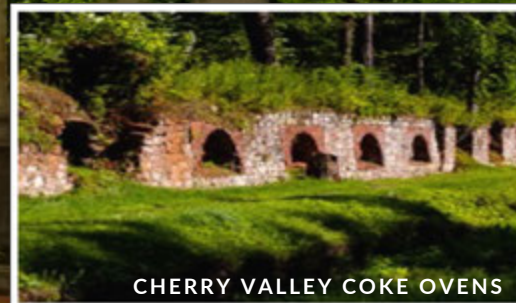


## LEETONIA | COLUMBIANA COUNTY | OHIO

The village of Leetonia is located in northeast Columbiana County, and was founded shortly after the Civil War in 1869. Named after William Lee from New York, Lee was one of the founders of the Leetonia Iron and Coal Company built before the village was incorporated in 1866. Leetonia is located in the Salem, OH Micropolitan Statistical Area, as well as the southern part of the greater Mahoning Valley. The Village of Leetonia had a population of 1,872 residents as of July 1, 2020.

Throughout its history, Leetonia has had a rich industrial infrastructure including a brewery, a successful saw company, two iron companies, several hotels, and a thriving community of professionals. The largest industries in Leetonia, OH are Manufacturing, Retail Trade, and Health Care & Social Assistance, and the highest paying industries are Finance & Insurance, Information, and Transportation & Warehousing, & Utilities. Norfolk-Southern runs an east and west route through town, and Mitsubishi Heavy Industries' tire machinery division operates in a plant in the village's eastern limits. Leetonia looks to capitalize on its location in Columbiana County and its access to major interstates and metropolitan areas.

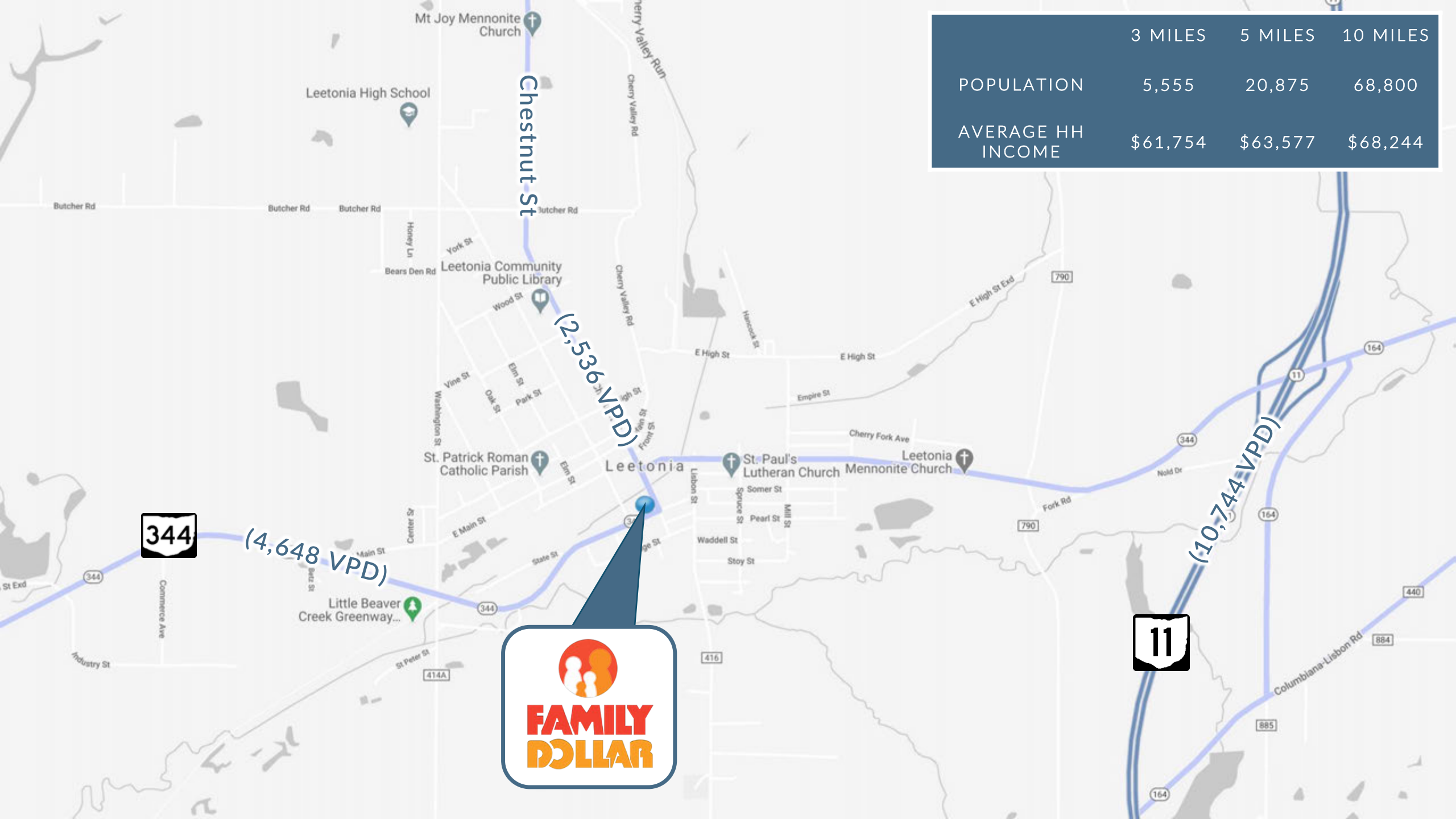
Due to the massive presence of the coal company, large remnants of the industry remain and have been turned into historical landmarks. Added to the National Register of Historic Places in 1993, the Cherry Valley Coke Ovens are one of the largest intact beehive coke ovens in North America. Located along the eastern edge of the Coke Ovens is the Little Beaver Creek Greenway Trail, which is an extensive bike route linking Lisbon to the village of Washingtonville. The Greenway Trail will eventually link with trails in Mahoning County and points northward extending to Lake Erie. Over the past 20 years Leetonia has seen the construction of a new K-12 school building, a new library building, and the installation of a major leg of the Greenway Bike Trail. The Greenway Bike Trail is ten miles long with a ten-foot-wide paved surface, 6 parking areas, 4 restrooms, and a picnic area at least every mile. Patrons can ride, walk, or rollerblade through woodland, farmland, and wetlands. The Columbiana County Courthouse is another attraction 15 miles away from the city.



CHERRY VALLEY COKE OVENS

LEETONIA K-12 SCHOOL

COLUMBIANA COUNTY COURTHOUSE



	3 MILES	5 MILES	10 MILES
POPULATION	5,555	20,875	68,800
AVERAGE HH INCOME	\$61,754	\$63,577	\$68,244





FAMILY DOLLAR

# TENANT PROFILE

CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, operated 15,685 stores across 48 states and five Canadian provinces as of January 30, 2021. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods, health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

The average size of a Family Dollar store is approximately 7,000 square feet, 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. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1953



# OF LOCATIONS  
15,685+



HEADQUARTERS  
Chesapeake, VA



WEBSITE  
[familydollar.com](http://familydollar.com)  
[dollartree.com](http://dollartree.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







**SANDS INVESTMENT GROUP**  
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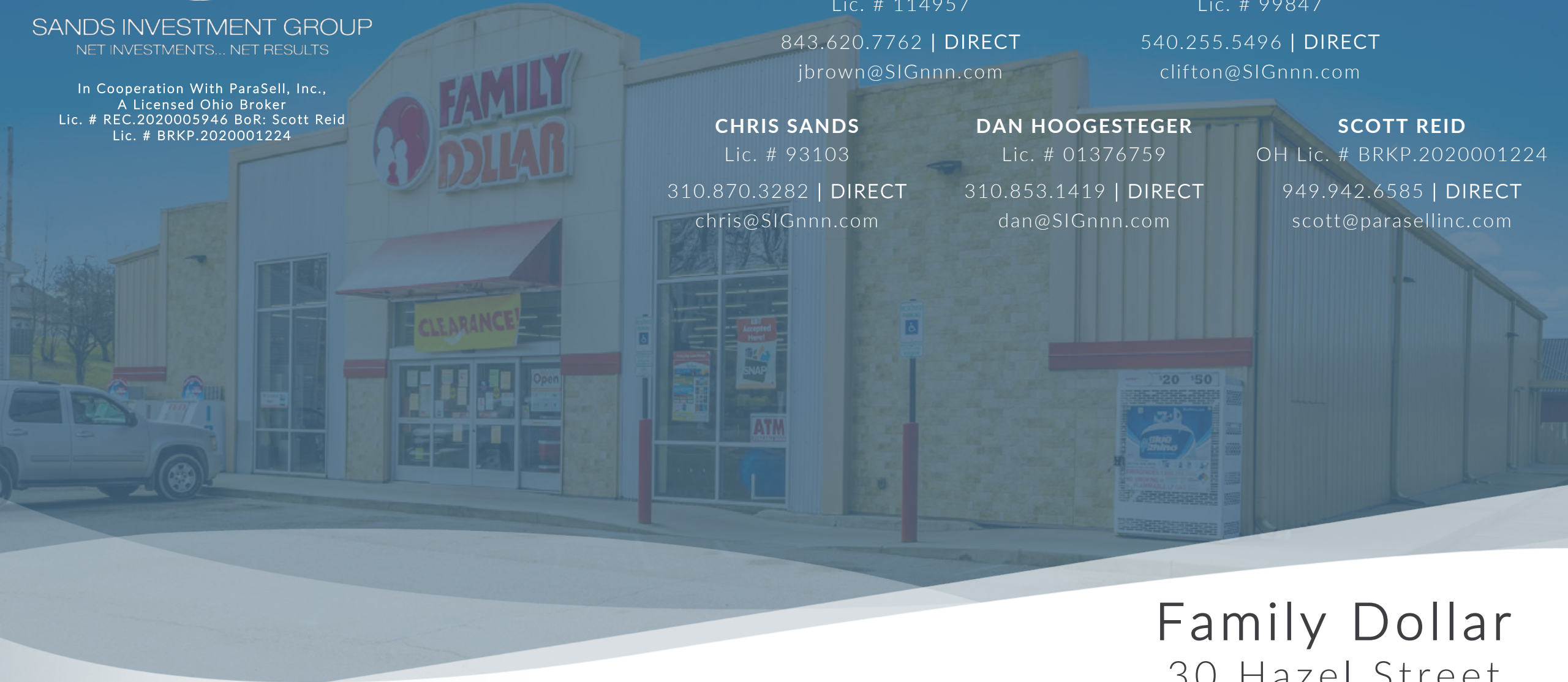
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