

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



215 W Main Street

FORT KENT MAINE

REPRESENTATIVE PHOTO



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY PRESENTED BY



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1765 Greensboro Station Place

Tower 1, Suite 900, McLean, VA 22102

DC License No. SP200204411



Broker of Record: Jonathan Lapat, SRS Real Estate Partners-Boston, LLC | ME License No. DB921853

OFFERING SUMMARY



OFFERING

Asking Price	\$2,110,000
Cap Rate	6.00%
Net Operating Income	\$126,635

PROPERTY SPECIFICATIONS

Property Address	215 W Main St, Fort Kent, ME 04743
Rentable Area	9,180 SF
Land Area	1.19 AC
Year Built	2015
Tenant	Family Dollar Stores, Inc.
Guaranty	Corporate (Family Dollar Stores, Inc.)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	10+ Years
Increases	10% Increase Every 5 Years
Options	6 (5-Year)
Ownership	Fee Simple (Land & Building)
Rent Commencement	December 31 st , 2015
Lease Expiration	September 30 th , 2031

RENT ROLL & INVESTMENT HIGHLIGHTS



Lease Term						Rental Rates		
TENANT NAME	SF	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Family Dollar	9,180	December 2015	September 2031	Current	-	\$10,553	\$126,635	6 (5-Year)
(Corporate Guaranty)				October 2026	10%	\$11,608	\$139,299	10% Increase Beg. of Each Option

*Tenant has a 10-Day ROFR

Corporate Guaranteed | 10+ Years Remaining | Options To Extend | Scheduled Rental Increases

- The lease is corporate guaranteed by Family Dollar Stores, Inc., an investment grade (S&P: BBB-), nationally recognized, and an established discount store with over 8,000+ locations
- More than 10 years remaining with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features a 10% rental increase in October 2026 and at the beginning of each option period, generating NOI and hedging against inflation

Absolute NNN Lease | Fee-Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from fee-simple ownership of the land and building

Local Demographics in 10-mile trade area

- More than 5,000 residents and 3,000 employees support the trade area
- Features an average household income of \$58,000

Relocation Store | Long-Standing Location | Limited Competition

- Family Dollar relocated their previous long-standing store for this location to support their high volume
- The relocation provides more square footage and dedicated parking
- This is the only dollar/discount store in Fort Kent and the nearest store approximately 20 miles North in Frenchville, ME
- Virtually no competition increases consumer draw for the immediate trade area and capitalizes on market share

Located Along West Main Street | USA-CA Border | University of Maine at Fort Kent | Excellent Visibility & Access

- Strategically located along West Main Street, the primary thoroughfare serving Fort Kent and the immediate trade area
- Positioned near Clair Fort Kent Bridge, the border crossing United States of America and Canada
- Located half a mile from University of Maine at Fort Kent (1,500 students enrolled)
- The asset benefits from excellent visibility via significant street frontage along West Main Street and is equipped with a large pylon sign

BRAND PROFILE



FAMILY DOLLAR

FamilyDollar.com

Company Type: Subsidiary

Parent: Dollar Tree

2020 Employees: 56,900

2020 Revenue: \$23.61 Billion

2020 Net Income: \$827.00 Million

2020 Assets: \$19.57 Billion

2020 Equity: \$6.25 Billion

Credit Rating: S&P: BBB-

Family Dollar is one of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget. 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. Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and 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. Family Dollar, headquartered in Matthews, North Carolina, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.

PROPERTY OVERVIEW



Location

Fort Kent, ME
Aroostook County



Parking

There are approximately 25 parking spaces on the owned parcel.
The parking ratio is approximately 2.72 stalls per 1,000 SF of leasable area.



Access

W Main Street: 2 Access Points



Parcel

Parcel Number: 03200_15-15
Acres: 1.19 AC
Square Feet: 51,837



Traffic Counts

W Main Street: 3,090 Vehicles Per Day



Construction

Year Built: 2015



Improvements

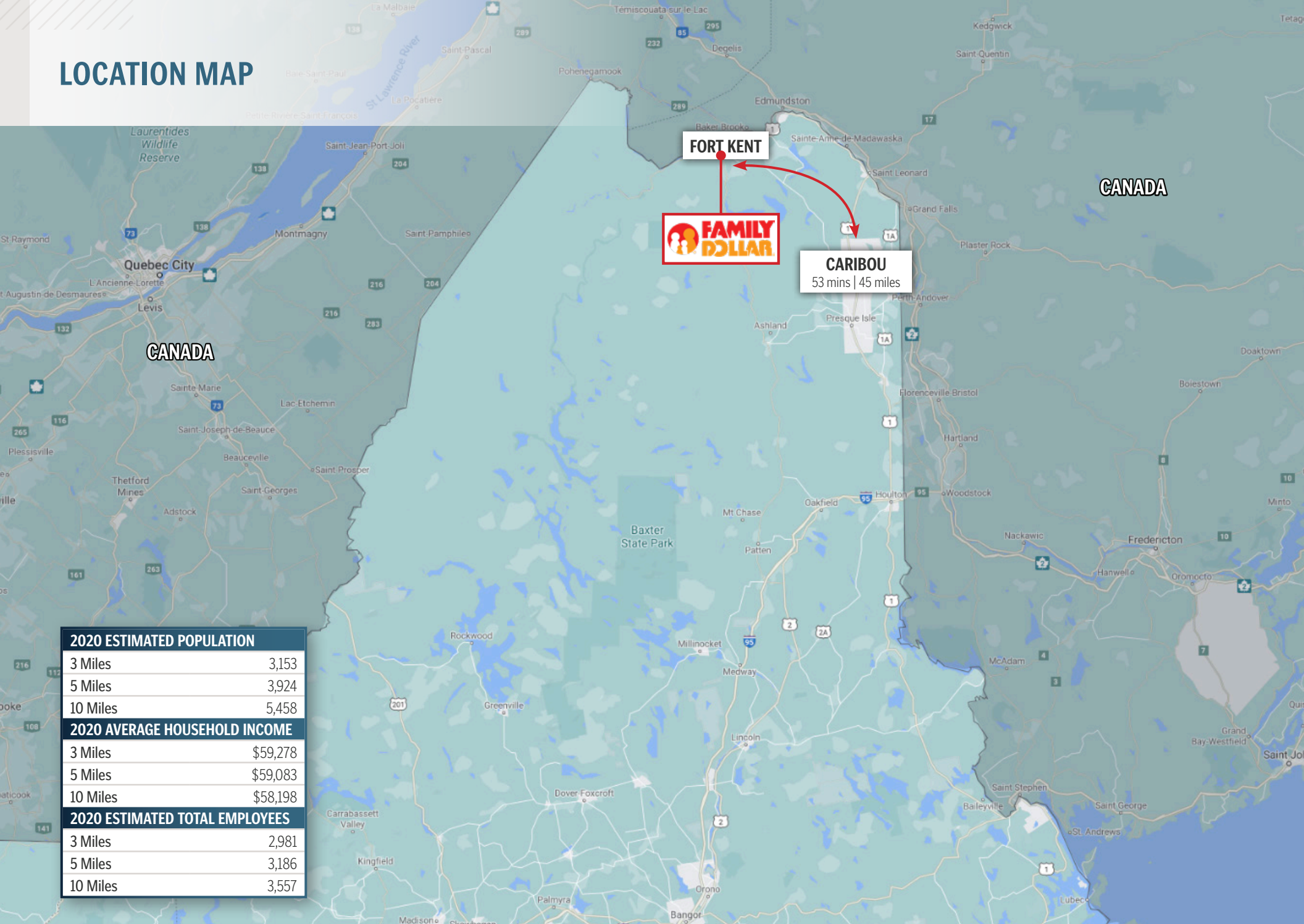
There is approximately 9,180 SF of existing building area



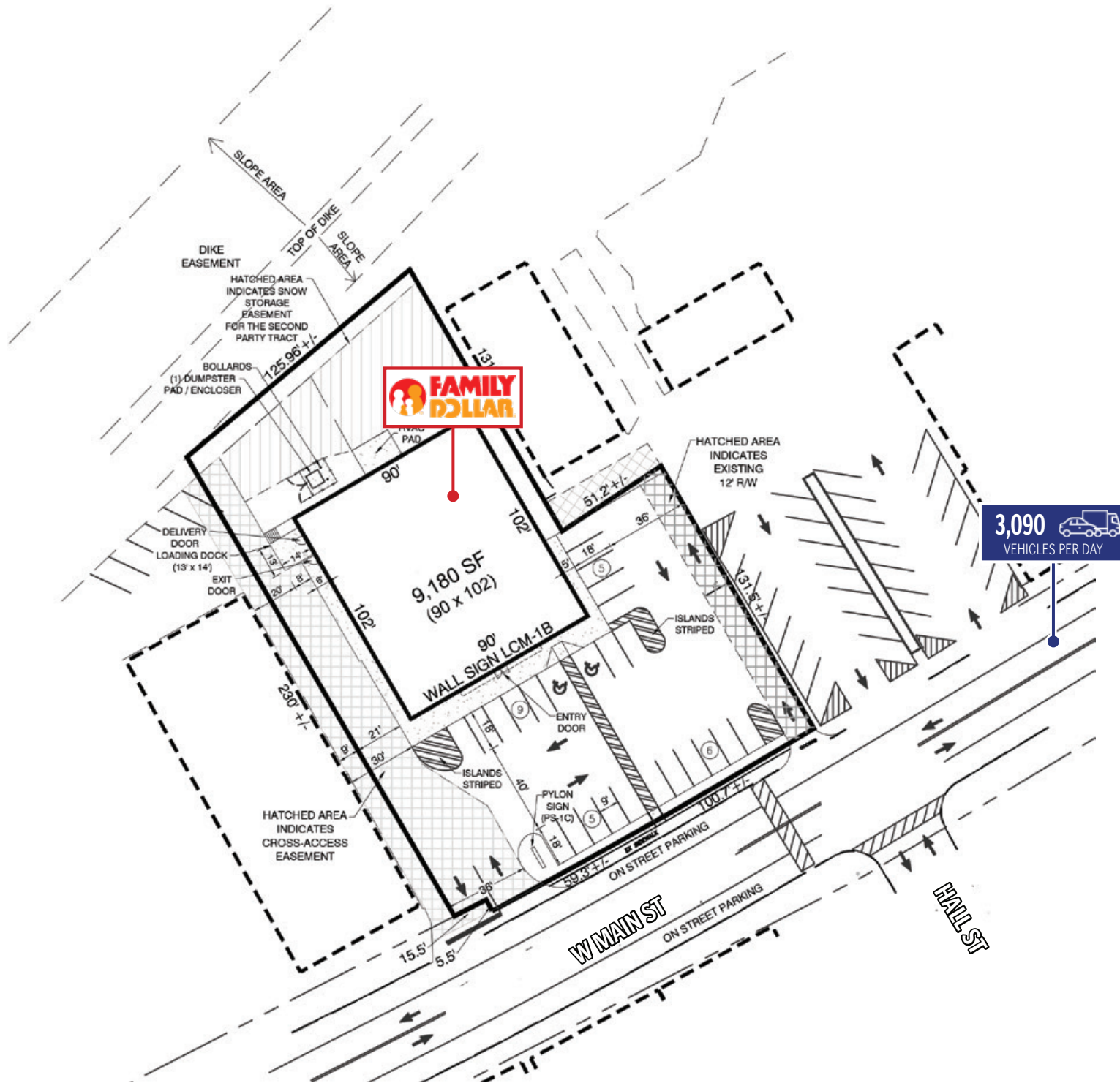
Zoning

Commercial

LOCATION MAP







AREA DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
POPULATION			
2020 Estimated Population	3,153	3,924	5,458
2025 Projected Population	3,034	3,790	5,309
2020 Median Age	44.5	44.8	46.2
HOUSEHOLDS & GROWTH			
2020 Estimated Households	1,408	1,727	2,389
2025 Projected Households	1,366	1,682	2,345
2020 Average Household Size	2.11	2.16	2.20
INCOME			
2020 Estimated Average Household Income	59,278	59,083	58,198
2020 Estimated Median Household Income	41,352	41,835	41,978
DAYTIME POPULATION			
2020 Estimated Total Businesses	205	225	268
2020 Estimated Total Employees	2,981	3,186	3,557





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RETAIL
TRANSACTIONS
company-wide
in 2019

485

NET LEASE
PROPERTIES SOLD
in 2019

\$1.5B

NET LEASE
TRANSACTION VALUE
in 2019

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