

**New Construction
Family Dollar**

August 2021 Delivery

10 Year NN Lease

Rare Concrete Parking Lot

**Ideal 1031 Exchange
Property**



*File Photo



Ideal for 1031 Exchange

Rare Concrete Parking Lot



**Essential Business
Classification**

Long Term Corporate Lease

FOR MORE INFORMATION:

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PROPERTY HIGHLIGHTS

4710 Steam Mill Road, Columbus, GA 31907



Population
+ 62,000 Residents
Within 3 Miles of Site

Essential Business
Classification
during Covid-19



Located in
Columbus, GA

Long Term
CORPORATE
Lease



CORPORATE BACKED
CREDIT Tenant

PROPERTY GLA



9,180 SF



ANNUAL RENT
\$96,390



PROPERTY
ADDRESS

4710 Steam Mill Road
Columbus, GA 31907

100%
Occupancy



NEW
CONSTRUCTION

2021



EXECUTIVE SUMMARY

4710 Steam Mill Road, Columbus, GA 31907



SUMMARY

ANNUAL RENT	\$96,390.00 (\$10.50 per building SF) (9,180 SF building)
INITIAL RENT COMENCEMENT	August 20, 2021
INITAIL LEASE EXPIRATION	August 31, 2031
RENEWAL OPTIONS	Six (6) / 5— Year Renewals
RENT INCREASES	5% in Each Option Period
TENANT RESPONSILBILITIES	RE Taxes, Insurance, CAM, HVAC Preventative Maintenance & Parking Lot Maintenance
LESSOR RESPONSIBILITIES	Roof, Structure and Capital Repairs to Parking Lot (exceeding \$1,000)
LEASE GUARANTOR	Family Dollar Stores, Inc.

TERMS

PRICE	\$1,647,692
CAP	5.85%

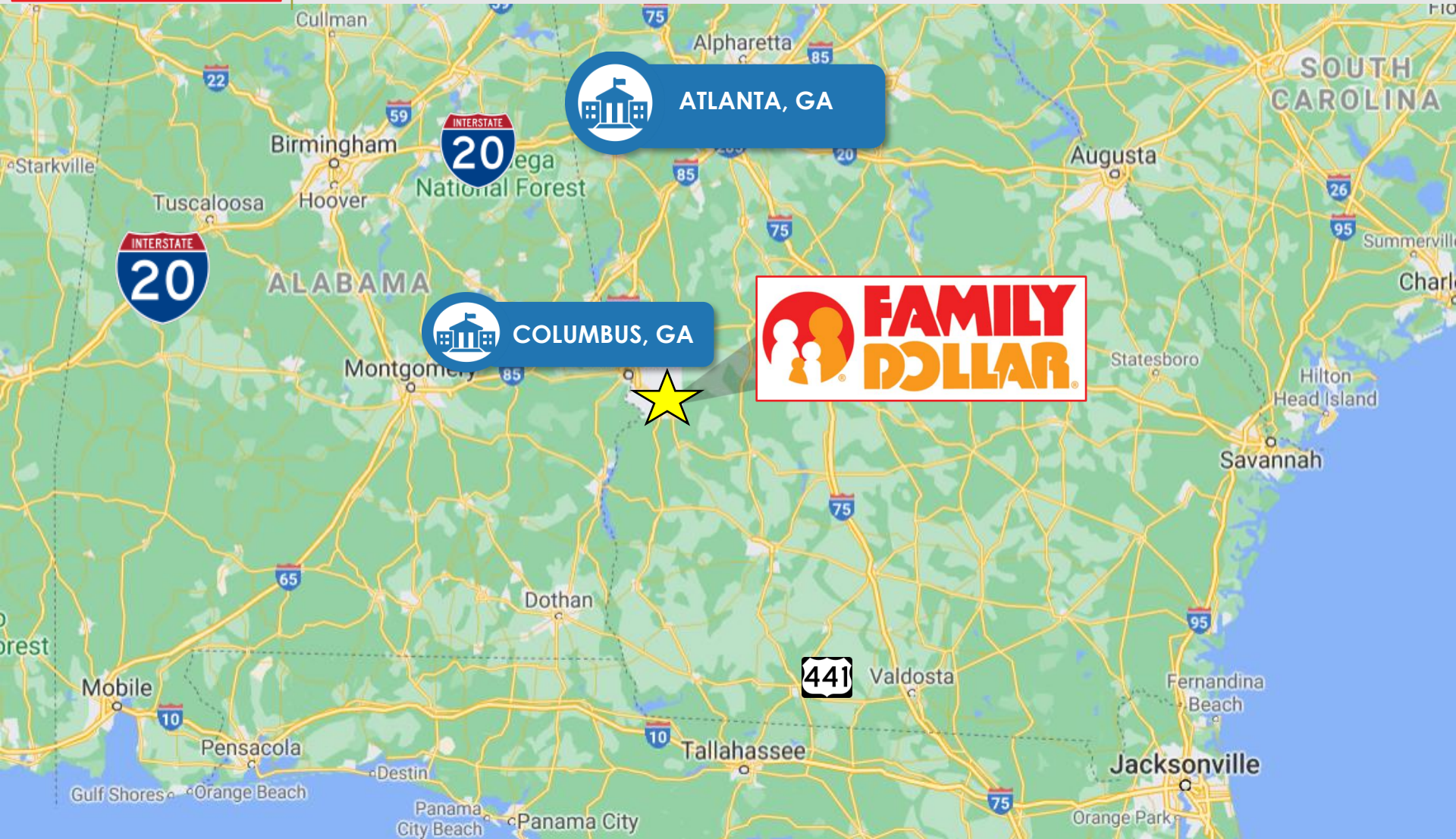
HIGHLIGHTS:

- Freestanding Family Dollar Store
- Corporate Backed Net Lease
- **Rare Concrete Parking Lot**
- Low Rent Per SF
- Upgraded Brick Façade
- Dense Surrounding Residential including Retired Military
- Essential Business Classification during Covid-19
- Excellent Visibility and Easy Access
- Located Less than 10 miles from Ft. Benning
- Over 65,000 Residents within 3-mile radius
- Pandemic and Recession Resistant Tenant
- Passive Lease Structure with 5% Rental Increases in the Options



PROPERTY DETAILS

4710 Steam Mill Road, Columbus, GA 31907





LOCATION OVERVIEW

4710 Steam Mill Road, Columbus, GA 31907





LOCAL BUSINESSES

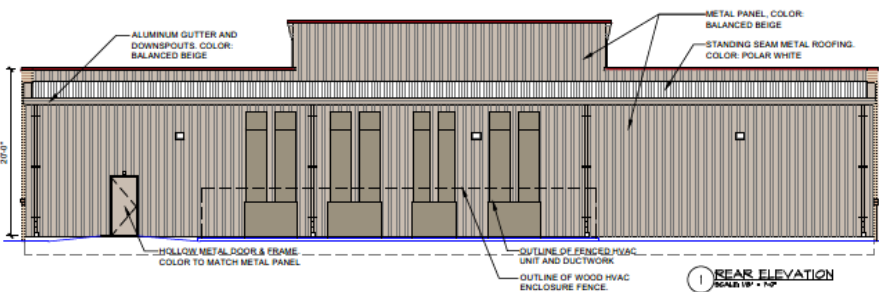
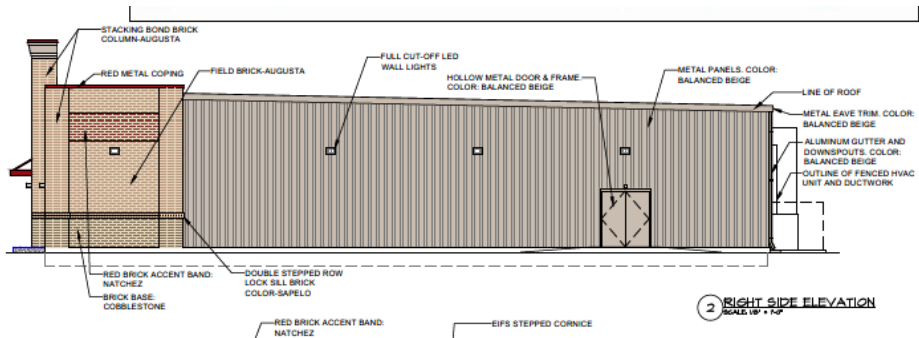
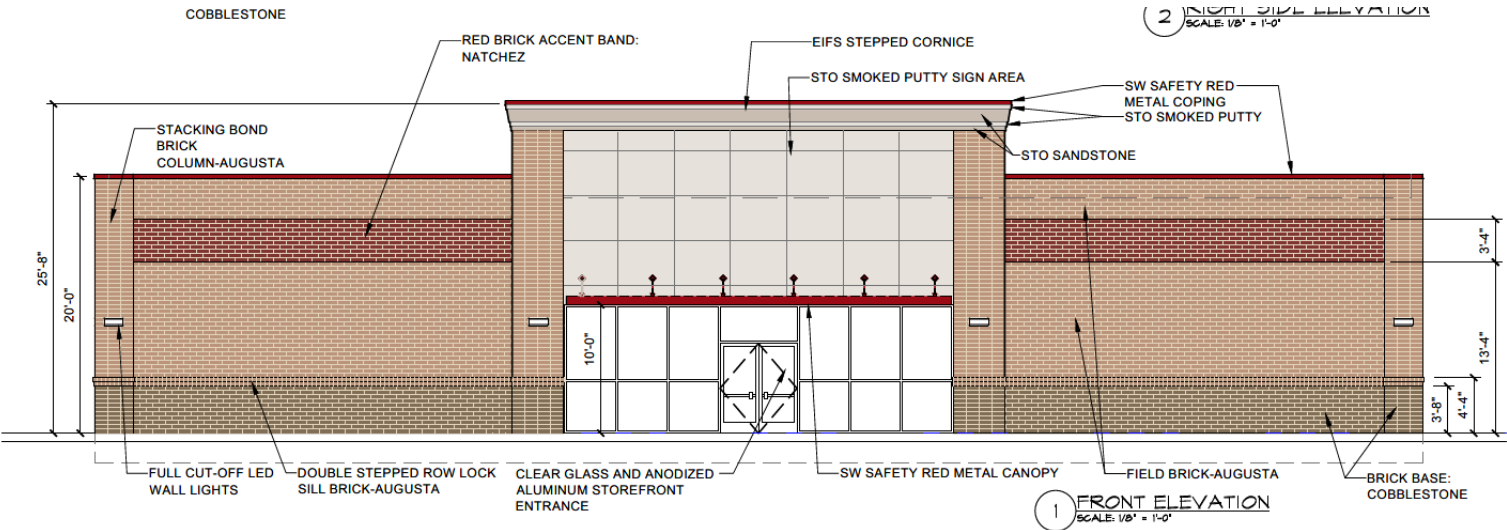
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STORE RENDERINGS

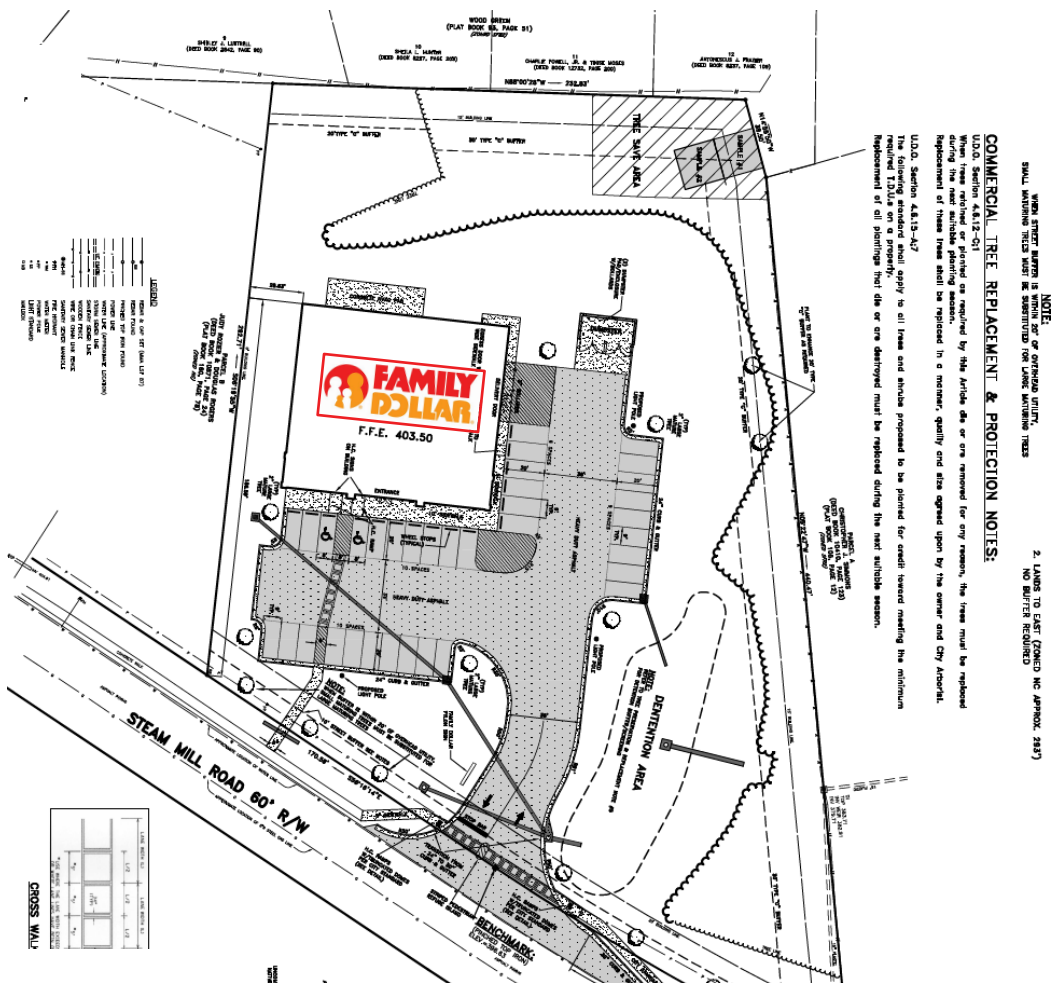
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SITE PLAN

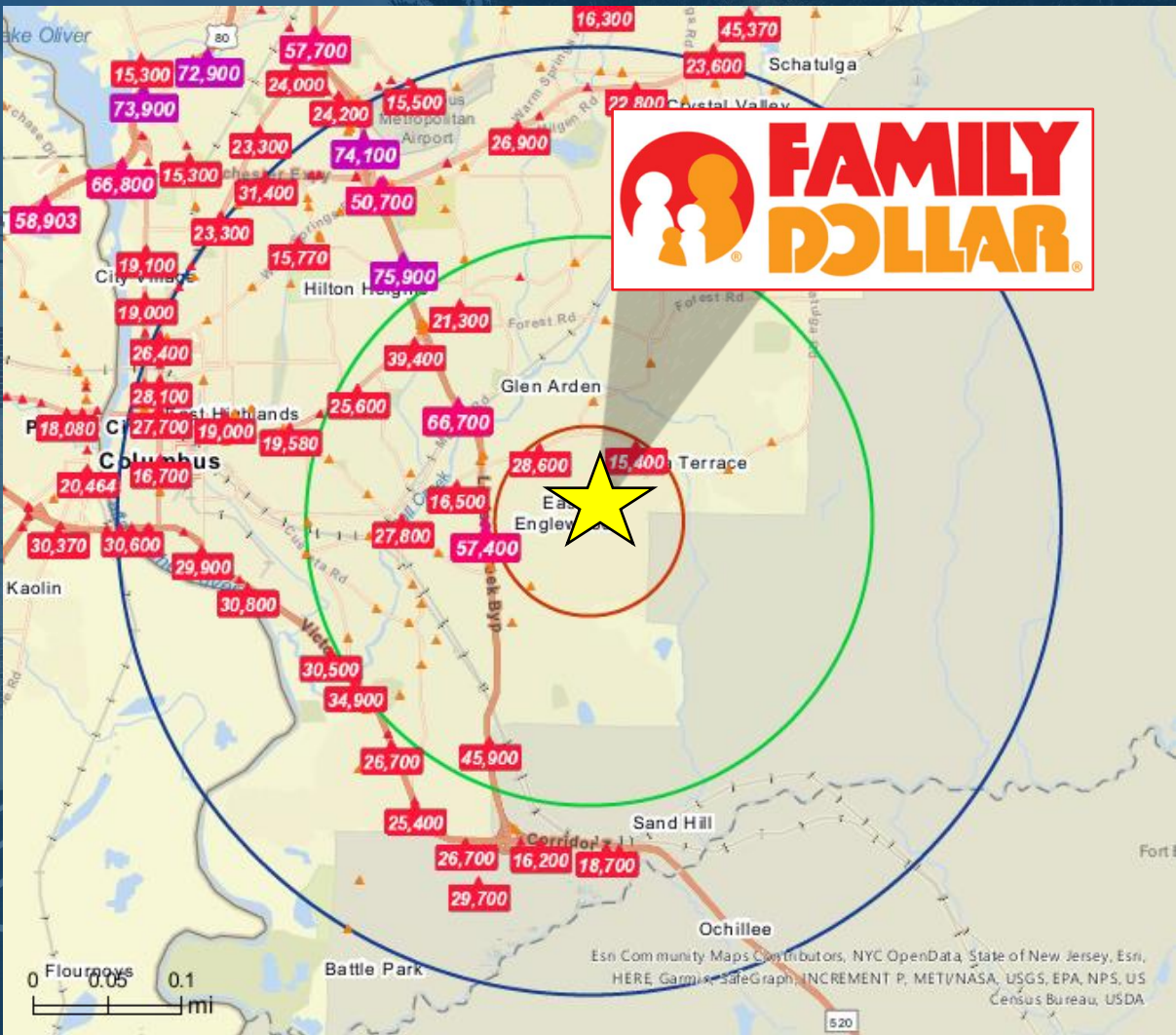
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TRAFFIC COUNT MAP

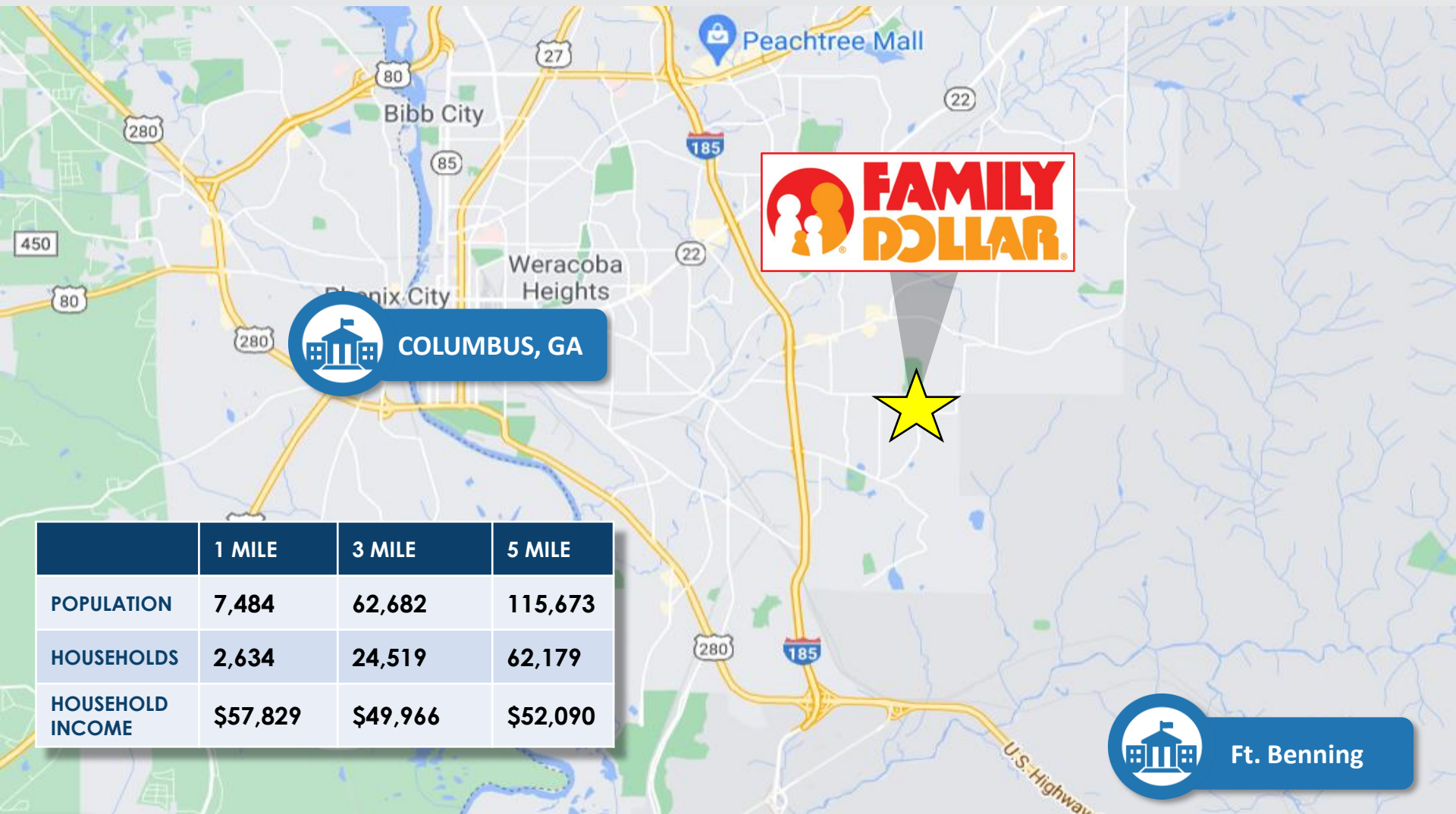
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DEMOGRAPHICS

4710 Steam Mill Road, Columbus, GA 31907



	1 MILE	3 MILE	5 MILE
POPULATION	7,484	62,682	115,673
HOUSEHOLDS	2,634	24,519	62,179
HOUSEHOLD INCOME	\$57,829	\$49,966	\$52,090



TENANT INFORMATION

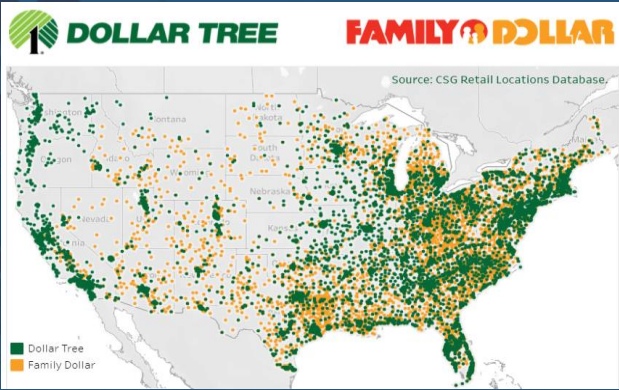
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Family Dollar Stores, Inc. operates a chain of general merchandise retail discount stores primarily for low- and middle-income consumers in the US. For more than 55 years, Family Dollar has been providing value and convenience to customers in easy-to-shop neighborhood locations. Family Dollar's mix of brand names, and quality, private brand merchandise appeals to shoppers in more than 8,200 stores in rural and urban settings across 46 states. Helping families save on the items they need with everyday low prices creates a strong bond with customers who refer to their neighborhood store as "my Family Dollar."

Family Dollar, headquartered in Matthews, NC, is a wholly-owned subsidiary of Dollar Tree, Inc. Dollar Tree acquired Family Dollar, Inc. in July 2015. Together they are considered the nation's largest small-box discount retailer, operating over 15,000 stores nationwide.

Additional information can be found at www.FamilyDollar.com.





For More Information



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