


 **Click to**
Download OM

 **Price**
\$1,664,371

 **Cap Rate**
6.75%

 **Building**
9,180 SF

 **Land**
0.87 Acres

 **Year Built**
2011



Family Dollar

Decatur, Georgia

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Family Dollar property located at 2480 Snapfinger Rd, Decatur, Georgia 30034 (the "Property"). Family Dollar is operating under a NN lease with few landlord responsibilities, allowing investors the opportunity to acquire a passive asset with approximately 4 and one half years of base term remaining. The lease features rent increases in each of the six, 5-year option periods.



Top Ranked National Tenant - One of the largest single price point operators



Strong Corporate Tenant - S&P: BBB Moody's Baa2



Essential Retailer - Recession Proof



Superior Visibility - Located on 74,000 Car per Day Intersection



Low Price Point Under \$1,700,000



Kermit Hairston
Associate
khairston@stanjohnsonco.com
P: +1 404.925.9910

Emery Shane
Senior Director
eshane@stanjohnsonco.com
P: +1 770.634.4500
GA Lic. #218628

Brian Lane
Associate Director
blane@stanjohnsonco.com
P: +1 404.663.3412

Billy Benedict
Associate
bbenedict@stanjohnsonco.com
P: +1 404.354.1590

Devan Posey
Associate
dposey@stanjohnsonco.com
P: +1 770.364.4995

Chris Howard
Investment Sales Analyst
choward@stanjohnsonco.com
P: +1 678.654.5652

5755 North Point Pkwy
Suite 262
Alpharetta, GA 30022
stanjohnsonco.com