

FAMILY DOLLAR 10-Year / Net-Lease Arnoldsburg, WV



* Actual location not shown *

- . New Construction - May 2019
- . NN - Limited Landlord Responsibilities
- . \$63K+ Average HHI at 1-Mile Radius
- . Limited National Competition in Immediate Vicinity

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FAMILY DOLLAR — NN LEASE

PURCHASE PRICE: \$1,500,000
(CAP RATE 6.13%)



411 Arnoldsburg Road – Arnoldsburg, WV 25234

Building Size: 8,320 Square Feet

Land Size: Approx. 1.63 Acres

Parking: Adequate

Area Tenants: United States Post Office,
Arnoldsburg Elementary School,
Calhoun Banks



Current NOI:	\$92,000.04 (\$11.06 per building SF)
Initial Rent Commencement:	May 1, 2019
Lease Expiration:	May 30, 2029
Initial Lease Term:	10-Year - Net-Lease
Renewal Options:	Six (6) / 5 Year Renewals
Rent Increases:	3% Increase in Options

Demographics:	1-MILE	3-MILE	5-MILE
Population:	109	927	2,272
Median Income:	\$37,026	\$36,322	\$36,562
Average Income:	\$63,385	\$61,819	\$57,381

Tenant Responsibility:	Real Estate Taxes, Building Insurance, Minor CAM & HVAC Maintenance
Lessor Responsibility:	Roof, Structure, Major CAM/HVAC/Parking Lot Annual Insurance Premium increases greater than 5%
Lease Guarantor:	Family Dollar Corporation A wholly owned subsidiary of Dollar Tree, Inc. NASDAQ: DLTR

CONTACT INFORMATION

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WV Broker of Record #WV0026307
Gillian Greenfield
Greenfield & Craun Commercial

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Aerial View of Site



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**Aerial View with Tenants
& Traffic Generators**



Arnoldsburg
Elementary School
(210 Students)

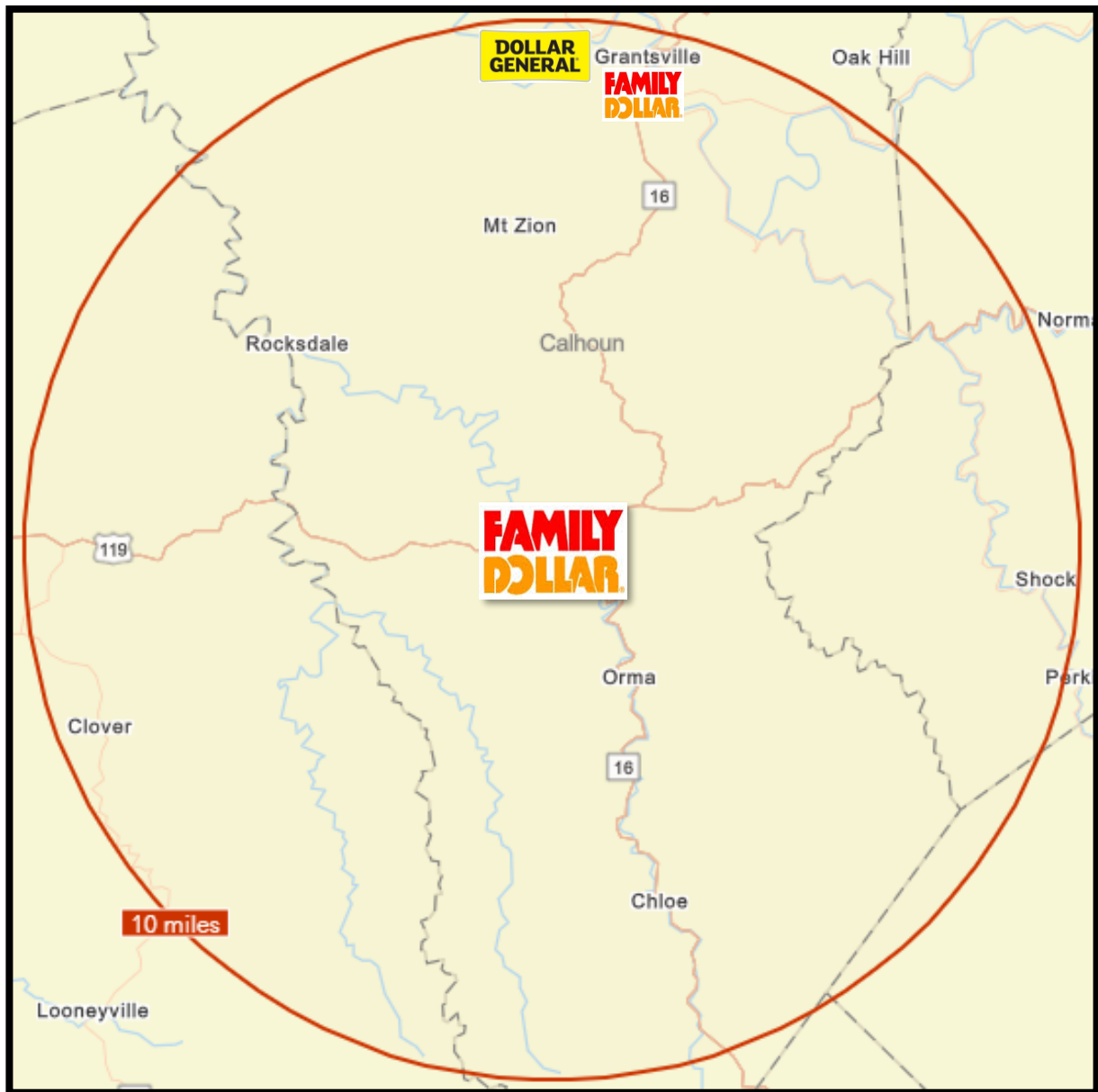
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Discount Retailers Within 10-Mile Radius

Red: 10 Mile Radius



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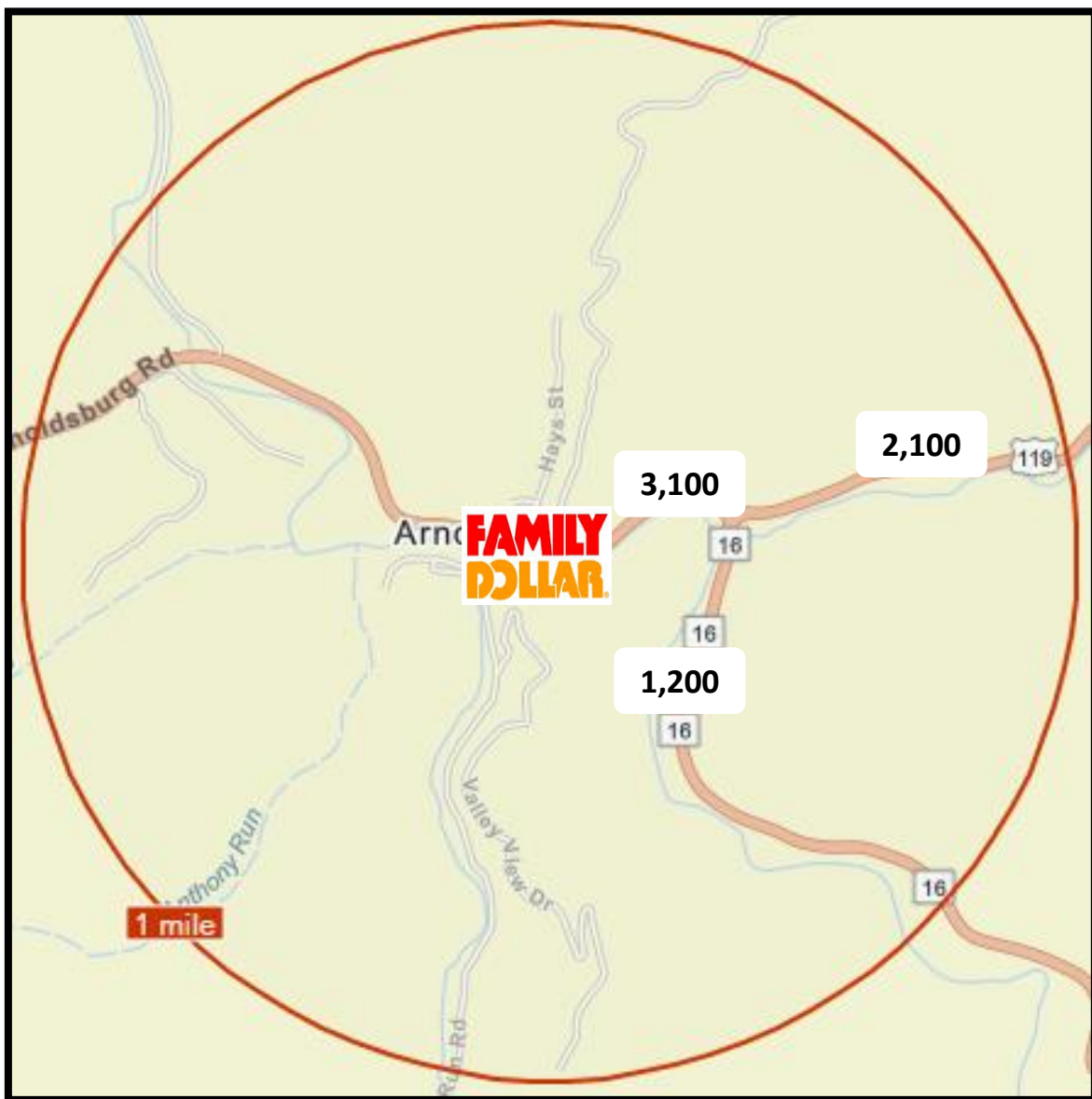
Traffic Counts

Data from: 2001

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Red: 1 Mile Radius



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Traffic Counts

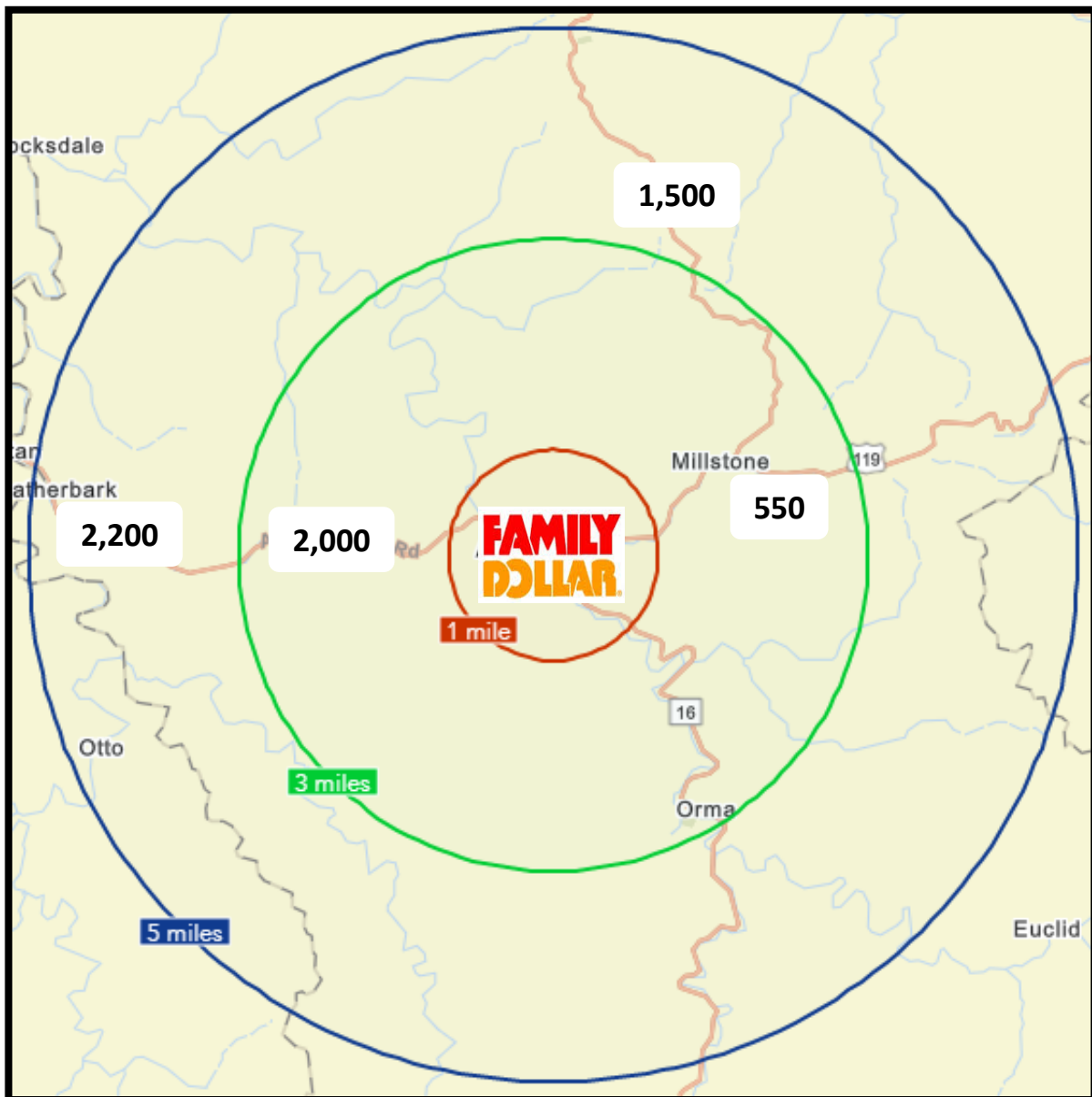
Data from: 2001

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Red: 1 Mile Radius

Green: 3 Mile Radius

Blue: 5 Mile Radius

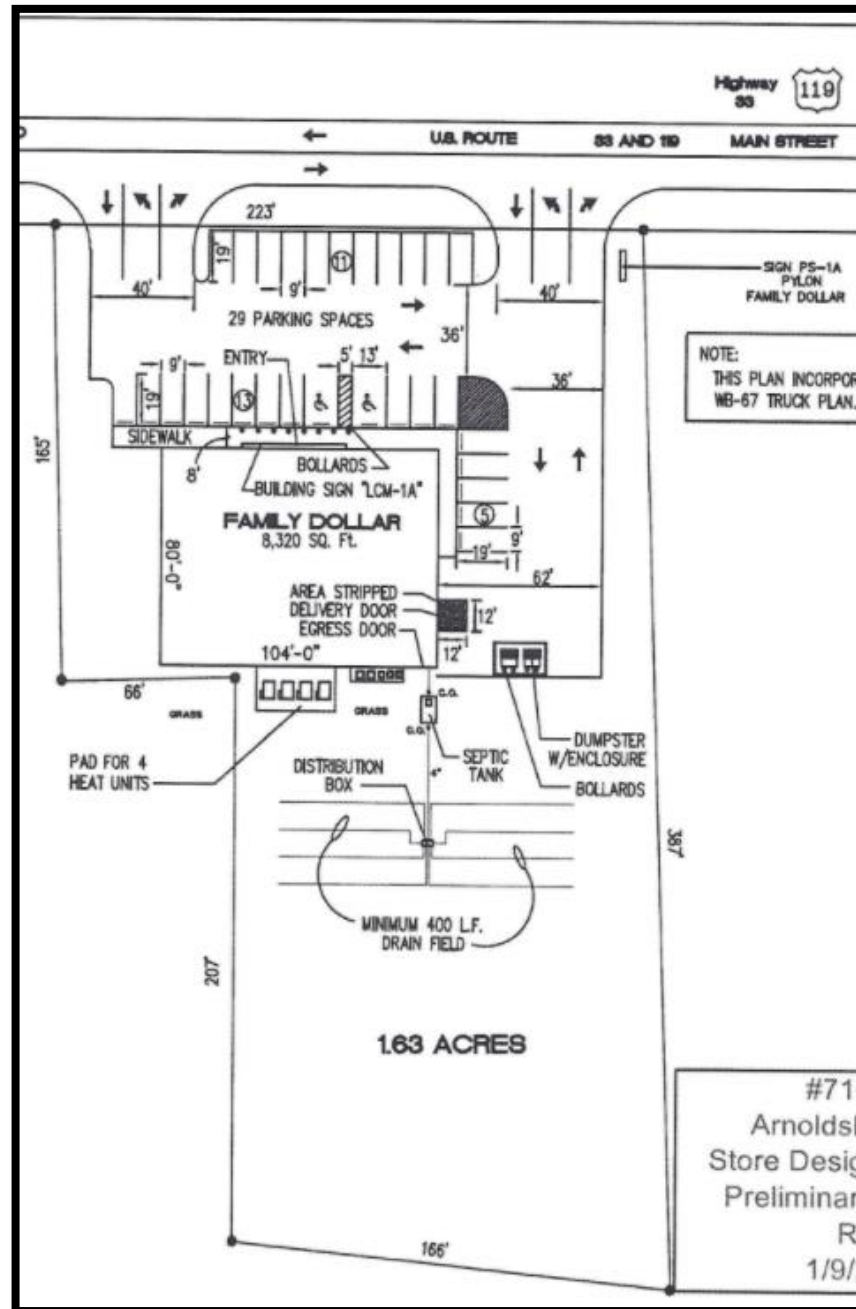


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Site Plan

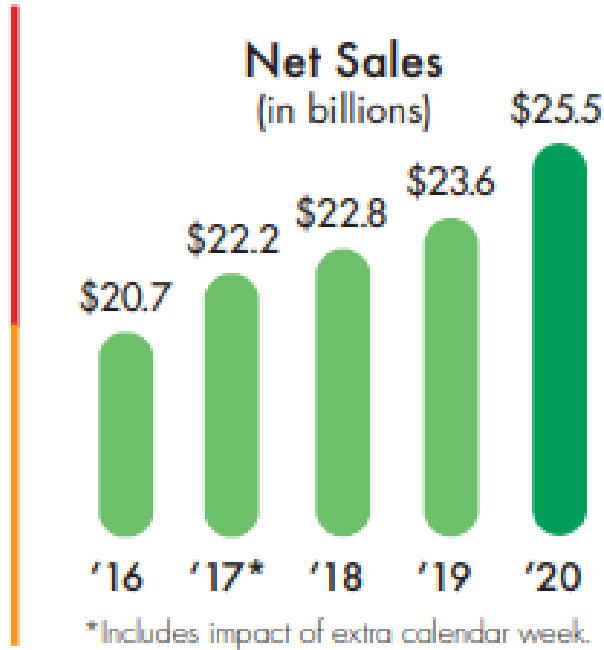
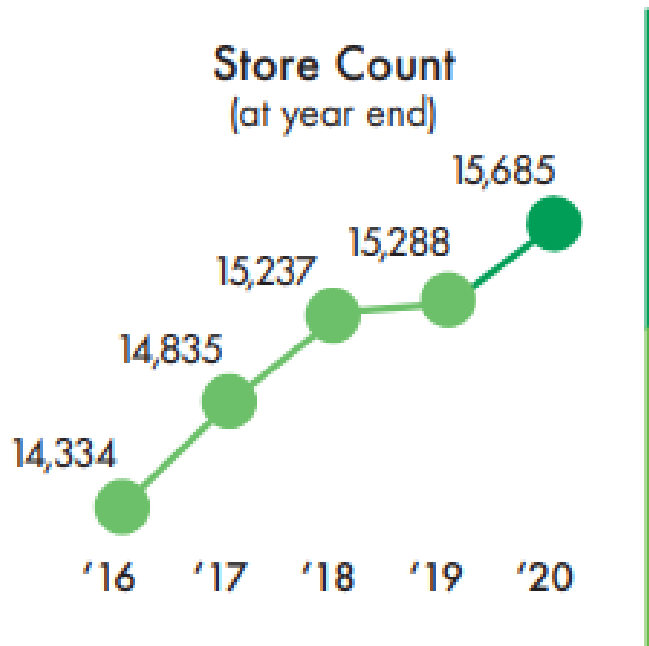
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Corporate Profile



Source: <https://www.dollartreeinfo.com/static-files/f1a166d5-12c2-478b-9f99-0c142f88d884>

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Corporate Profile

Business Summary

Dollar Tree, Inc. operates discount variety retail stores in the United States and Canada. It operates through two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, and other items; and seasonal goods, which include Valentine's Day, Easter, Halloween, and Christmas merchandise. This segment operates **6,650 stores under the Dollar Tree** and Dollar Tree Canada brands, as well as 11 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. The Family Dollar segment operates general merchandise discount retail stores that offer consumable merchandise, which comprise food, tobacco, health and beauty aids, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. It also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise, which include Valentine's Day, Easter, Halloween, and Christmas merchandise, as well as personal electronics that comprise pre-paid cellular phones and services, stationery and school supplies, and toys. This segment operates **8,185 stores under the Family Dollar brand**, 11 distribution centers, and a store support center in Matthews, North Carolina. Dollar Tree, Inc. was founded in 1986 and is headquartered in Chesapeake, Virginia.

Dollar Tree, Inc. (DLTR)

NasdaqGS - NasdaqGS Real Time Price. Currency in USD

★ Add to watchlist

Visitors trend 2W ↓ 10W ↑ 9M ↑

99.03 +0.03 (+0.03%) **99.03** 0.00 (0.00%)

At close: 4:00PM EDT

After hours: 04:39PM EDT

Summary Company Outlook + Chart Conversations Statistics Historical Data Profile Financials Analysis Options

Previous Close	99.00	Market Cap	22.97B
Open	98.86	Beta (5Y Monthly)	0.87
Bid	98.65 x 1100	PE Ratio (TTM)	15.95
Ask	99.07 x 800	EPS (TTM)	6.21
Day's Range	98.80 - 99.61	Earnings Date	Aug 25, 2021 - Aug 30, 2021
52 Week Range	84.41 - 120.37	Forward Dividend & Yield	N/A (N/A)
Volume	1,630,943	Ex-Dividend Date	N/A
Avg. Volume	2,322,866	1y Target Est	117.59



As of: 07/28/2021 - Source: <https://finance.yahoo.com/quote/DLTR?p=DLTR>

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