

Marcus & Millichap



FAMILY DOLLAR HOOKERTON

110 EAST MAIN STREET / HOOKERTON, NC 28538

FINANCIAL ANALYSIS

FAMILY DOLLAR				
PROPERTY ADDRESS	110 East Main Street, Hookerton, NC 28538			
PRICE	\$1,175,000			
CAP RATE	7.75%			
PRICE/SF	\$141.23			
YEAR BUILT	2014			
GROSS LEASABLE AREA	8,320+/- SF			
LOT SIZE	.99+/- Acres			
TYPE OF OWNERSHIP	Fee Simple			
BASE RENT	\$91,026			

YEAR	BASE ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 9/30/2025	\$91,026	\$7,586	\$10.94	7.75%
Years 11 - 15 (Option 1)	\$100,129	\$8,344	\$12.03	8.52%
Years 16 - 20 (Option 2)	\$110,141	\$9,178	\$13.24	9.37%
Years 21 - 25 (Option 3)	\$121,156	\$10,096	\$14.56	10.31%
Years 26 - 30 (Option 4)	\$133,271	\$11,106	\$16.02	11.34%
Years 36 - 40 (Option 5)	\$146,598	\$12,217	\$17.62	12.48%
Years 41 - 45 (Option 6)	\$161,258	\$13,438	\$19.38	13.72%

TENANT SUMMARY	
Tenant Trade Name	Family Dollar
Tenant	Corporate
Ownership	Fee Simple
Lease Type	Double-Net (NN)
Roof and Structure Maintenance	Landlord
Lease Term	10 Years
Lease Expiration Date	9/30/2025
Increases	10% Each Renewal Option
Renewal Options	6, 5-Year Options Remaining
Headquartered	Chesapeake, VA (Dollar Tree)
Number of Locations	15,000+ (Dollar Tree and Family Dollar)
Annual Revenue	\$23.6 Billion (Dollar Tree and Family Dollar)
Credit Rating	BBB- (Dollar Tree, Inc.)
Rating Agency	Standard & Poors (Dollar Tree, Inc.)
Stock Symbol	DLTR (Dollar Tree, Inc.)
Board	NASDAQ
Web Site	www.familydollar.com www.dollartree.com

\$25.51B

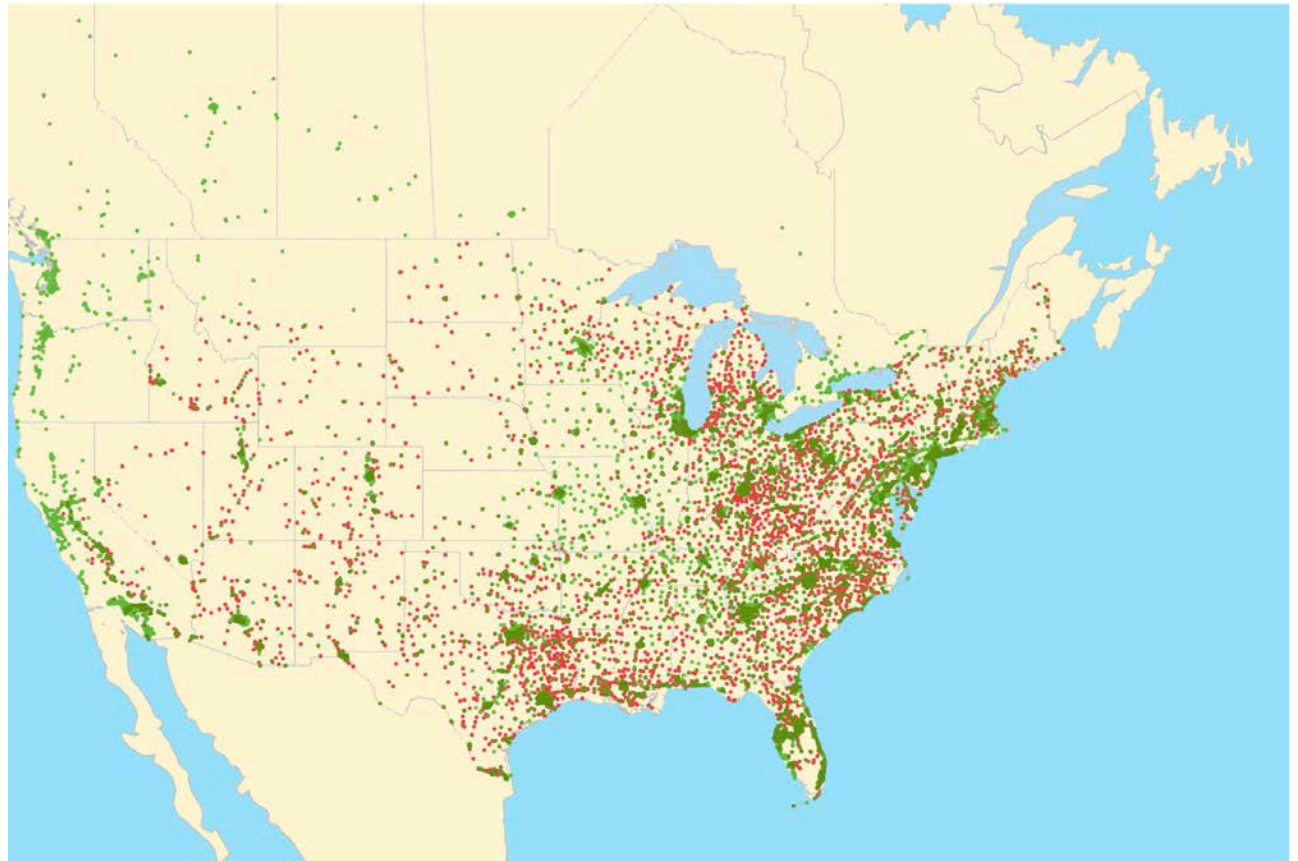
NET SALES
in 2020

15,000+

STORES
in 48 States

131

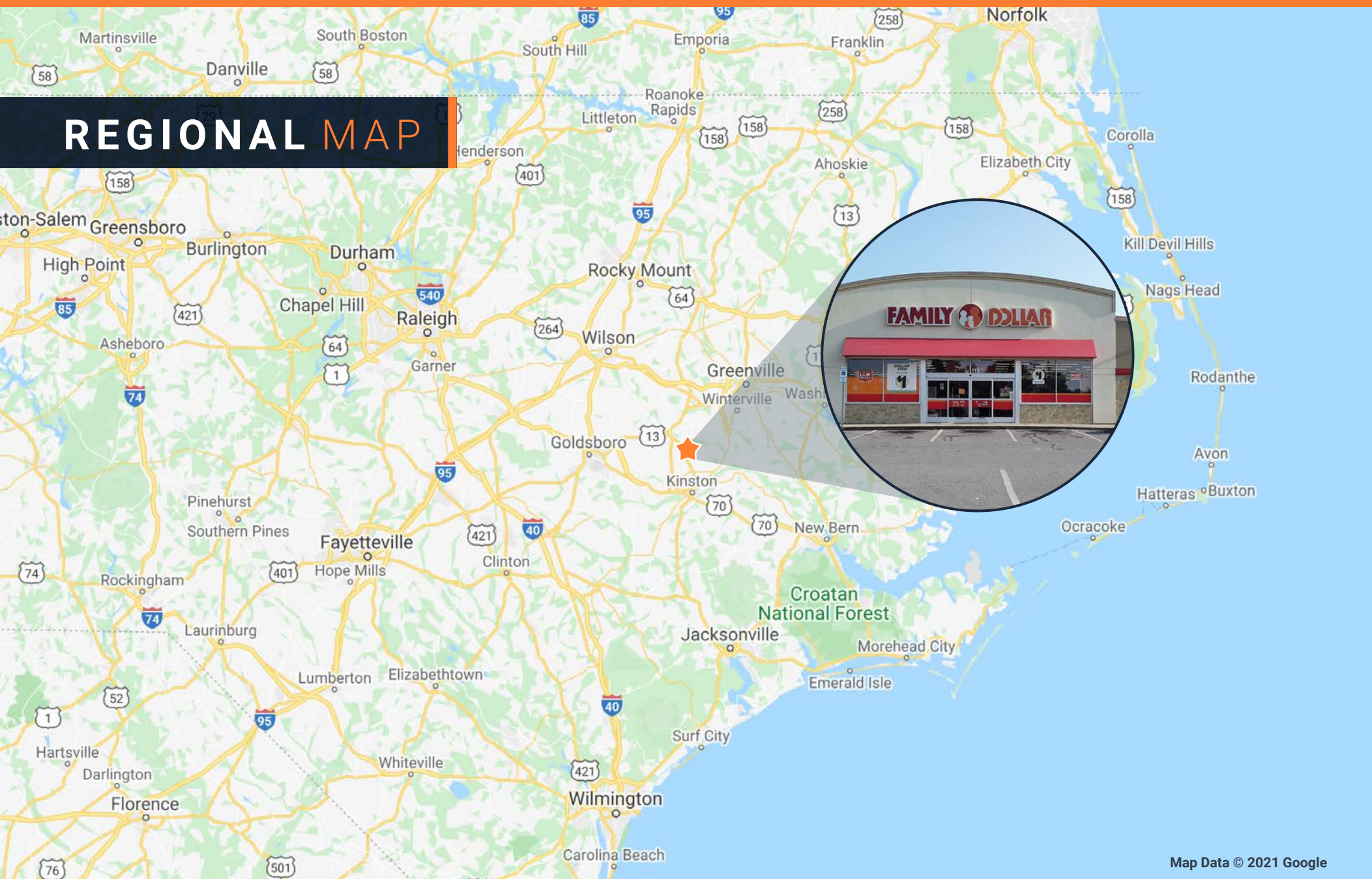
FORTUNE 500 RANKING
in 2020



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. To learn more about the Company, visit www.DollarTree.com or www.FamilyDollar.com.

Source: www.dollartreeinfo.com

REGIONAL MAP



Map Data © 2021 Google



AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2020 ESTIMATE	539	3,628	9,304
2020 DAYTIME POPULATION	263	1,791	5,393
2020 EST. AVERAGE HOUSEHOLD INCOME	\$48,568	\$50,210	\$55,010
2020 EST. MEDIAN HOUSEHOLD INCOME	\$32,875	\$33,912	\$39,485
2020 EST. PER CAPITA INCOME	\$21,501	\$15,033	\$18,811

2020 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	1.03%	1.58%	2.09%
\$150,000 - \$199,999	1.10%	1.00%	1.33%
\$100,000 - \$149,999	5.79%	5.00%	5.70%
\$75,000 - \$99,999	11.71%	11.83%	12.63%
\$50,000 - \$74,999	14.52%	16.18%	17.75%
\$35,000 - \$49,999	13.66%	13.38%	13.41%
\$25,000 - \$34,999	17.16%	14.95%	13.11%
\$15,000 - \$24,999	17.73%	18.67%	17.01%
\$10,000 - \$14,999	10.77%	10.77%	9.50%
Under \$9,999	6.53%	6.64%	7.47%

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