OFFERING MEMORANDUM

1028 N GETTYSBURG AVE DAYTON, OH \$1,257,658 | 7.00% CAP





EXCLUSIVELY LISTED BY

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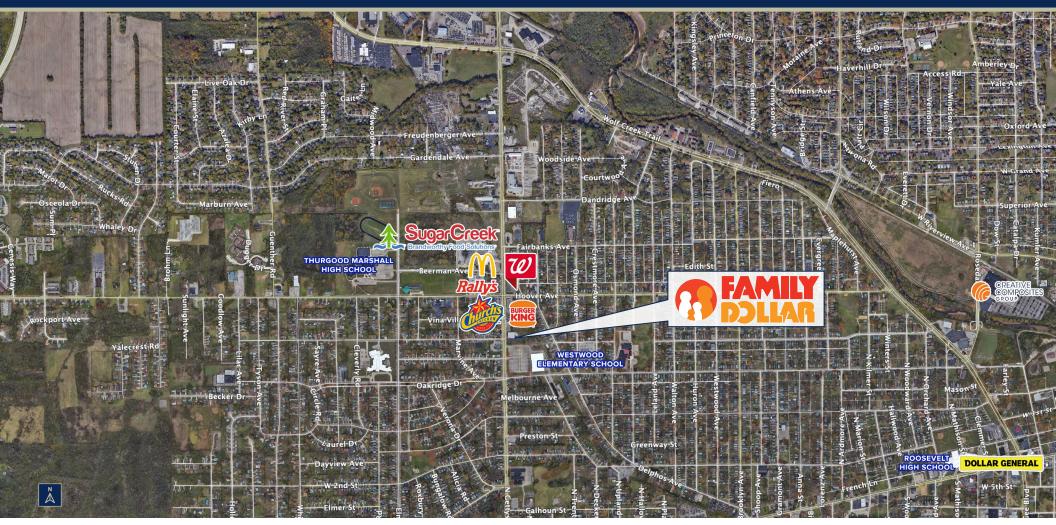
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FAMILY DOLLAR | DAYTON, OH

EXECUTIVE SUMMARY

\$1,257,658 PRICE		7.00% CAP	\$88,036
LOCATION		28 N Gettysbu yton, OH 454	
LEASE TYPE	NN - Landlord Responsible for Roof and Structure		
LEASE EXPIRATION	January 31, 2025		
LESSEE	Family Dollar		
GUARANTOR	Do	llar Tree (NAS	SDAQ:DLTR)
OPTIONS	(4) 5-Year Options		
INCREASES	10% Every 5 Years Including Options		
LAND SIZE	±1.02 Acres		
BUILDING SIZE	±8,320 Square Feet		
YEAR BUILT	2012		



FAMILY DOLLAR | DAYTON, OH

PROPERTY HIGHLIGHTS

- Family Dollar corporate guarantee (S&P Credit Rating: "BBB")
- High traffic location with nearly 21,000 vehicles per day on Gettysburg Avenue
- Dense infill location with a population of over 149,000 within 5-miles
- Strong performing location that reports store sales (contact broker)
- Double net lease that was recently extended in January 2021, showing the tenant's commitment to this location
- Less than 5-miles from Dayton University with over 11,000 full-time students enrolled
- Greater Dayton has an estimated 803,416 residents, making it the fourth-largest metropolitan area in Ohio
- Founded in Charlotte, North Carolina in 1959, Family Dollar now operates over 8,200 locations in 47 states
- Nearby retailers include Burger King, Church's Chicken, Rally's, McDonald's, Walgreens and more

ABOUT FAMILY DOLLAR

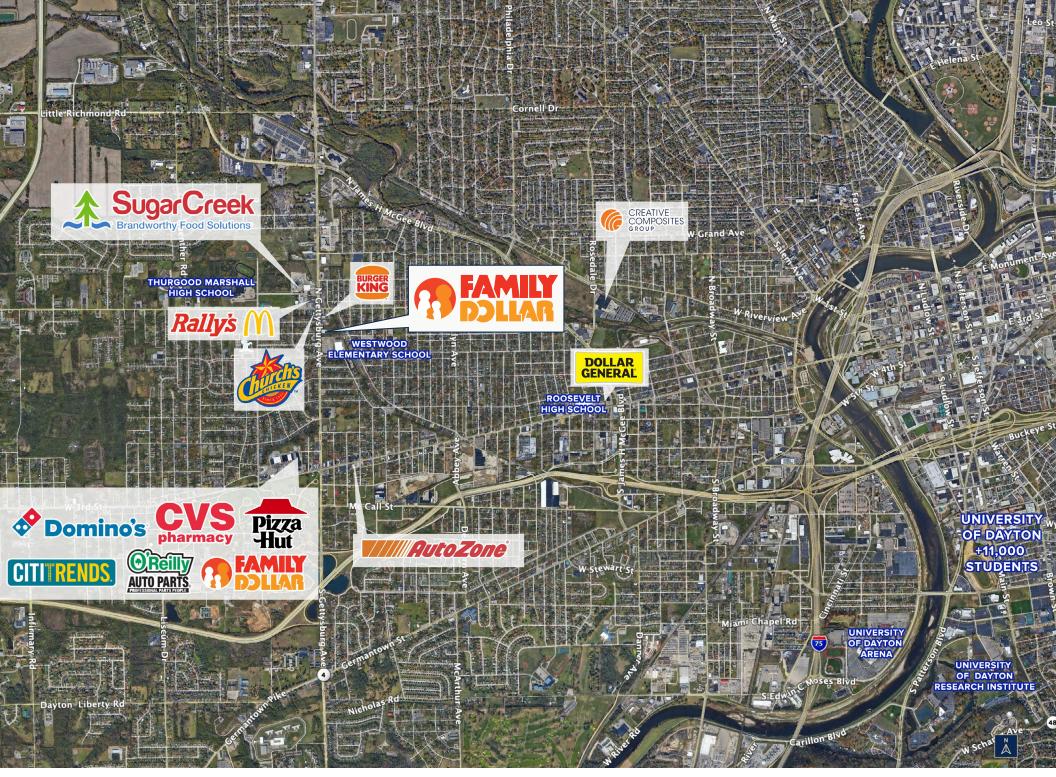


When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is THE one-stop shop! As one of the nation's fastest-growing retailers, we offer a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices. Many of our items are \$1 or less, and most items in the store are priced below \$10. We make shopping fun while keeping our shoppers' budgets top of mind.

During the new millennium, Family Dollar became a Fortune 500 company. Seven years after Family Dollar was added to the S&P 500 index in 2001, company stock finished first among the index. Sales rocketed to \$5 billion annually throughout the decade, and Family Dollar opened its 5,000th store in Jacksonville, Florida.

During the 2010s, Family Dollar officially merged with Dollar Tree, together becoming one of the largest small-format retailers in the United States. The merger was announced in 2014, and made official the next year. At this point, Family Dollar operated well over 8,000 stores, and their 10th distribution center opened in Ashley, Indiana.





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FAMILY DOLLAR | DAYTON, OH

AREA OVERVIEW

Dayton is the sixth-largest city in the state of Ohio and the county seat of Montgomery County. The 2019 U.S. census estimate put the city population at 140,407, while Greater Dayton was estimated to be at 803,416 residents. This makes Dayton the fourth-largest metropolitan area in Ohio and 63rd in the United States. Dayton is within Ohio's Miami Valley region, just north of Greater Cincinnati.

DAYTON -

IS THE FOURTH-LARGEST METROPOLITAN AREA IN OHIO

POPULATION 7



DEMOGRAPHICS

POPULATION

		1 Mile	3 Miles	5 Miles
	2021 Est Population	10,859	71,442	149,634
\succ	2026 Proj Population	11,047	72,128	150,565

2021 HOUSEHOLD INCOME

		1 Mile	3 Miles	5 Miles
	Avg Household Income	\$35,974	\$40,838	\$49,325
\mathbf{P}	Med Household Income	\$26,345	\$28,802	\$34,029

2021 HOUSEHOLDS



	1 Mile	3 N
louseholds	4,789	29
Average HH Size	4,871	29

3 Miles	5 Miles
29,333	60,740
29,619	61,171



TRAFFIC COUNTS



 N Gettysburg Ave @ Shenandoah Dr S
 ±20,764 VPD

 N Gettysburg Ave @ Vina Villa Ave S
 ±18,610 VPD

CoStar 2014/2018

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