

**OFFERING
MEMORANDUM**

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



EXCLUSIVELY LISTED BY

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FAMILY DOLLAR | DAYTON, OH

EXECUTIVE SUMMARY

\$1,257,658

PRICE

7.00%

CAP

\$88,036

NOI

LOCATION

1028 N Gettysburg Ave
Dayton, OH 45417

LEASE TYPE

NN - Landlord Responsible for
Roof and Structure

LEASE
EXPIRATION

January 31, 2025

LESSEE

Family Dollar

GUARANTOR

Dollar Tree (NASDAQ: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



+8,200
Locations



±47 STATES
in the U.S.



1959
Founded



DOLLAR TREE

Parent
Company

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.





 **SugarCreek**
Brandworthy Food Solutions

 **CREATIVE COMPOSITES GROUP**

THURGOOD MARSHALL HIGH SCHOOL

 **BURGER KING**

 **FAMILY DOLLAR**

 **DOLLAR GENERAL**

 **Rally's** 

 **Church's CHICKEN**

WESTWOOD ELEMENTARY SCHOOL

ROOSEVELT HIGH SCHOOL

 **Domino's**  **CVS pharmacy**  **Pizza Hut**

 **AutoZone**

 **CITITRENDS**  **O'Reilly AUTO PARTS**  **FAMILY DOLLAR**

UNIVERSITY OF DAYTON
+11,000 STUDENTS

UNIVERSITY OF DAYTON ARENA

UNIVERSITY OF DAYTON RESEARCH INSTITUTE

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



±803,416 RESIDENTS
IN GREATER DAYTON AS OF 2019

DEMOGRAPHICS

POPULATION



	1 Mile	3 Miles	5 Miles
2021 Est Population	10,859	71,442	149,634
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
Med Household Income	\$26,345	\$28,802	\$34,029

2021 HOUSEHOLDS



	1 Mile	3 Miles	5 Miles
Households	4,789	29,333	60,740
Average HH Size	4,871	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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