



DOLLAR STORE LEASEHOLD FOR SALE

ACTUAL PROPERTY PHOTO

FAMILY DOLLAR

4219 Colerain Ave, Cincinnati, OH 45223

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TABLE OF CONTENTS

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Contents

COVER PAGE	1
EXECUTIVE SUMMARY	3
LOCATION OVERVIEW - CINCINNATI	4
TENANT PROFILE - FAMILY DOLLAR	5
PROPERTY PHOTO	6
PROPERTY PHOTO	7
RETAIL MAP	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL	11
DEMOGRAPHICS MAP & REPORT	12
BACK PAGE	13

FAMILY DOLLAR

4219 Colerain Ave | Cincinnati, OH 45223

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$500,000
FD Rent	\$87,450
Land Lease Expense	\$40,000
NOI:	\$47,450
Cap Rate:	9.49%
Land Acreage:	1.0 Acres
Year Built:	1965
Building Size:	9,320
Price / SF:	\$53.65
Renovated:	2005

LEASE SUMMARY

Lease Type:	Leasehold
Taxes / Insurance / CAM:	Tenant Responsibility
Roof:	Landlord
Term Remaining:	3+ Years
Original Lease Term:	20 Years
Commencement Date:	July 31, 2004
Current Term Expiration:	June 30, 2024
Options:	Yes
Increases:	In Option Periods

PROPERTY HIGHLIGHTS

- Family Dollar Land Lease - Minimal Landlord Responsibilities
- 12,848 Vehicles Per Day On Colerain Ave
- 5-Mile Population Exceeds 315,000 Residents Located
- Less Than 5 Miles From Downtown Cincinnati Essential
- Retail Tenant
- Rare "Bite-Sized" Price Point

LOCATION OVERVIEW - CINCINNATI



LOCATION OVERVIEW

Cincinnati is a major city in the U.S. state of Ohio and the government seat of Hamilton County. Settled in 1788, the city is located at the northern side of the confluence of the Licking and Ohio rivers, the latter of which marks the state line with Kentucky. The city is the economic and cultural hub of the Cincinnati metropolitan area, the fastest growing economic power in the Midwestern United States based on increase of economic output, which had a population of 2,190,209 as of the 2018 census estimates. This makes it Ohio's largest metropolitan area and the nation's 29th-largest. With a city population estimated at 303,940, Cincinnati is the third-largest city in Ohio and 64th in the United States. Cincinnati is within a day's drive of 49.70% of the United States populace, ranking it as fourth in the list of metro areas with the largest population base within one day's drive time.

Cincinnati is home to three major sports teams: the Cincinnati Reds of Major League Baseball; the Cincinnati Bengals of the National Football League; and FC Cincinnati of Major League Soccer. The city's largest institution of higher education, the University of Cincinnati, was founded in 1819 as a municipal college and is now ranked as one of the 50 largest in the United States. Cincinnati is home to historic architecture with many structures in the urban core having remained intact for 200 years. In the late 1800s, Cincinnati was commonly referred to as the "Paris of America", due mainly to such ambitious architectural projects as the Music Hall, Cincinnati Hotel, and Shillito Department Store. Cincinnati is the birthplace of William Howard Taft, the 27th President of the United States.

Metropolitan Cincinnati has the twenty-eighth largest economy in the United States and the seventh largest in the Midwest, after Chicago, Minneapolis, Detroit, St. Louis, Indianapolis, and Cleveland. It currently has the fastest-growing Midwestern economic capital based on percentages. Several Fortune 500 companies are headquartered in Cincinnati, such as Procter & Gamble, The Kroger Company, and Macy's, Inc.. General Electric has headquartered their Global Operations Center in

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TENANT PROFILE - FAMILY DOLLAR



OVERVIEW

Company:	Family Dollar
Founded:	1959
Total Revenue:	\$10.489 Billion
Net Income:	\$284.5 Million
Number Of Employees:	60,000
Parent:	Dollar Tree (2015 - Present)
Website:	www.familydollar.com

TENANT HIGHLIGHTS

- In 1970, Family Dollar's stock went public for the first time, at \$14.50 per share
- In 1981, the chain's 400th store was opened, followed by a 500th store in 1982
- In 2001, Family Dollar joined the S&P 500 stock market index

TENANT OVERVIEW

Family Dollar is an American variety store chain. With over 8,000 locations in all states except Alaska, Hawaii, Oregon and Washington, it is the second largest retailer of its type in the United States. Family Dollar is headquartered in Matthews, a suburb of Charlotte, North Carolina, where it employs 1,400 people.

In June 2014, activist investor and major shareholder Carl Icahn demanded that Family Dollar be immediately put up for sale.

On July 28, 2014, Dollar Tree announced that it would purchase Family Dollar for \$8.5 billion. The sale delivered a windfall to the company's biggest shareholder Carl Icahn, who acquired his 9.4 percent stake in June 2014. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively.







Aventura
Apartments



FRANCIS
INTERNATIONAL MARKET, INC.



Mt Airy



MARATHON



St. Boniface
Catholic School



St. Boniface
Roman Catholic Church



CLEANING
SERVICE



Food Distribution
Center-Peace Village



Nick Lloyd Bassetts
Exceptional Real Estate Service



contrast
Real Estate



McKle Community
Center



SHO
TECHNOLOGY
SOLUTIONS



Rame African
Hair Braiding



ST



C&D
Cafe



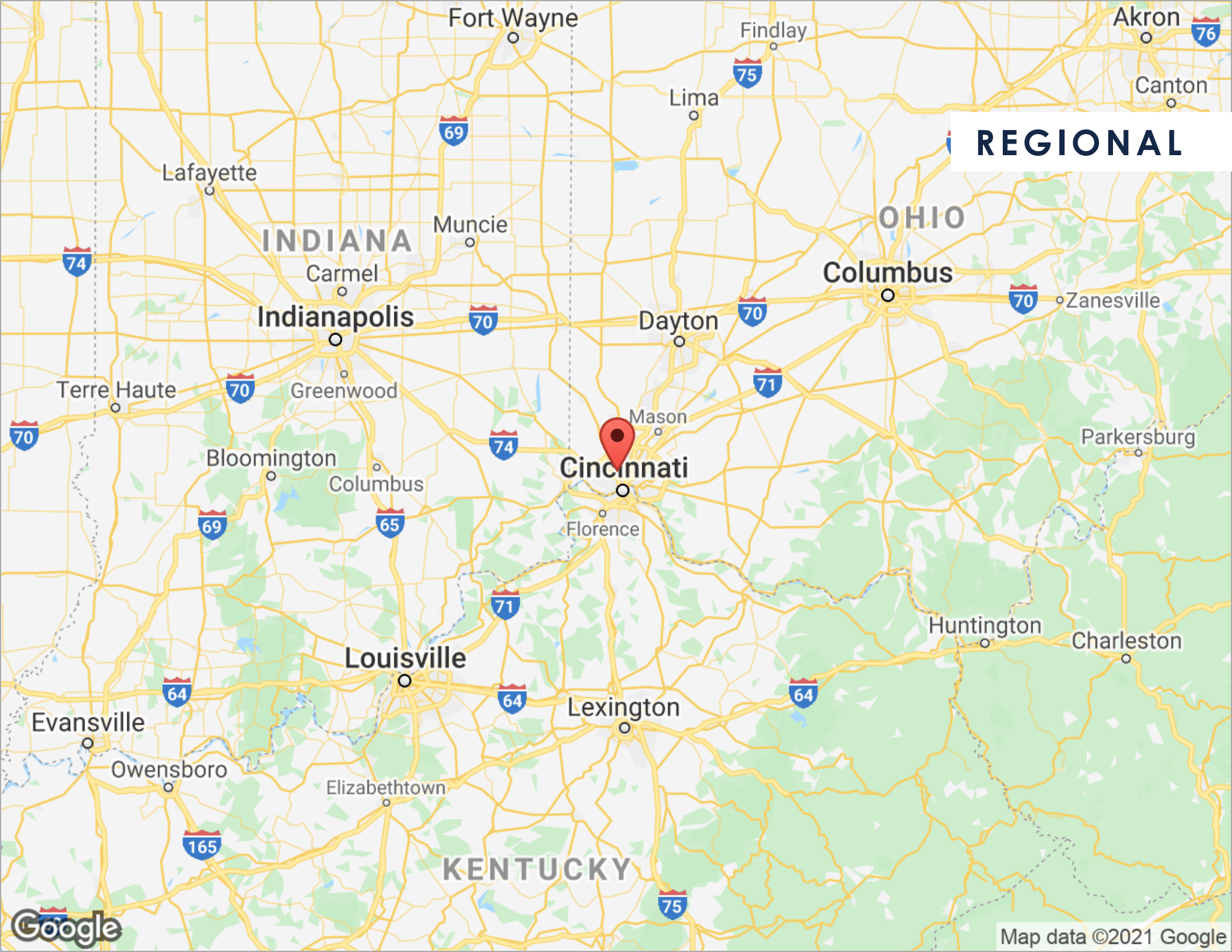
NORTHSIDE
EXPRESS



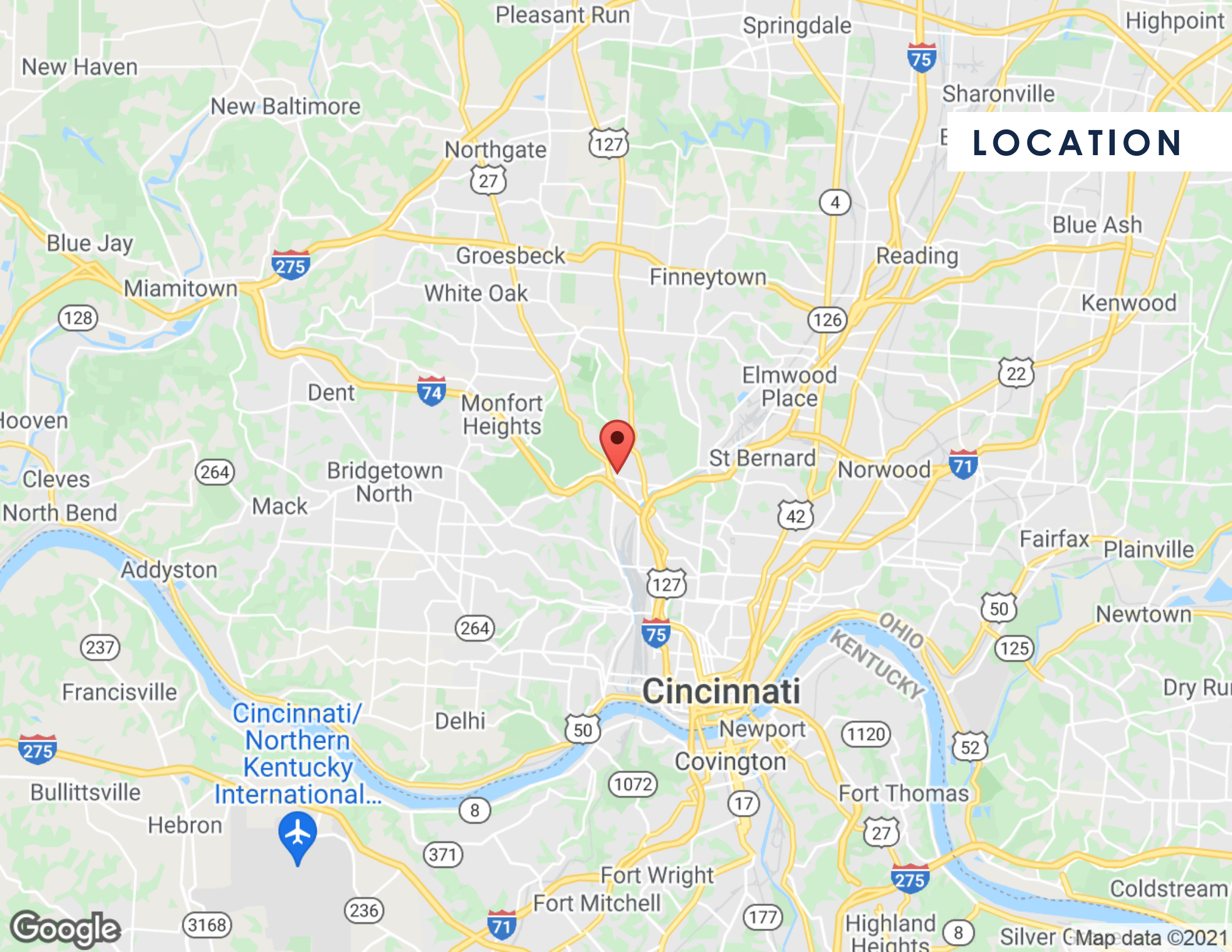
SUBJECT
PROPERTY



Mees Distributors, Inc.
CARRIAGE TIRE & RENTAL STORE



REGIONAL



LOCATION

Cincinnati

Cincinnati/
Northern
Kentucky
International...



Virginia Ave

Jerome Ave

Chase Ave

Georgia Ave

Hanfield St

Florida Ave

Kirby Ave

Gordon St

Beekman St

Beekman St

Colerain Ave

West Fork Mill Creek

SUBJECT
PROPERTY

FAMILY DOLLAR

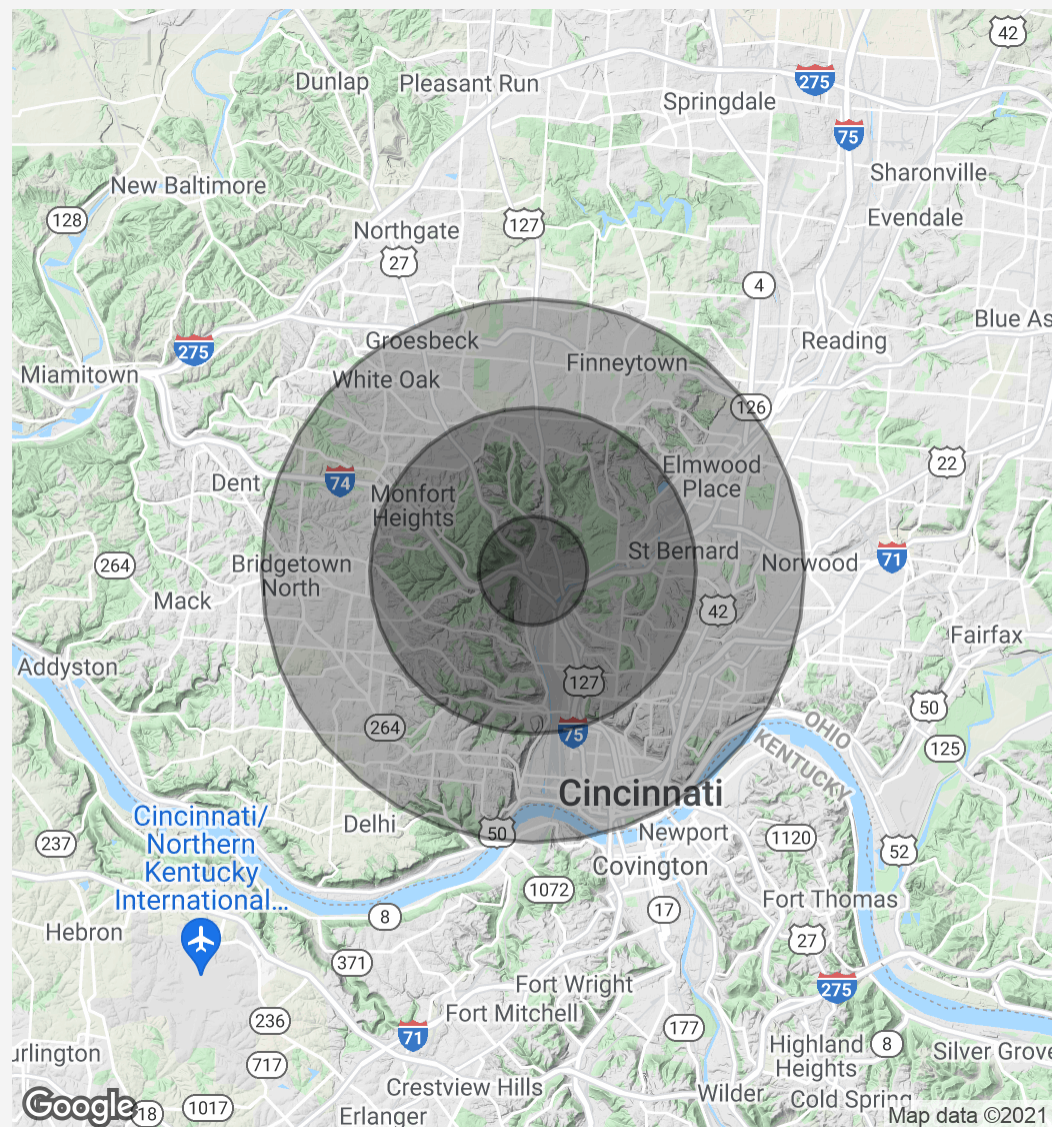
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,554	95,843	315,196
Average age	29.8	32.1	33.3
Average age (Male)	26.4	29.6	31.6
Average age (Female)	31.6	33.7	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,908	40,910	133,101
# of persons per HH	2.4	2.3	2.4
Average HH income	\$36,365	\$43,213	\$45,360
Average house value	\$114,875	\$141,674	\$138,641

* Demographic data derived from 2010 US Census



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