

Family Dollar

330 S Patrick St | Dublin, TX 76446



Subject Property

Property Overview

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Family Dollar property located at 330 S Patrick St, Dublin, TX 76446 (the "Property").

Family Dollar is operating under a NN lease with few landlord responsibilities, allowing investors the opportunity to acquire a passive asset with a 10-year base term. The lease features a 5% rent increase in each of the 6, 5-year option periods. The lease is fully guaranteed by Family Dollar Stores, Inc.

Investment Highlights

- **Essential Retail Tenant**
- **Corporate Guaranty**
- **Long-Term Lease With Rent Increases in Options**
- **Newer Construction**
- **Good Visibility and Traffic Counts**

 Offering Price:
\$1,300,800

 Cap Rate:
6.15%

Offered Exclusively by

Point of Contact



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