

FAMILY DOLLAR TREE - NEW HYBRID STORE BRAND NEW CONSTRUCTION

12055 AL-96, MILLPORT, AL 35576

10,500 SF
FOR SALE



REPRESENTATIVE PHOTO



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656 ELLIS OAK AVENUE

CHARLESTON, SC 29412





DOLLAR TREE®

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OFFERING SUMMARY

OFFERING	
PRICE:	\$1,750,560
NOI:	\$109,410
CAP:	6.25%
GUARANTY:	CORPORATE
TENANT:	FAMILY DOLLAR STORES OF ALABAMA, LLC
LEASE TYPE:	NN
RENTABLE AREA:	10,500 SF
LAND AREA:	0.9 ACRES
YEAR BUILT:	2021
PARCEL #:	401906234000028.00
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	31
ZONING:	COMMERCIAL



INVESTMENT HIGHLIGHTS

FAMILY DOLLAR TREE

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NEW ULTRA-SUCCESSFUL HYBRID STORE CONCEPT



MINIMAL LANDLORD RESPONSIBILITIES



NEW 2021 HIGH QUALITY CONSTRUCTION



FAMILY DOLLAR & DOLLAR TREE THRIVING DURING COVID-19 ECONOMIC IMPACT



31 PARKING SPACES



INVESTMENT GRADE TENANT



FULL ACCESS ONTO HIGHWAY 96



10+ YEARS LEASE

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PROPERTY OVERVIEW

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31 PARKING SPACES



YEAR BUILT: 2021

PARCEL
NUMBER

401906234000028.00



FAMILY DOLLAR STORES OF ALABAMA, LLC

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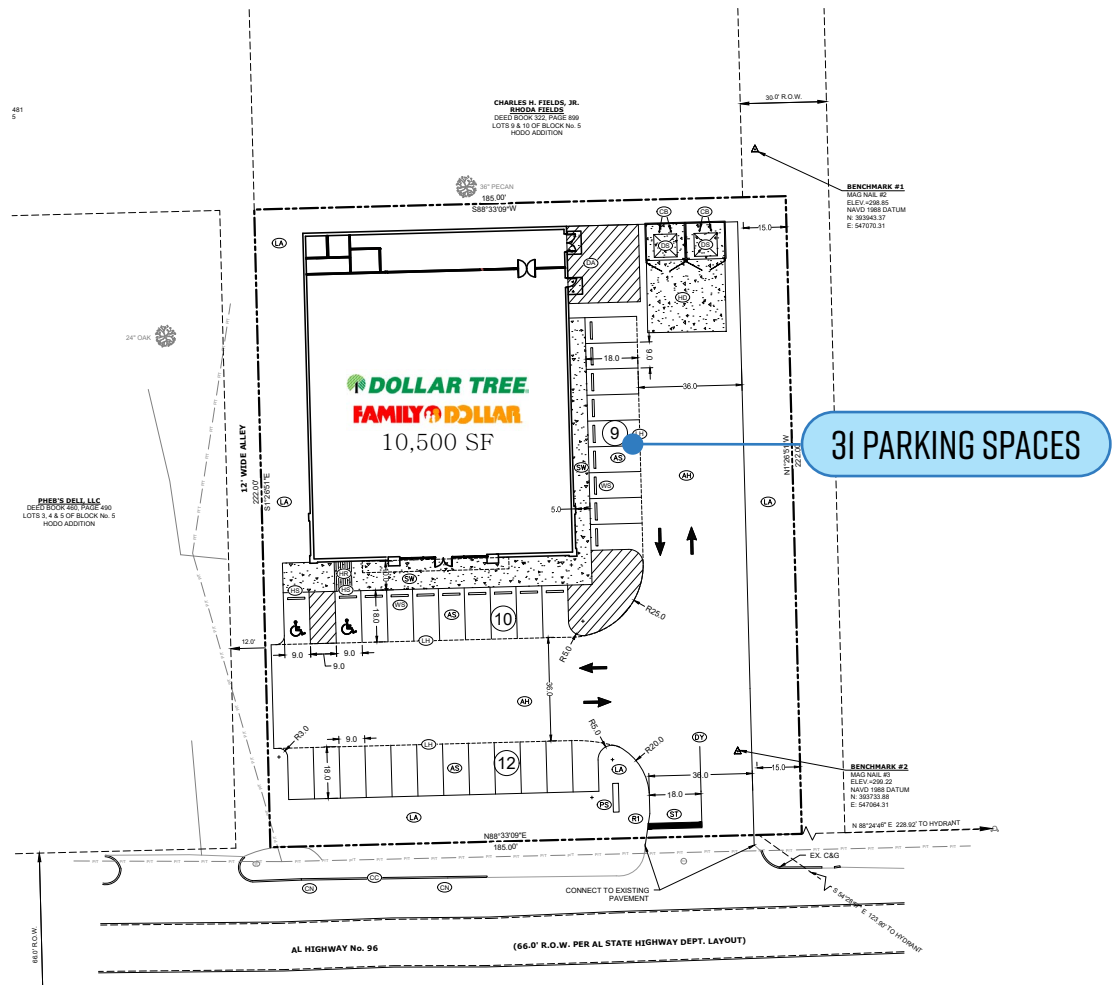
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SITE PLAN

FAMILY DOLLAR TREE

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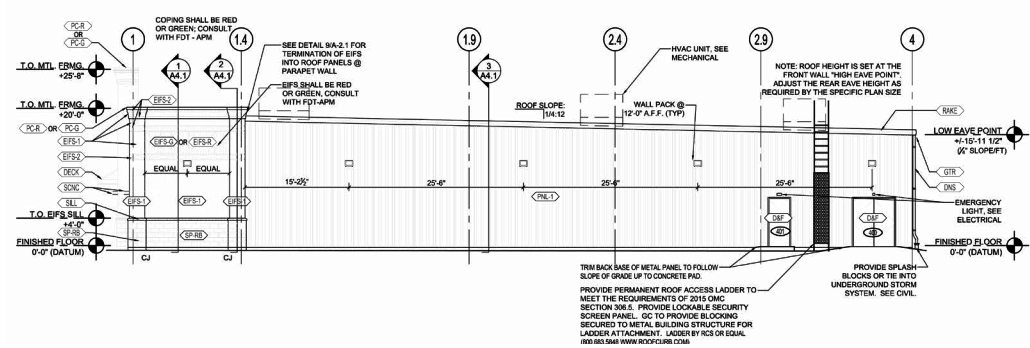
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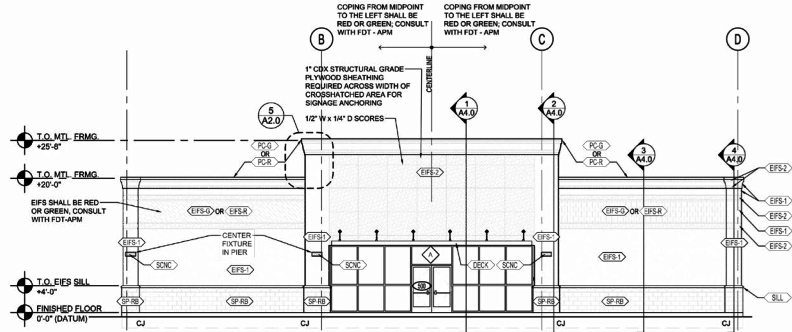
ELEVATIONS

FAMILY DOLLAR TREE

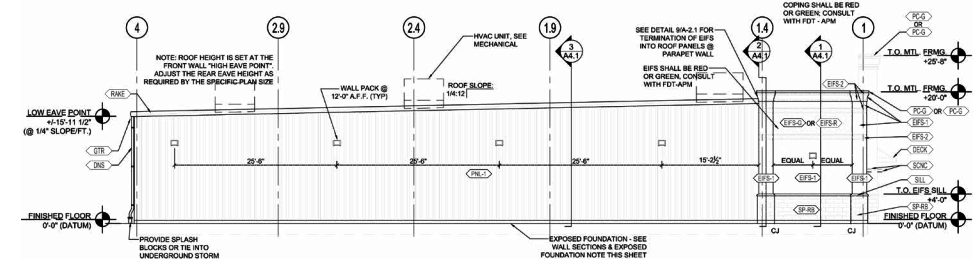
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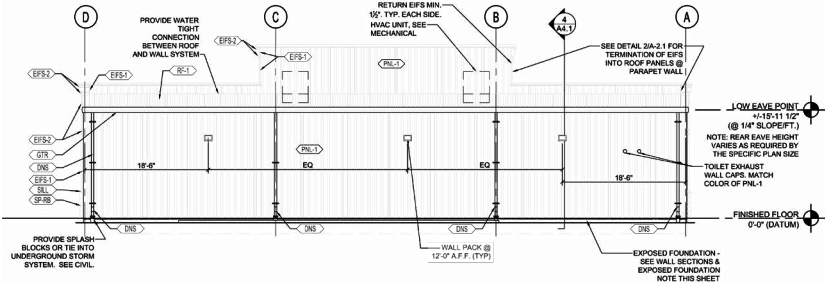
RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

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RENDERINGS

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REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

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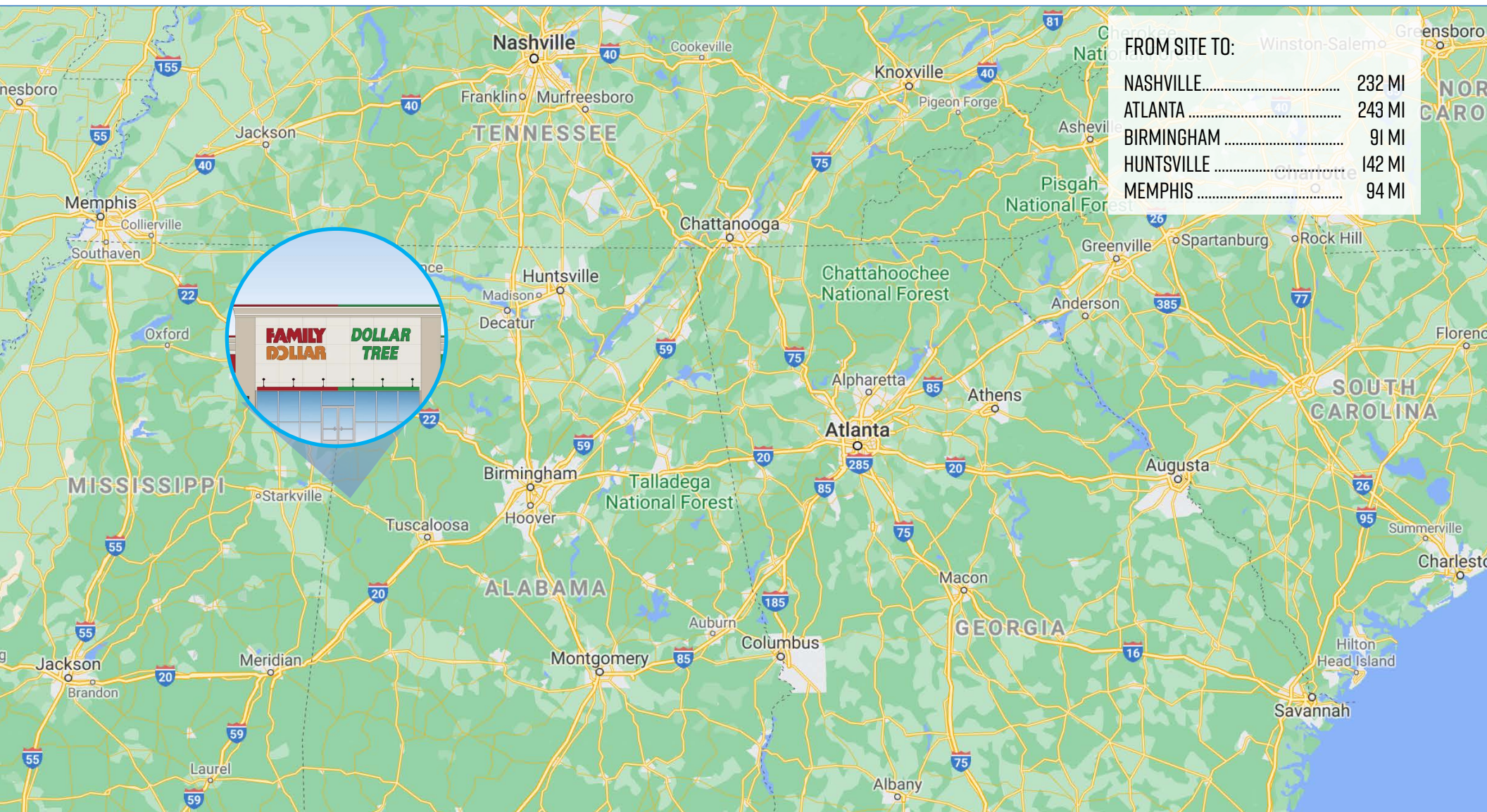
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LOCATION OVERVIEW

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FROM SITE TO:	
NASHVILLE.....	232 MI
ATLANTA	243 MI
BIRMINGHAM	91 MI
HUNTSVILLE	142 MI
MEMPHIS	94 MI

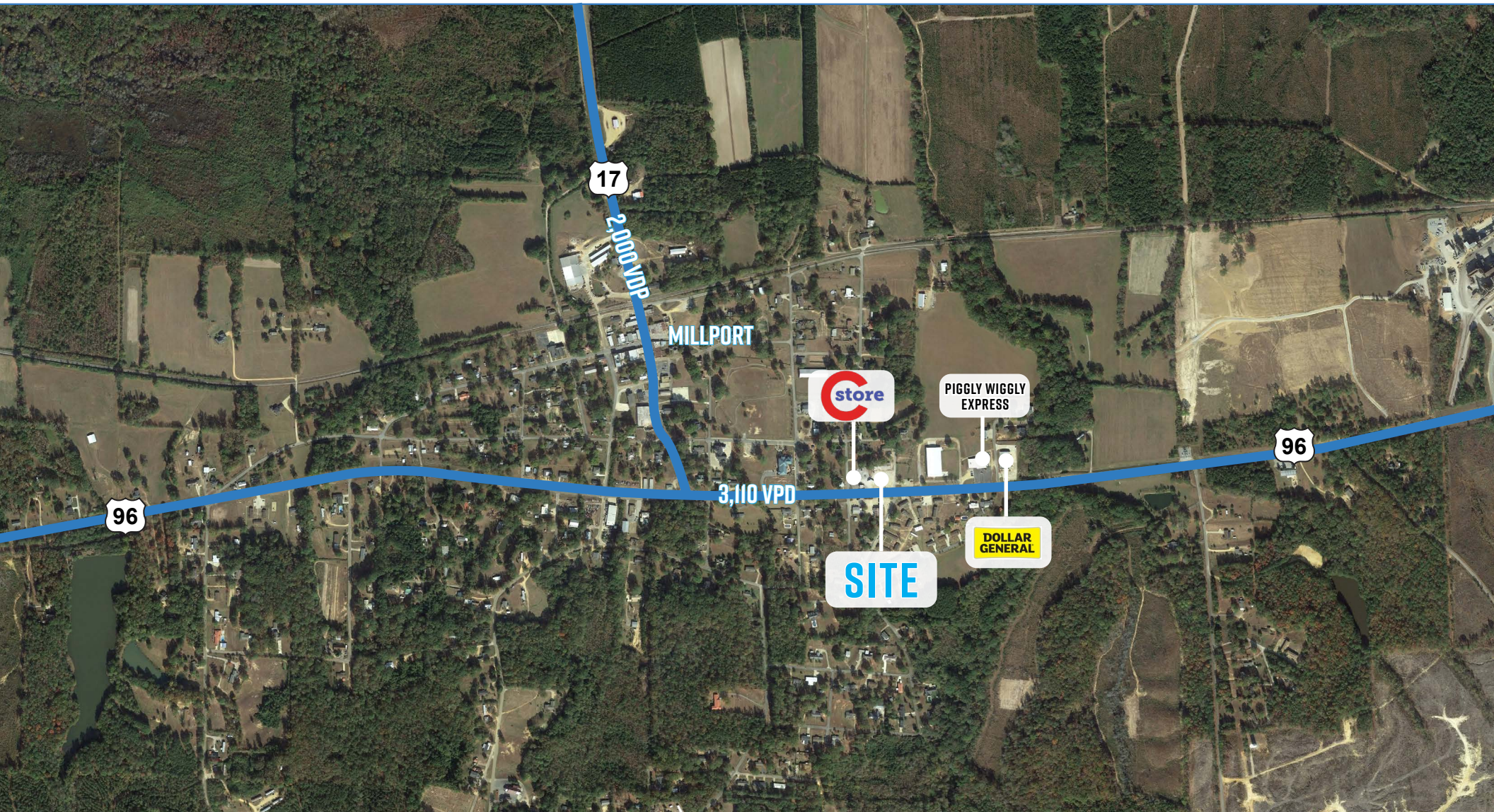
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HIGH AERIAL

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LOW AERIAL

FAMILY DOLLAR TREE

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BUSINESS



MILLPORT LUMBER & MANUFACTURING, L.L.C.

LOCATED AT MILLPORT, AL WITH A DISTANCE OF 0.6 MILES FROM SITE. THE COMPANY HAS 20 TOTAL EMPLOYEES.



HIGHWAY
STATE ROUTE 96



GOLDEN TRIANGLE
REGIONAL AIRPORT



LIFESTYLE / INDUSTRIES



PARKS
OLA J PICKETT
PARK



MEDIAN HOUSEHOLD
INCOME
\$44,021 ON A 5 MI RANGE



POPULATION
1,795 ON A 5 MI RANGE



AVERAGE HOUSEHOLD
INCOME
\$58,390 ON A 5 MI RANGE

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DEMOGRAPHICS

FAMILY DOLLAR TREE

I2055 AL-96, MILLPORT, AL 35576



AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

MANUFACTURING, RETAIL TRADE, WHOLESALE TRADE, CONSTRUCTION, TRANSPORTATION & WAREHOUSING, INFORMATION, FINANCE & INSURANCE, ADMINISTRATIVE & SUPPORT & WASTE MANAGEMENT & REMEDIATION, OTHER SERVICES

2021 SUMMARY	5 MILES	10 MILES	20 MILES
POPULATION	1,795	5,690	70,249
HOUSEHOLDS	779	2,438	27,810
FAMILIES	527	1,656	19,128
AVERAGE HOUSEHOLD SIZE	2.30	2.32	2.47
OWNER OCCUPIED HOUSING UNITS	597	1,965	19,748
RENTER OCCUPIED HOUSING UNITS	181	473	8,063
MEDIAN AGE	46.0	47.4	41.7
MEDIAN HOUSEHOLD INCOME	\$44,021	\$46,578	\$48,442
AVERAGE HOUSEHOLD INCOME	\$58,390	\$59,465	\$62,996
2026 SUMMARY	5 MILES	10 MILES	20 MILES
POPULATION	1,760	5,600	69,582
HOUSEHOLDS	768	2,409	27,564
FAMILIES	517	1,627	18,840
AVERAGE HOUSEHOLD SIZE	2.29	2.31	2.47
OWNER OCCUPIED HOUSING UNITS	592	1,949	19,675
RENTER OCCUPIED HOUSING UNITS	176	461	7,889
MEDIAN AGE	47.9	49.3	42.9
MEDIAN HOUSEHOLD INCOME	\$48,754	\$50,854	\$53,071
AVERAGE HOUSEHOLD INCOME	\$64,760	\$65,982	\$70,484



MILLPORT, AL

MILLPORT IS A TOWN IN LAMAR COUNTY, ALABAMA. SINCE 1940, IT HAS BEEN THE 3RD LARGEST TOWN IN THE COUNTY. THE MOST COMMON EMPLOYMENT SECTORS FOR THOSE WHO LIVE IN MILLPORT, ARE MANUFACTURING, HEALTH CARE & SOCIAL ASSISTANCE, AND CONSTRUCTION. LAKE LOWNDES STATE PARK IS A POPULAR DESTINATION AND IS A QUICK DRIVE AWAY IN COLUMBUS, MS.

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TENANT OVERVIEW

FAMILY DOLLAR TREE

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DOLLAR TREE, A FORTUNE 200 COMPANY WHICH ACQUIRED FAMILY DOLLAR IN JULY, 2015, NOW OPERATES MORE THAN 15,200 STORES ACROSS 48 STATES AND FIVE CANADIAN PROVINCES. STORES OPERATE UNDER THE BRANDS OF DOLLAR TREE, DOLLAR TREE CANADA, DEALS, AND FAMILY DOLLAR WITH A MARKET CAPITALIZATION OF \$26.45 BN. DOLLAR TREE IS THE NATION'S LEADING OPERATOR OF FIXED PRICE-POINT STORES, SELLING EVERYTHING FOR \$1 OR LESS, AND FAMILY DOLLAR IS A LEADING NATIONAL OPERATOR OF MULTI PRICE-POINT STORES OFFERING MERCHANDISE GENERALLY RANGING IN PRICE FROM \$1-\$10 INCLUDING CONSUMABLES, HOME PRODUCTS, APPAREL AND ACCESSORIES, ELECTRONICS, AND SEASONAL GOODS TO PRIMARILY LOW AND MIDDLE-INCOME CONSUMERS IN CONVENIENT NEIGHBORHOOD STORES.

- > **CORPORATE GUARANTEE BY FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE**
- > **FINANCIAL STRENGTH: INVESTMENT GRADE. S&P 500 CREDIT RATING OF BB+ AND MOODY'S OF BAI**
- > **DISCOUNT STORES ARE BEING DESCRIBED AS "IMMUNE TO E-COMMERCE" DUE TO THEIR FOCUS ON CONVENIENCE AND SMALL STORE FORMATS**
- > **DOLLAR TREE REPORTED \$6.48 BILLION IN NET SALES IN ITS MOST RECENT QUARTER**
- > **THE COMBINED DOLLAR TREE AND FAMILY DOLLAR COMPANY IS THE LARGEST DOLLAR-STORE CHAIN IN THE U.S. BY STORE COUNT**
- > **THE COMBINED COMPANY HAS SALES OF OVER \$23.6 BILLION A YEAR**
- > **COMPANY INITIATIVES FOR 2021 INCLUDE:**
 - > **EXPANDING THE DOLLAR TREE PLUS! MULTI-PRICE ASSORTMENT INTO ADDITIONAL STORES**
 - > **GROWING THE NEW COMBO STORE FORMAT (SEE RIGHT)**
 - > **GAINING MARKET SHARE VIA FAMILYDOLLAR.COM RETAIL SITE AND INSTACART SAME-DAY DELIVERY**
 - > **INITIATING SELF-CHECKOUT PILOT**
 - > **TESTING FRESH PRODUCE AND FROZEN MEAT OFFERINGS**

NEW FAMILY DOLLAR AND DOLLAR TREE COMBO STORES THE COMBO STORE CONCEPT FOCUSES ON PROVIDING SMALL TOWNS AND RURAL LOCATIONS WITH FAMILY DOLLAR'S GREAT VALUE AND ASSORTMENT AND DOLLAR TREE'S "THRILL OF THE HUNT" AND FIXED PRICE-POINT. THE COMBO STORES ARE BEING EXTREMELY WELL-RECEIVED IN THESE COMMUNITIES AND CONTINUE TO DELIVER GREATER SALES, IMPROVED GROSS MARGINS AND BETTER EXPENSE LEVERAGE. WITH AN ESTIMATED OPPORTUNITY FOR 3,000 MARKETS, COMBO STORES WILL BE A KEY COMPONENT OF FAMILY DOLLAR'S STORE GROWTH.

- > **EXTREMELY SUCCESSFUL CONCEPT**
 - > **SAME-STORE SALES LIFT OF > 20% ON AVERAGE**
 - > **IMPROVED MERCHANDISE OFFERINGS**
 - > **INCREASED STORE TRAFFIC**



SEE THE COMBO STORE VIDEO HERE.

FOR QUARTER ENDING MAY 1, 2021:



DOLLAR TREE/
FAMILY DOLLAR
15,200 STORES



MARKET
CAPITALIZATION
\$26.45 BILLION



193,000
EMPLOYEES



\$23.6 BILLION
IN ANNUAL SALES

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FINANCIALS

FAMILY DOLLAR TREE

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TENANT NAME:	FAMILY DOLLAR STORES OF ALABAMA, LLC
GUARANTOR:	FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
LEASE TYPE:	NN
SF:	10,500 SF
INITIAL LEASE TERM:	10+ YEARS
LEASE START:	1ST QUARTER 2022
LEASE EXPIRATION:	MARCH 31, 2032
LANDLORD RESPONSIBILITIES:	ALL EXTERIOR PORTIONS OF THE BUILDING CONSTITUTING PART OF THE DEMISED PREMISES, INCLUDING THE ROOF, EXTERIOR WALLS, CANOPY, GUTTERS, DOWNSPOUTS, AND ALSO STRUCTURAL PORTIONS OF THE BUILDING WHETHER INTERIOR OR EXTERIOR.

EXTENSION OPTIONS:		
FIVE 5-YEAR OPTIONS WITH \$0.50 PSF INCREASES EACH EXTENSION		
EXT. OPTION #1	YRS:11-15	\$114,660.00
EXT. OPTION #2	YRS:16-20	\$ 119,910.00
EXT. OPTION #3	YRS:21-25	\$ 125,160.00
EXT. OPTION #4	YRS:26-30	\$ 130,410.00
EXT. OPTION #5	YRS:31-35	\$ 135,660.00

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$109,410.00
MONTHLY	\$9,117.50
PER SF	\$10.42



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