

OFFERING MEMORANDUM



CORPORATE GUARANTEE

Double Net

1240 MAPLE AVENUE  
ZANESVILLE, OHIO

\$1,200,000 | 5.60% CAP

**NNN**  
Retail Investment Group



ACTUAL LOCATION





# EXCLUSIVELY LISTED BY

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## BRIAN BROCKMAN

Ohio Broker of Record  
OH Lic: 2009000214







FAMILY DOLLAR | ZANESVILLE, OH

## EXECUTIVE SUMMARY

**\$1,200,000**

PRICE

**5.60%**

CAP

**\$67,145**

NOI

LOCATION

1240 Maple Ave  
Zanesville, OH 43701

LEASE TYPE

NN - Landlord Responsibilities  
are Limited to Repairs,  
Maintenance and Taxes

LEASE EXPIRATION

December 31, 2024

LESSEE

Family Dollar Corporate

GUARANTOR

Family Dollar Corporate

OPTIONS

Currently in Option 3 of 6,  
3 Five Year Options Remaining

INCREASES

7% in Each Option Period

LAND SIZE

±0.60 Acres

BUILDING SIZE

±6,900 Square Feet

YEAR BUILT

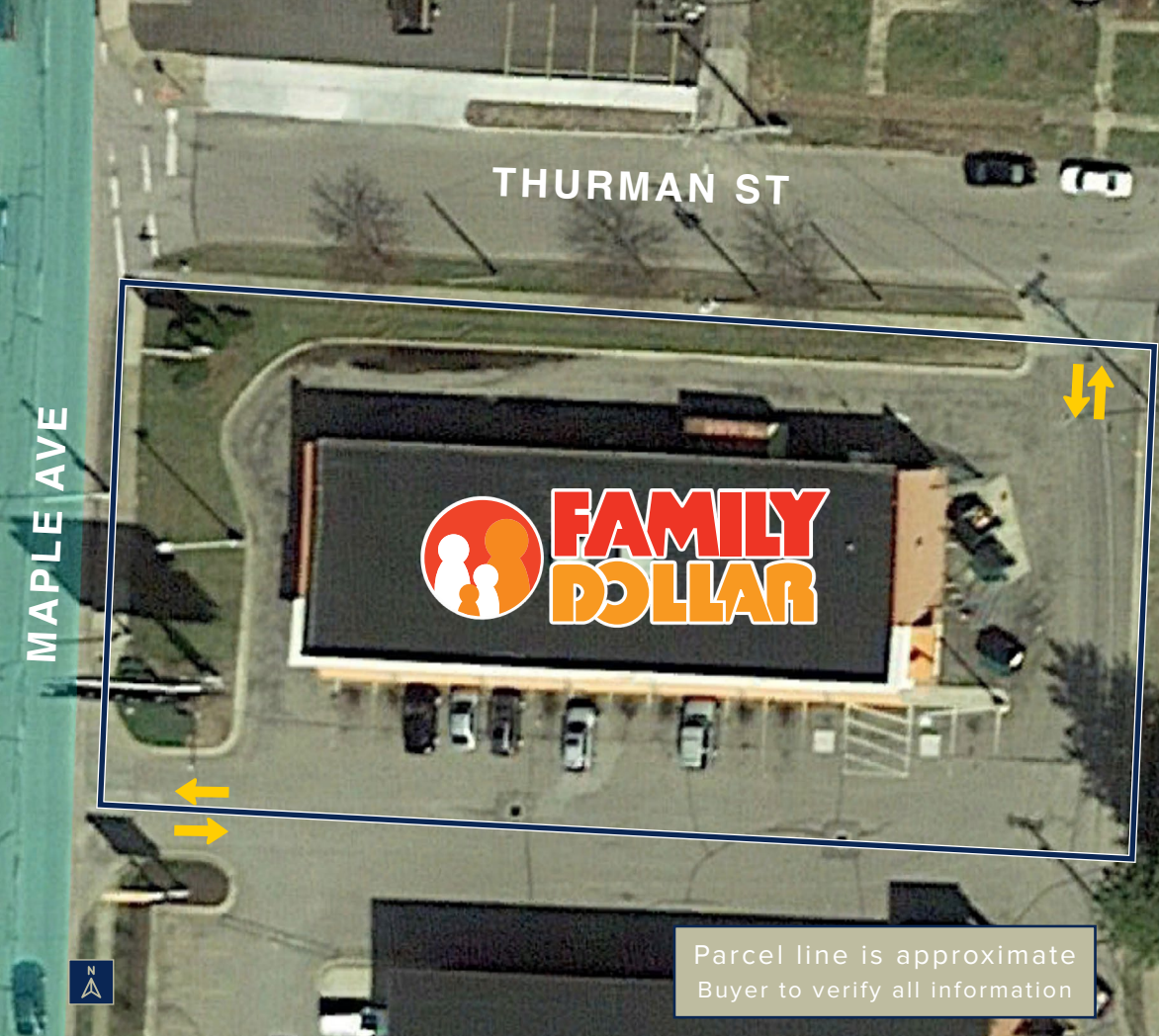
1999

BILLBOARD

99 Year Easement

## PROPERTY HIGHLIGHTS

- Full corporate guarantee from Family Dollar
- Below market rent
- Currently in option 3 out of 6 - the lease originally had 3 options, the tenant elected to add 3 additional options
- Located just off of signalized intersection — Maple Avenue and Adair Avenue with over 30,000 vehicles per day at the intersection
- Population exceeding 33,500 within 3 miles
- Nearby retailers include CVS, Dairy Queen, Coconi's Furniture, Farmers Insurance, Papa Johns, Monro Auto and more
- Located less than one mile from Interstate 70 with over 56,000 vehicles per day



Parcel line is approximate  
Buyer to verify all information

## INCOME/EXPENSE STATEMENT

	2019	2020	ESTIMATE
Gross Rent	\$78,045	\$78,045	\$78,045
Taxes	\$9,168	\$9,040	\$9,100
Insurance	\$476	\$647	\$550
Maintenance/Repairs	\$630	\$2,221	\$1,250
<b>NET OPERATING INCOME</b>	<b>\$67,771</b>	<b>\$66,137</b>	<b>\$67,145</b>

“**NO OTHER DOLLAR STORE OFFERS THIS KIND OF VARIETY & VALUE**”

— **FAMILY DOLLAR**





## TENANT PROFILE

### FAMILY DOLLAR



±8,200  
Locations



1959  
Founded



±47 STATES  
in the U.S.



**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, Family Dollar offers 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 items are \$1 or less, and most items in the store are priced below \$10.

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. In 2021, Family Dollar and Dollar Tree Combo Stores were introduced—nearly 50 combo stores are already open. Today, Family Dollar is a chain with more than 8,000 stores from Maine to California, and over 15,000 locations with the combined total of Family Dollar and Dollar Tree stores.











FAMILY DOLLAR | ZANESVILLE, OH

## AREA OVERVIEW

Zanesville is a city in and the county seat of Muskingum County, Ohio. Zanesville had a population of  $\pm 25,200$  as of the 2019. Historically the state capital of Ohio, Zanesville anchors the Zanesville micropolitan statistical area (population 86,183), and is part of the greater Columbus-Marion-Zanesville combined statistical area.

Zanesville is located along the Muskingum River at its confluence with the Licking River. It is located 23 miles west of Cambridge and 52 miles east of Columbus. It is situated within the ecoregion of the Western Allegheny Plateau.



### AT A GLANCE



Population  
 $\pm 25,200$   
(2019)



Founded  
in  
1800



Located in  
Muskingum  
County



## 2021 POPULATION



	1 Mile	3 Miles	5 Miles
Est Population	6,587	33,560	48,346
Median Age	39.7	39.4	40.6



AVERAGE HH INCOME  
**OVER \$61,000**  
WITHIN 5-MILES

## 2021 HOUSEHOLD INCOME



	1 Mile	3 Miles	5 Miles
Avg Household Income	\$61,273	\$57,235	\$61,333
Med Household Income	\$50,882	\$39,005	\$45,239



2021 POPULATION OF  
**±48,346 RESIDENTS**  
WITHIN 5-MILES

## 2021 HOUSEHOLDS



	1 Mile	3 Miles	5 Miles
Households	2,795	14,140	20,241
Average HH Size	2.2	2.3	2.4



Adair Ave @ Euclid Ave	±14,697 VPD
Maple Ave @ Abbey Pl	±16,647 VPD
I-70 @ Maple Ave	±56,241 VPD
CoStar 2020/2018	

## TRAFFIC COUNTS



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