

OFFERING MEMORANDUM



CORPORATE GUARANTEE

Modified Double Net

327 S 3RD AVENUE
MARSHALLTOWN, IA

\$490,414 | 7.00% CAP

NNN
Retail Investment Group



ACTUAL LOCATION



EXCLUSIVELY LISTED BY

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FAMILY DOLLAR | MARSHALLTOWN, IA

EXECUTIVE SUMMARY

\$490,414

PRICE

7.00%

CAP

\$34,329

NOI

LOCATION

327 S 3rd Ave
Marshalltown, IA 50158

LEASE TYPE

Modified Double Net - Landlord
Responsible for Roof, Structure
and Parking Lot

LEASE
EXPIRATION

December 31, 2025

LESSEE

Family Dollar

GUARANTOR

Dollar Tree (NASDAQ:DLTR)

OPTIONS

(3) 5-Year Options

INCREASES

10% in Each Option Period

LAND SIZE

±0.44 Acres

BUILDING SIZE

±7,000 Square Feet

YEAR BUILT

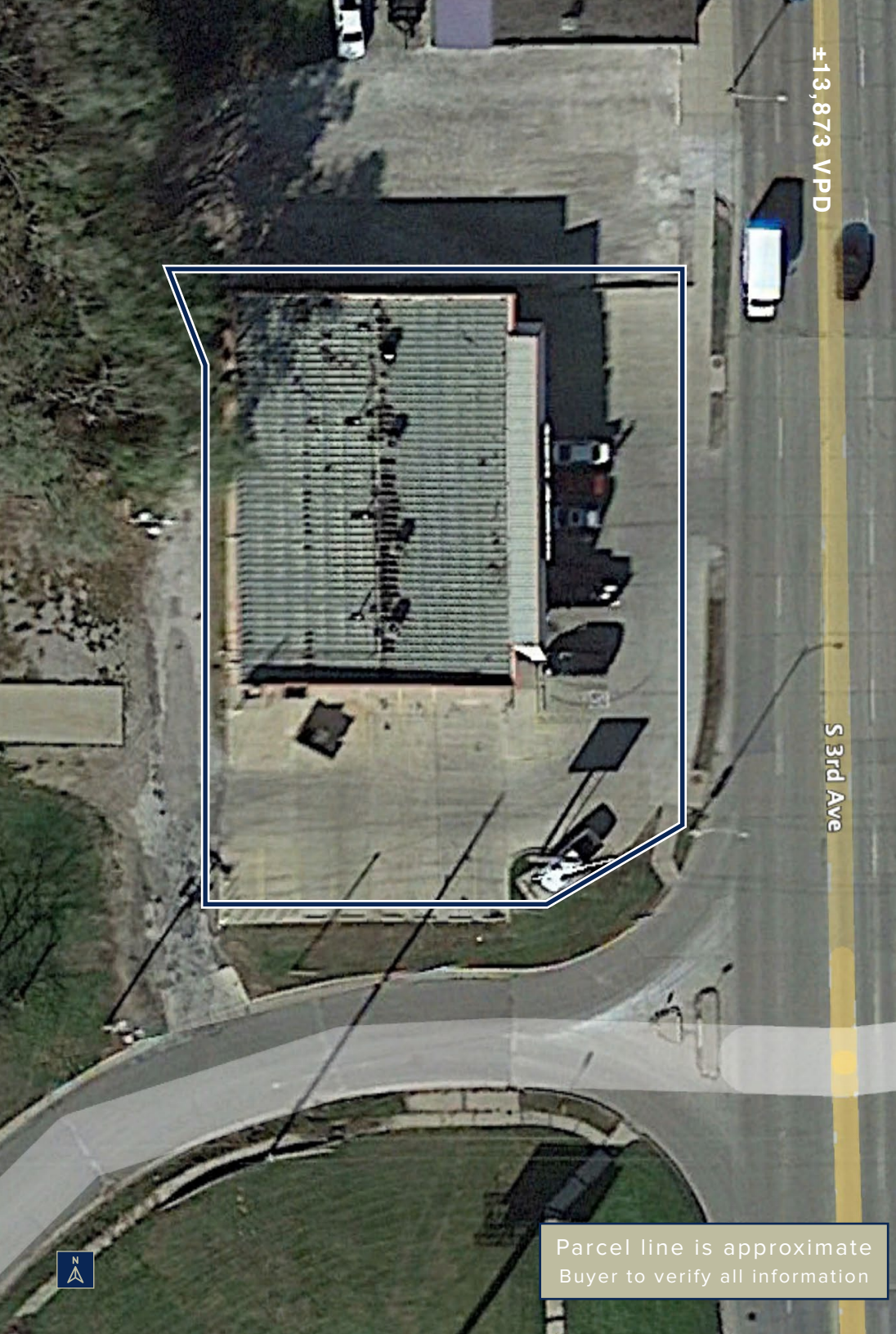
1993

ROFR

None

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FAMILY DOLLAR | MARSHALLTOWN, IA

PROPERTY HIGHLIGHTS

- Family Dollar corporate guarantee (S&P Credit Rating: “BBB”)
- Low price point, bite-sized investment opportunity
- Strong store sales with a RTS below 5% (contact broker for details)
- Family Dollar has been operating at this location for over 28 years and has exercised their option period showing commitment to and success at this location
- South 3rd Avenue sees in excess of 13,800 vehicles per day
- Population of over 26,600 with an average household income of nearly \$66,000 within 3-miles
- Recently renovated metal roof with transferable warranty
- All 4 HVAC units were replaced in 2020
- Founded in Charlotte, North Carolina in 1959, Family Dollar now operates over 8,200 locations in 47 states
- Nearby tenants include O’Reilly Auto Parts, Hy-Vee Grocery Store, Walgreens, USPS and more

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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.





AREA OVERVIEW

Marshalltown is a city in, and the county seat of Marshall County, Iowa. It is located along the Iowa River about 36 miles east of Ames, Iowa (center to center) and is approximately 165 miles east of Omaha, Nebraska. The population in Marshalltown was ±27,591 in the 2020 census.

According to the United States Census Bureau, the city has a total area of 19.31 square miles, of which 19.28 square miles is land and 0.03 square miles is water. Neighboring counties include Hardin and Grundy to the north, Tama to the east, Jasper to the south, and Story to the west.



POPULATION



±27,591 RESIDENTS
IN MARSHALLTOWN (AS OF 2019)

DEMOGRAPHICS

FAMILY DOLLAR | MARSHALLTOWN, IA

2021 POPULATION



	1 Mile	3 Miles	5 Miles
Est Population	11,747	26,641	28,848
Median Age	33.1	36.9	37.5



AVERAGE HH INCOME
OVER \$67,000
WITHIN 5-MILES

2021 HOUSEHOLD INCOME



	1 Mile	3 Miles	5 Miles
Avg Household Income	\$53,730	\$65,971	\$67,418
Med Household Income	\$46,276	\$53,470	\$54,819



2021 POPULATION OF
±26,641 RESIDENTS
WITHIN 3-MILES

2021 HOUSEHOLDS



	1 Mile	3 Miles	5 Miles
Households	4,377	10,022	10,881
Average HH Size	2.7	2.5	2.5



S 3rd Ave Viaduct @ E Madison St N ±13,873 VPD
S 3rd Ave @ E Linn St S ±13,873 VPD

CoStar 2020

TRAFFIC COUNTS

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