



Representative Photo

Family Dollar Tree

Chipley, FL

 Price:
\$1,912,750

 Cap Rate:
6.00%

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the **Family Dollar Tree** property located at 3519 Elcam Boulevard, Chipley, FL 32428 (the "Property"). Family Dollar Tree is operating under a NN lease with little landlord responsibility, allowing investors the opportunity to acquire a passive asset with 10 years of base term remaining. The lease features rent increases in each of the 3, 5-year option periods. The lease is fully guaranteed by Family Dollar's parent company: Dollar Tree, Inc., a publicly traded entity.

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HIGHLIGHTS



**Top Ranked
National Tenant**

**Strong Corporate
Guarantee**



**Essential Retailer -
Recession Proof**

**Brand New 10-
Year Lease**



**New Concept
Family Dollar |
Dollar Tree**



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Offering Memorandum**



Stan Johnson Co.