

# FOR SALE

FAMILY DOLLAR

200 Delaware Avenue

Hurlock, Maryland 21643



# EXCLUSIVE

— REALTY —



## INVESTMENT HIGHLIGHTS:

- NN Lease/Minimal Landlord Responsibility
- 9,180 square feet on 1.25 Acres of Land
- Built in 2010
- Renovated in early 2021
- High Volume Store Sales
- Corporate Guaranteed Lease
- Creditworthy Tenant
- 4 (5) Year Options
- Average Annual Household Income exceeds \$75,000 within a 5 Mile Radius

PRICE:	\$1,754,400
NOI:	\$118,422
CAP RATE:	6.75%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 YEARS
OPTIONS:	4 (5) YEAR OPTIONS

**FOR MORE INFO CONTACT: STEVE SAGMANI**

## 313-963-7653

2150 Franklin Road, Suite A  
Bloomfield Twp., Michigan 48302  
steve@exclusive-realty.com

[WWW.EXCLUSIVE-REALTY.COM](http://WWW.EXCLUSIVE-REALTY.COM)

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 9,180 SF Family Dollar store located in Hurlock, Maryland. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease is corporately guaranteed by Dollar Tree, Inc., which holds a credit rating of “BBB-” and this is classified as investment grade.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores.



### RENT SCHEDULE

EXTENDED TERM	FIXED RENT	PERCENTAGE RENT
1ST	\$11,293.34/mo \$135,520.08/annum	3% over \$4,517,333/annum
2ND	\$12,422.67/mo \$149,072.04/annum	3% over \$4,969,067/annum
3RD	\$13,664.92/mo \$163,979.04/annum	3% over \$5,465,967/annum
4TH	\$15,031.42/mo \$180,377.04/annum	3% over \$6,012,567/annum

## INVESTMENT SUMMARY

LIST PRICE:	\$1,754,400
CURRENT NOI:	\$118,422
INITIAL CAP RATE:	6.75%
BUILDING SIZE:	9,180 sq. ft.
LAND ACREAGE:	1.25 acres
ZONING:	Commercial
YEAR BUILT:	2010
TENANT:	Family Dollar
LEASE TYPE:	NN
LEASE TERM REMAINING:	5 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE START DATE:	09/01/2019
LEASE EXPIRATION DATE:	01/31/2027
OPTIONS:	4 (5) Year Options
PERCENTAGE RENT:	3% of sales over \$4,106,667
LEASE GUARANTOR:	Family Dollar/Dollar Tree
TENANT WEBSITE:	<a href="http://www.familydollar.com">www.familydollar.com</a>

## FOR MORE INFORMATION CONTACT:

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Chief Executive Officer  
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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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## TENANT PROFILE



Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion.

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a sold and scalable logistics network.

## TENANT OVERVIEW

Company:	Family Dollar/Dollar Tree
Founded:	1986
Total Revenue:	\$22.24 B
Net Worth:	\$16.33 B
Headquarters:	Norfolk, VA
Website:	<a href="http://www.familydollar.com">www.familydollar.com</a>

## TENANT HIGHLIGHTS

Investment Grade Credit Rating "BBB-"
Family Dollar recently Acquired by Dollar Tree for \$9.5 Billion
Operates in 44 States, Over 8,000 Locations
\$22.24 Billion in Company Revenue
Ranked #134 on Fortune 500

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## DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
Delaware Ave & Neelson St E	5,722	Total Population	3,778	6,877	21,675
S Main St & Dorchester Ave S	4,817	Total Households	1,444	2,635	8,434
Delaware Ave & Railroad Ave E	4,464	Average HH Income	\$66,000	\$75,140	\$79,379

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Hurlock is a town in Dorchester County, Maryland, United States. The town was named after John M. Hurlock, a local store owner. The community was incorporated in 1892. According to the United States Census Bureau, the town has a total area of 2.88 square miles (7.46 km<sup>2</sup>), of which 2.66 square miles (6.89 km<sup>2</sup>) is land and 0.22 square miles (0.57 km<sup>2</sup>) is water.

The annual Hurlock Fall Festival, held on the first Saturday of October, started in 1992. It begins with a parade local school bands, volunteer fire companies, and antique cars. Vendors of arts, crafts and food line the streets in the vicinity of the town's historic train station, where the Hurlock Express offers 1-hour round-trip rides to Federalsburg, Maryland. The town owns the train station and two restored passenger cars, which are pulled by a locomotive provided by the Maryland and Delaware Railroad.



### Federalsburg Area Heritage Museum

The Federalsburg Historical Society is a non-profit community based organization dedicated to preserving and presenting to the public the history of the people, places and events of the Town of Federalsburg on the Eastern Shore Maryland. We strive to promote and celebrate our unique heritage through historical research, education, and events.



### Handsell

Handsell is a National Register of Historic Places property. Original house built c1770, it burned, collapsed and was rebuilt in 1837. Located on the ancient Native Village of Chicacone, a replica Native homestead has been built here including longhouse, garden and work shelter.



### Layton's Chance Vineyard and Winery

Nestled down a long country lane lies Layton's Chance Vineyard and Winery. The Tasting Room is set on the farm owned by the Layton Family since 1948. Founded in 2010, Layton's Chance has made its place on the Maryland Eastern Shore by developing unpretentious wines and creating an inviting winery experience.



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