



8155 Main St. | Vanceboro, NC



LISTED BY

KYLE MATTHEWS

BROKER OF RECORD

D (866) 889-0550

LISTINGS@MATTHEWS.COM

LIC # C27092 (NC)

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KYLE MATTHEWS

INVESTMENT HIGHLIGHTS

- **Corporately Guaranteed Lease**
- **Tenant has been shown to be resilient throughout the pandemic and recessions**
- **Surrounded by credit tenants: Bojangles, Food Lion, O'Reilly Auto Parts, etc.**
- **Property is strategically located on Hwy 17, which see +10,000 Cars / Day**
- **Attractive 10% rental increase in the option periods**
- **2013 Build to Suit construction for Family Dollar**
- **Limited Landlord Responsibilities**





FINANCIAL OVERVIEW



\$1,309,678
LIST PRICE



7.75%
CAP RATE

BUILDING INFO

Address	8155 Main St., Vanceboro, NC 28586
Year Built	2013
GLA of Building	± 8,320 SF
Lot Size	± 1.2 ACRES

TENANT SUMMARY

Tenant Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsible
Term Remaining	± 2.6 Years
Original Lease Term	10 Years
Lease Commencement	8/27/2013
Lease Expiration Date	9/30/2024
Increases	10% in Each Option
Options	5 x 5-Years

ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	Increases	CAP
Current - 9/30/2024	\$8,458.34	\$101,500.08	10%	7.75%
Option 1	\$9,304.17	\$111,650.04	10%	8.52%
Option 2	\$10,234.59	\$122,815.08	10%	9.38%
Option 3	\$11,258.00	\$135,096.00	10%	10.32%
Option 4	\$12,383.75	\$148,605.00	10%	11.35%
Option 5	\$13,622.09	\$163,465.08	10%	12.48%
		Rental Increase	10%	

TENANT OVERVIEW

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



15,115+

LOCATIONS



\$25.51B

2020 REVENUE



1959

FOUNDED

AREA OVERVIEW

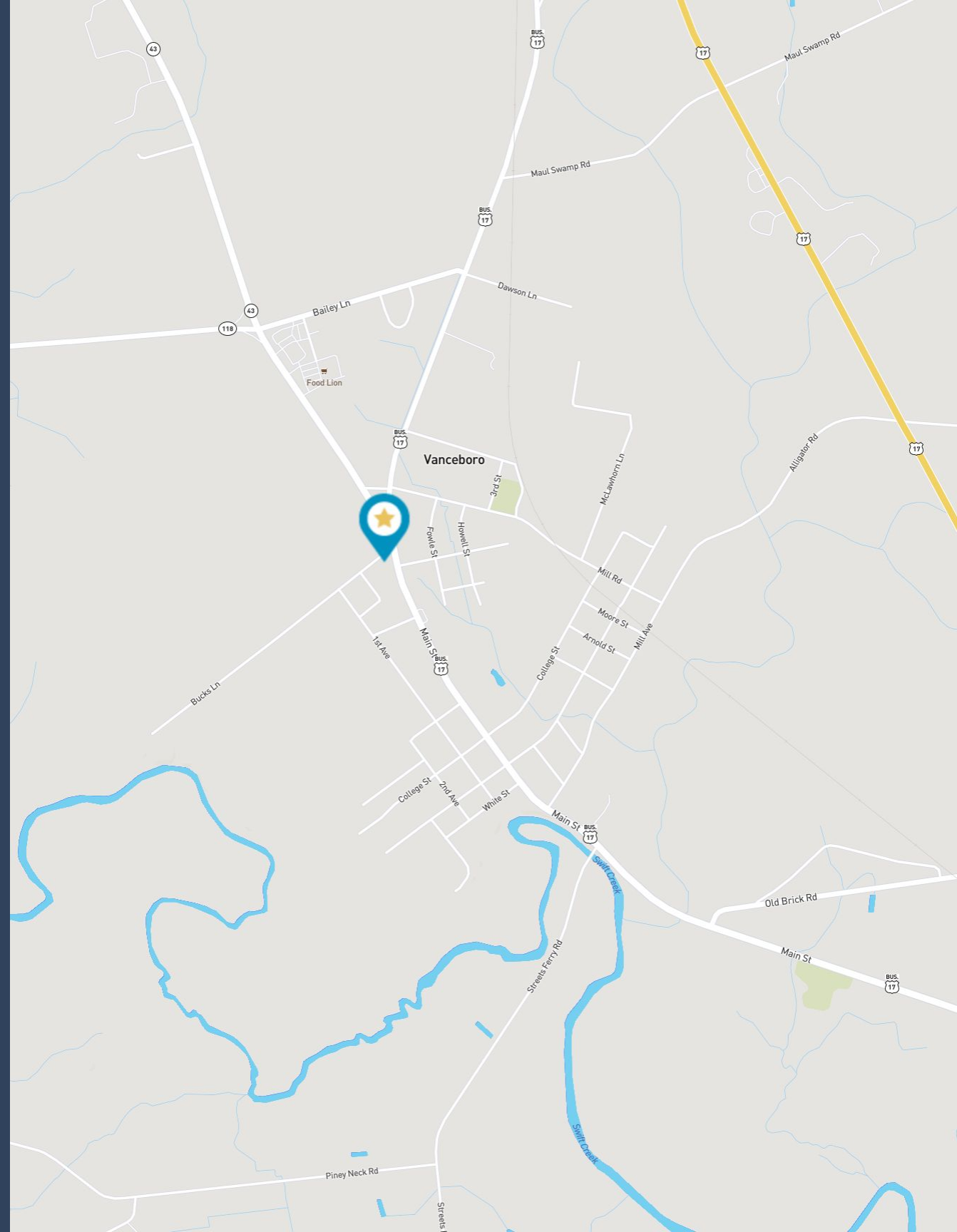
VANCEBORO, NC

Located in Craven County, North Carolina, Vanceboro offers residents a sparse suburban feel. A tight-knit town, the town has a population of fewer than 1,000 people and throws local events yearly to keep the community together.

The annual Vanceboro Strawberry Festival takes place in the spring. Festivities include a parade, food, and games that can be found on the grounds of Vanceboro Farm Life Elementary School. Since 2006, there has been a street dance the night before the parade. The largest industries in Vanceboro are educational services, retail trade, and healthcare.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	971	3,809	6,281
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	401	1,389	2,325
Current Year Estimate	387	1,339	2,235
Growth Current Year-Five Year	3.45%	3.78%	4.02%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$59,138	\$58,502	\$59,048



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