

FAMILY DOLLAR TREE COMBO STORE | 10+ YEAR NN INVESTMENT OPPORTUNITY FOR SALE

8403 AL HIGHWAY 117 VALLEY HEAD, AL 35989



12,000 SF
FOR SALE

REPRESENTATIVE PHOTO



CONTACT:

JOE BOYD | CSM/CMD

OFFICE: 843.973.8283

MOBILE: 843.906.7751

JOE@TWINRIVERSCAP.COM

656 ELLIS OAK AVENUE

CHARLESTON, SC 29412





DOLLAR TREE

TABLE OF CONTENTS

3

INVESTMENT SUMMARY

OFFERING SUMMARY | INVESTMENT HIGHLIGHTS

5

PROPERTY OVERVIEW

SITE PLAN | RENDERING
LOCATION MAP | AERIALS

11

AREA OVERVIEW

CITY OVERVIEW | DEMOGRAPHICS

14

FINANCIALS

TENANT OVERVIEW | RENT ROLL

JOE BOYD

OFFICE: 843.973.8283

MOBILE: 843.906.7751

EMAIL: JOE@TWINRIVERSCAP.COM

OFFERING SUMMARY

OFFERING	
PRICE:	\$1,829,760
NOI:	\$114,360
CAP:	6.25%
GUARANTY:	CORPORATE GUARANTY
TENANT:	FAMILY DOLLAR STORES OF ALABAMA, LLC
LEASE TYPE:	NN
RENTABLE AREA:	12,000 SF
LAND AREA:	2.20 ACRES
YEAR BUILT:	2006, RENOVATED 2022
PARCEL #:	1009320004028000
OWNERSHIP:	FEE SIMPLE (LAND AND BUILDING)
PARKING SPACES:	39
ZONING:	COMMERCIAL: BI- CENTRAL BUSINESS



JOE BOYD

OFFICE: 843.973.8283

MOBILE: 843.906.7751

EMAIL: JOE@TWINRIVERSCAP.COM

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR TREE

8403 AL HIGHWAY 117 VALLEY HEAD, AL 35989



**#1 SITE IN TRADE
AREA**



**RECESSION-PROOF
TENANT**



10+ YEAR LEASE



**INVESTMENT
GRADE CREDIT
TENANT**



**AN E-COMMERCE
RESISTANT RETAILER**



**CORPORATE GUARANTY
FROM FAMILY DOLLAR
STORES, INC.**



**LOWER THAN
TYPICAL RENT =
SUB \$10 PSF**



**LARGER THAN
TYPICAL COMBO
STORE - 12,000 SF**

JOE BOYD

OFFICE: 843.973.8283

MOBILE: 843.906.7751

EMAIL: JOE@TWINRIVERSCAP.COM

PROPERTY OVERVIEW

FAMILY DOLLAR TREE
8403 AL HIGHWAY 117 VALLEY HEAD, AL 35989



39 PARKING SPACES



YEAR BUILT: 2006, RENOVATED 2022

PARCEL
NUMBER

1009320004028000



FAMILY DOLLAR STORES OF ALABAMA, LLC

JOE BOYD

OFFICE: 843.973.8283

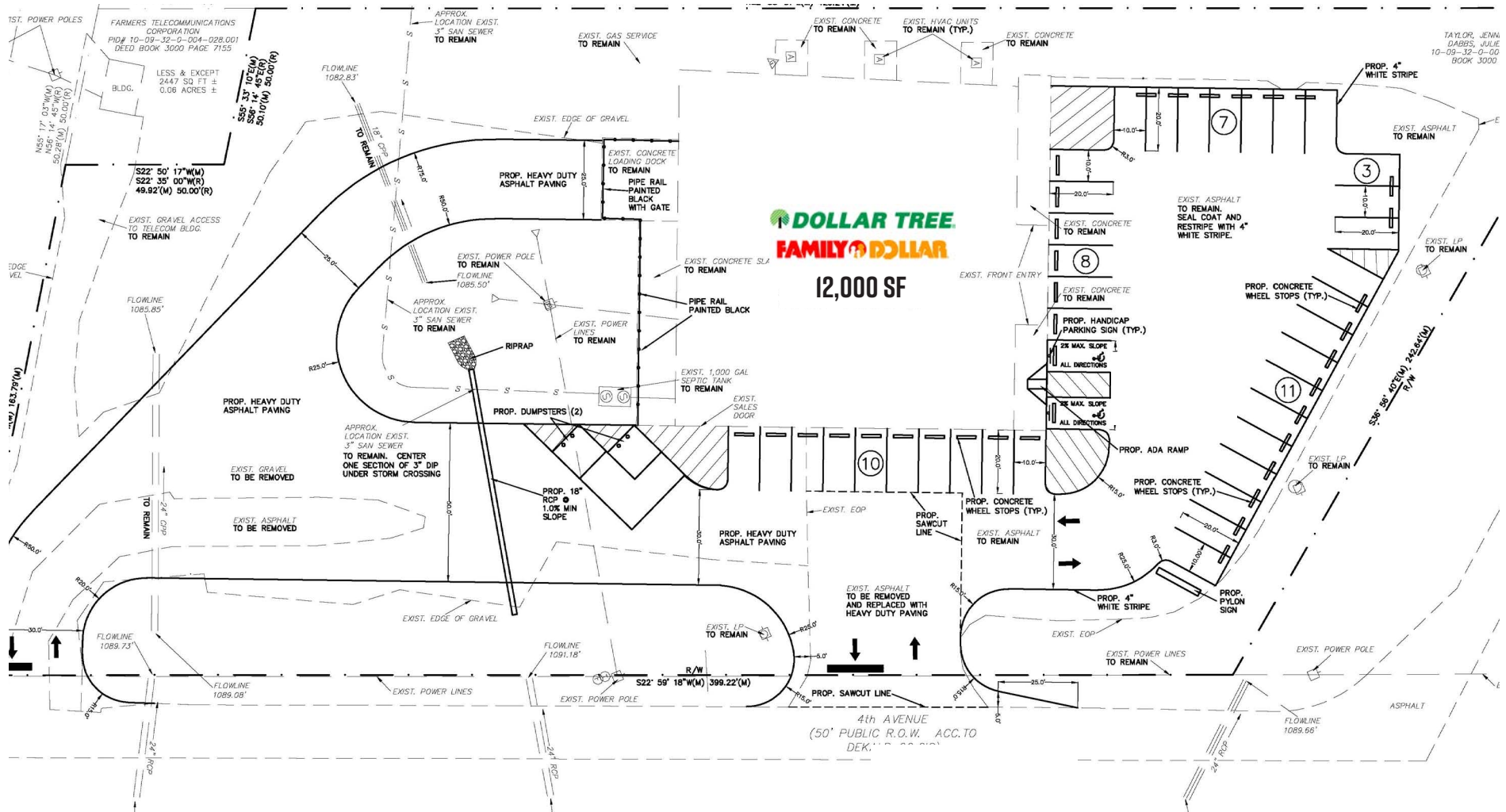
MOBILE: 843.906.7751

EMAIL: JOE@TWINRIVERSCAP.COM

SITE PLAN

FAMILY DOLLAR TREE

8403 AL HIGHWAY 117 VALLEY HEAD, AL 35989



JOE BOYD

OFFICE: 843.973.8283

MOBILE: 843.906.7751

EMAIL: JOE@TWINRIVERSCAP.COM

RENDERINGS

FAMILY DOLLAR TREE

8403 AL HIGHWAY 117 VALLEY HEAD, AL 35989



JOE BOYD

OFFICE: 843.973.8283

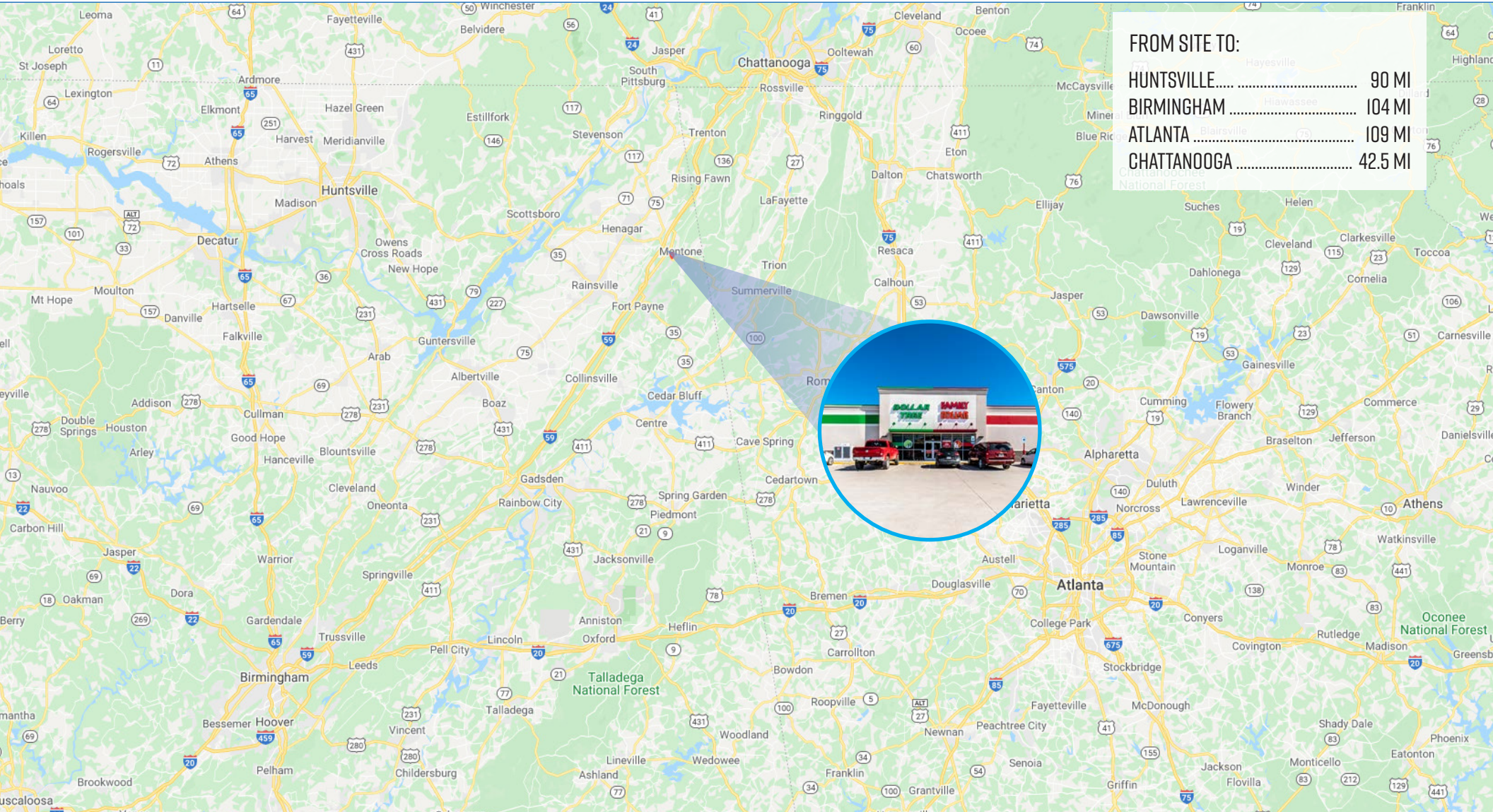
MOBILE: 843.906.7751

EMAIL: JOE@TWINRIVERSCAP.COM

LOCATION OVERVIEW

FAMILY DOLLAR TREE

8403 AL HIGHWAY 117 VALLEY HEAD, AL 35989



FROM SITE TO:

HUNTSVILLE.....	90 MI
BIRMINGHAM.....	104 MI
ATLANTA.....	109 MI
CHATTANOOGA.....	42.5 MI

JOE BOYD

OFFICE: 843.973.8283

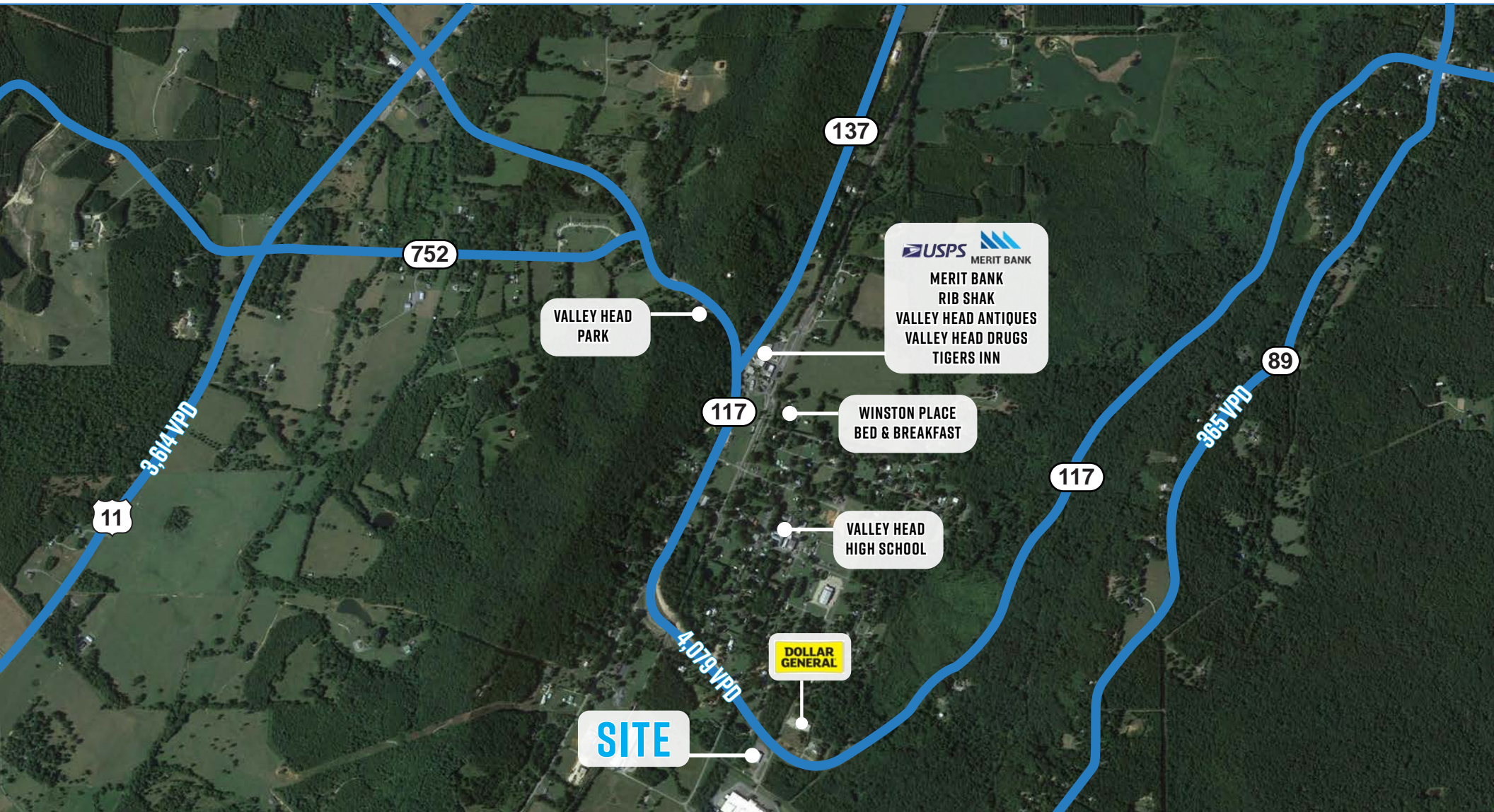
MOBILE: 843.906.7751

EMAIL: JOE@TWINRIVERSCAP.COM

HIGH AERIAL

FAMILY DOLLAR TREE

8403 AL HIGHWAY 117 VALLEY HEAD, AL 35989



JOE BOYD

OFFICE: 843.973.8283

MOBILE: 843.906.7751

EMAIL: JOE@TWINRIVERSCAP.COM

LOW AERIAL

FAMILY DOLLAR TREE

8403 AL HIGHWAY 117 VALLEY HEAD, AL 35989



SCHOOL



VALLEY HEAD HIGH SCHOOL
LOCATED AT VALLEY HEAD WITH A DISTANCE OF
0.4 MILES FROM SITE.

LIFESTYLE / INDUSTRIES



PARKS
VALLEY HEAD
PARK



**MEDIAN HOUSEHOLD
INCOME**
\$49,780 ON A 5 MI RANGE



POPULATION
5,641 ON A 5 MI RANGE



**AVERAGE HOUSEHOLD
INCOME**
\$63,818 ON A 5 MI RANGE



HIGHWAY
STATE ROUTE 75
STATE ROUTE 117



**SWEET HOME
AIRPORT**



JOE BOYD

OFFICE: 843.973.8283

MOBILE: 843.906.7751

EMAIL: JOE@TWINRIVERSCAP.COM

DEMOGRAPHICS

FAMILY DOLLAR TREE

8403 AL HIGHWAY 117 VALLEY HEAD, AL 35989



AVERAGE HOUSEHOLD SIZE



91
TOTAL BUSINESSES



1,024
TOTAL EMPLOYEE

2021 SUMMARY	5 MILE	10 MILES	15 MILES
POPULATION	5,641	24,296	53,410
HOUSEHOLDS	2,192	9,407	21,052
FAMILIES	1,597	6,616	14,747
AVERAGE HOUSEHOLD SIZE	2.57	2.57	2.52
OWNER OCCUPIED HOUSING UNITS	1,750	6,720	15,271
RENTER OCCUPIED HOUSING UNITS	443	2,688	5,781
MEDIAN AGE	44.2	41.3	41.7
MEDIAN HOUSEHOLD INCOME	\$49,780	\$44,351	\$43,345
AVERAGE HOUSEHOLD INCOME	\$63,818	\$56,422	\$56,140
2026 SUMMARY	5 MILE	10 MILES	15 MILES
POPULATION	5,724	24,609	54,006
HOUSEHOLDS	2,223	9,527	21,295
FAMILIES	1,611	6,666	14,836
AVERAGE HOUSEHOLD SIZE	2.57	2.57	2.52
OWNER OCCUPIED HOUSING UNITS	1,781	6,866	15,572
RENTER OCCUPIED HOUSING UNITS	442	2,661	5,723
MEDIAN AGE	46.2	42.9	43.4
MEDIAN HOUSEHOLD INCOME	\$54,218	\$49,385	\$48,153
AVERAGE HOUSEHOLD INCOME	\$71,545	\$62,687	\$62,494



VALLEY HEAD, AL

VALLEY HEAD IS IN DEKALB COUNTY, ALABAMA, AND IS CENTRALLY LOCATED BETWEEN THE MAJOR CITIES OF HUNTSVILLE AND BIRMINGHAM, ALABAMA; CHATTANOOGA, TENNESSEE; AND ATLANTA, GEORGIA. SITUATED JUST ONE MILE FROM INTERSTATE 59 AND HAVING THE NORFOLK SOUTHERN RAILWAY SYSTEM ROUTED THROUGH THE TOWN, VALLEY HEAD MAKES AN EXCELLENT LOCATION FOR MANUFACTURING BUSINESSES, SUCH AS INSPEC TECH, INC., HARCO METAL PRODUCTS, INC., AND FRITZ STRUCTURAL STEEL.

JOE BOYD

OFFICE: 843.973.8283

MOBILE: 843.906.7751

EMAIL: JOE@TWINRIVERSCAP.COM

TENANT OVERVIEW

FAMILY DOLLAR TREE

8403 AL HIGHWAY 117 VALLEY HEAD, AL 35989



DOLLAR TREE, A FORTUNE 200 COMPANY WHICH ACQUIRED FAMILY DOLLAR IN JULY, 2015, NOW OPERATES MORE THAN 15,600 STORES ACROSS 48 STATES AND FIVE CANADIAN PROVINCES. STORES OPERATE UNDER THE BRANDS OF DOLLAR TREE, DOLLAR TREE CANADA, DEALS, AND FAMILY DOLLAR WITH A MARKET CAPITALIZATION OF \$26.45 BN. DOLLAR TREE IS THE NATION'S LEADING OPERATOR OF FIXED PRICE-POINT STORES, SELLING EVERYTHING FOR \$1 OR LESS, AND FAMILY DOLLAR IS A LEADING NATIONAL OPERATOR OF MULTI PRICE-POINT STORES OFFERING MERCHANDISE GENERALLY RANGING IN PRICE FROM \$1-\$10 INCLUDING CONSUMABLES, HOME PRODUCTS, APPAREL AND ACCESSORIES, ELECTRONICS, AND SEASONAL GOODS TO PRIMARILY LOW AND MIDDLE-INCOME CONSUMERS IN CONVENIENT NEIGHBORHOOD STORES.

- > **CORPORATE GUARANTEE BY FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE**
- > **FINANCIAL STRENGTH: INVESTMENT GRADE. S&P 500 CREDIT RATING OF BB+ AND MOODY'S OF BAA1**
- > **DISCOUNT STORES ARE BEING DESCRIBED AS "IMMUNE TO E-COMMERCE" DUE TO THEIR FOCUS ON CONVENIENCE AND SMALL STORE FORMATS**
- > **DOLLAR TREE REPORTED \$6.48 BILLION IN NET SALES IN ITS MOST RECENT QUARTER**
- > **THE COMBINED DOLLAR TREE AND FAMILY DOLLAR COMPANY IS THE LARGEST DOLLAR-STORE CHAIN IN THE U.S. BY STORE COUNT**
- > **THE COMBINED COMPANY HAS SALES OF OVER \$23.6 BILLION A YEAR**
- > **COMPANY INITIATIVES FOR 2021 INCLUDE:**
 - > **EXPANDING THE DOLLAR TREE PLUS! MULTI-PRICE ASSORTMENT INTO ADDITIONAL STORES**
 - > **GROWING THE NEW COMBO STORE FORMAT (SEE RIGHT)**
 - > **GAINING MARKET SHARE VIA FAMILYDOLLAR.COM RETAIL SITE AND INSTACART SAME-DAY DELIVERY**
 - > **INITIATING SELF-CHECKOUT PILOT**
 - > **TESTING FRESH PRODUCE AND FROZEN MEAT OFFERINGS**

NEW FAMILY DOLLAR AND DOLLAR TREE COMBO STORES THE COMBO STORE CONCEPT FOCUSES ON PROVIDING SMALL TOWNS AND RURAL LOCATIONS WITH FAMILY DOLLAR'S GREAT VALUE AND ASSORTMENT AND DOLLAR TREE'S "THRILL OF THE HUNT" AND FIXED PRICE-POINT. THE COMBO STORES ARE BEING EXTREMELY WELL-RECEIVED IN THESE COMMUNITIES AND CONTINUE TO DELIVER GREATER SALES, IMPROVED GROSS MARGINS AND BETTER EXPENSE LEVERAGE. WITH AN ESTIMATED OPPORTUNITY FOR 3,000 MARKETS, COMBO STORES WILL BE A KEY COMPONENT OF FAMILY DOLLAR'S STORE GROWTH.

- > **EXTREMELY SUCCESSFUL CONCEPT**
 - > **SAME-STORE SALES LIFT OF > 20% ON AVERAGE**
 - > **IMPROVED MERCHANDISE OFFERINGS**
 - > **INCREASED STORE TRAFFIC**



SEE THE COMBO STORE VIDEO HERE.

FOR QUARTER ENDING MAY 1, 2021:



JOE BOYD

OFFICE: 843.973.8283

MOBILE: 843.906.7751

EMAIL: JOE@TWINRIVERSCAP.COM

FINANCIALS

FAMILY DOLLAR TREE

8403 AL HIGHWAY 117 VALLEY HEAD, AL 35989

TENANT NAME:	FAMILY DOLLAR STORES OF ALABAMA, LLC
GUARANTOR:	FAMILY DOLLAR STORES, INC.
LEASE TYPE:	NN
SF:	12,000 SF
INITIAL LEASE TERM:	10+ YEARS
LEASE START:	SPRING 2022
LEASE EXPIRATION:	MAY 31, 2032
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS

EXTENSION OPTIONS: FOUR 5-YEAR EXTENSIONS WITH \$0.50 PSF INCREASES EACH OPTION PERIOD.		
EXT. OPTION #1	YRS: 11-15	\$120,360.00/ANNUM
-EXT. OPTION #2	YRS: 16-20	\$126,360.00/ANNUM
EXT. OPTION #3	YRS: 21-25	\$132,360.00/ANNUM
EXT. OPTION #4	YRS: 26-30	\$138,360.00/ANNUM

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$114,360
MONTHLY	\$9,530.00
PER SF	\$9.53



JOE BOYD

OFFICE: 843.973.8283

MOBILE: 843.906.7751

EMAIL: JOE@TWINRIVERSCAP.COM