

# Family Dollar & Dollar Tree



## Three Stores For Sale

- Three stores as a Package sale only
- Family Dollars in Pine Tops and Weldon, NC; and a Dollar Tree in Elm City, NC
- Double NN leases
- Landlord responsibilities include:
  - Roof, Structure, Gutters, Slab (Plumbing included)
  - Outside lights on building only
- Tenant – responsible all other expenses
- Tenant reimburses Landlord for taxes and insurance
- Total NOI, approximately \$174,800
- Asking Price \$2,347,458

### Contact Information

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# Family Dollar & Dollar Tree Package

## Map



**Dollar Tree - 5016 Elm City Road - Elm City, NC**  
8,000 SF | \$52,600 annual rent / extension expires 12/31/2023

## Map



**Family Dollar - 210 East 2nd Street - Weldon, NC**  
9,150 SF | \$57,500 annual rent / extension expires 12/31/2025

## Map



**Family Dollar - 314 E. Hamlett Street - Pinetops, NC**  
9,150 SF | \$64,700 annual rent / extension expires 12/31/2024



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