

NNN
Retail Investment Group



OKC MSA

FAMILY DOLLAR

213 1ST ST | GRANITE, OK 73547

RARE ABSOLUTE NNN LEASE
FULL CORPORATE GUARANTEE

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

JOHN TOBEN

Senior Advisor
AZ Lic: SA653272000
254.716.4448
john@retail1031.com

STEVEN DAVIS

Managing Partner
AZ Lic: BR101032000
602.625.8338
steven@retail1031.com

BROKER OF RECORD

Eric Fleske
OK Lic: 137210





\$1,309,846
PRICE

5.85%
CAP

\$76,626
NOI

±8,320
BUILDING SIZE

±0.99 AC
LAND SIZE

2016
YEAR BUILT











GRANITE, OK
OKC MSA

EXECUTIVE SUMMARY

ADDRESS	213 1st St Granite, OK 73547 (OKC MSA)
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	March 31, 2031
LESSEE	Family Dollar Corporate
GUARANTOR	Family Dollar Corporate
OPTIONS	(3) 5-Year Options
INCREASES	10% Increase: October 1st, 2025 10% Increase: September 30th, 2030 10% Increase: Each 5 Yr Option Period
ROFR	10 Day

PROPERTY HIGHLIGHTS

-  Rare absolute NNN
-  Located on main intersection through town of Granite, Oklahoma
-  2-miles west of Lake Altus
-  Approximately a 12-minute drive from Quartz Mountain State Park, which attracts visitors year-round
-  Ideal location to provide general retail goods for city and tourists alike
-  Situated at the foot of the Wichita Mountains
-  Granite, Oklahoma is home to significant mining operations
-  Low price point and significant term remaining (±9 years)



GRANITE / COMPETITION / POPULATION HIGHLIGHTS

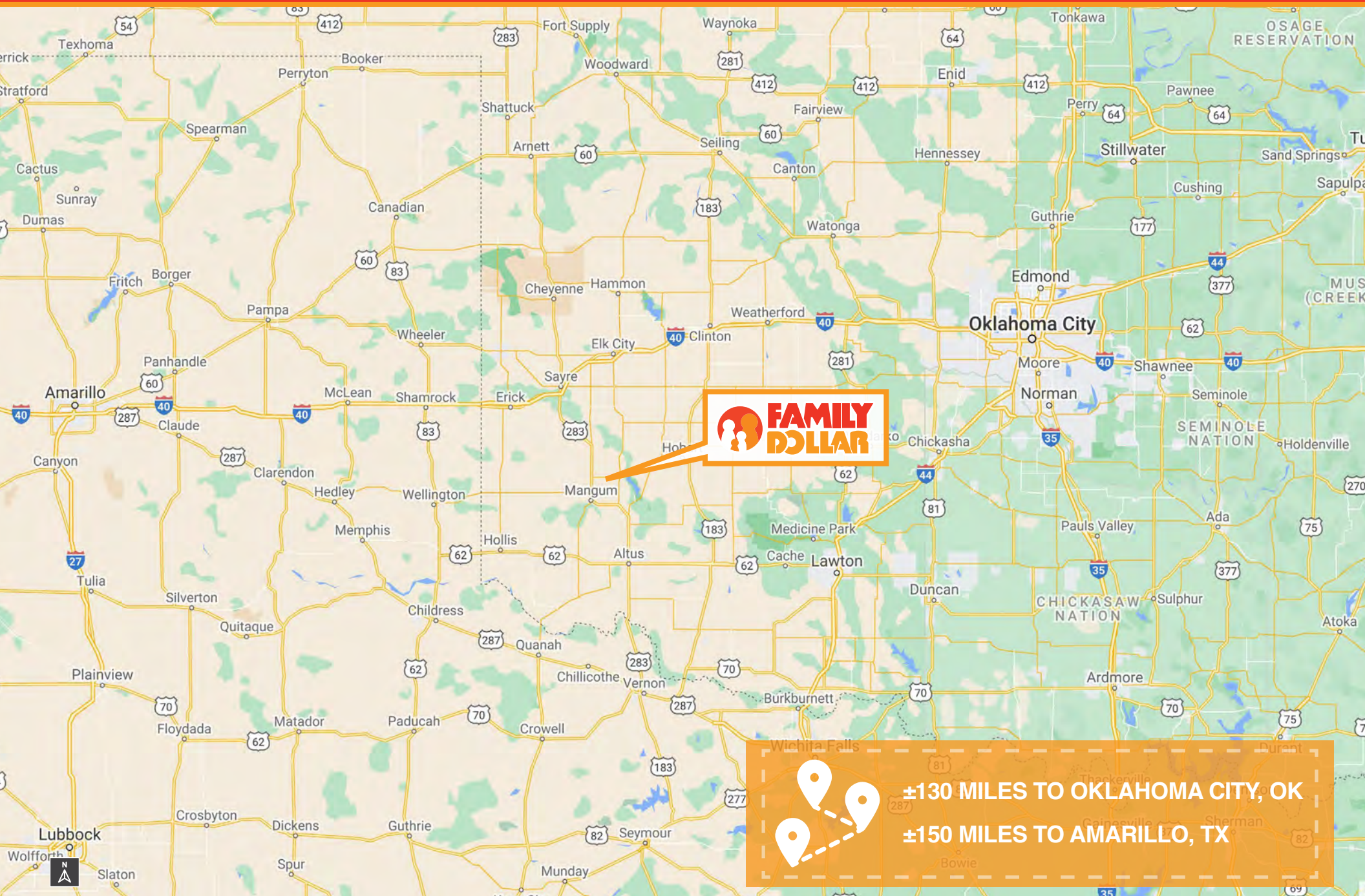
- For research purposes, the address has recently changed 213 1st ST, Granite OK.
- There is no other retail competition within 12 miles of Granite, OK.
- Closest Grocery store is 12.8 miles away, a small United Supermarket in Mangum, OK.
- Closest Walmart is over 18 miles away in Hobart, OK.
- Mangum, OK has the next closest Dollar Store competition outside of Granite, OK, 12.8 miles away. The Mangum Dollar General store is an old prototype built in 1999 and is only 8,100sf.
- The 1, 3, and 5 mile populations do not vary much because Granite is over 5 miles from the next closest town, Lone Wolf, OK, 8 miles away to the east, whose population also relies on this Family Dollar store location.
- Granite OK is home to the Oklahoma State Reformatory and a significant Granite Mining operations situated at the base of the Wichita Mountain.
- The Reformatory and Mine provide long term employment for the residents of Granite, Lone Wolf, and Mangum.
- Highway 9 running through Granite OK is a regular travel route for folks going to enjoy Lake Altus along Highway 9, boasting a daily traffic count at the Family Dollar intersection of +/-4,000 VPD.



FINANCING AVAILABLE

LOAN TERM	±9 Years (Loan Maturity of 3/31/2031)
FIXED TERM	±9 Years (Loan Maturity of 3/31/2031)
AMORTIZATION	30 Years
INTEREST RATE	3.65%-3.85%
MAX LTV	75%
RECOURSE	25% Limited
LENDER UW FEE	.5%
PREPAYMENT PENALTY	3,2,1%-term
ORIGINATION	1%







MATTHEWS, NC
HEADQUARTERS

1959
FOUNDED



GRANITE, OK
OKC MSA

TENANT PROFILE

When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is THE one-stop shop! As one of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices. Many items are \$1 or less, and most items in the store are priced below \$10.

During the new millennium, Family Dollar became a Fortune 500 company. Seven years after Family Dollar was added to the S&P 500 index in 2001, company stock finished first among the index. Sales rocketed to \$5 billion annually throughout the decade, and Family Dollar opened its 5,000th store in Jacksonville, Florida.

During the 2010s, Family Dollar officially merged with Dollar Tree, together becoming one of the largest small-format retailers in the United States. The merger was announced in 2014, and made official the next year. In 2021, Family Dollar and Dollar Tree Combo Stores were introduced—nearly 50 combo stores are already open. Today, Family Dollar is a chain with more than 8,000 stores from Maine to California, and over 15,000 locations with the combined total of Family Dollar and Dollar Tree stores.



±8,073
LOCATIONS



FAMILYDOLLAR.COM
WEBSITE



±47 STATES
IN THE U.S.



DOLLAR TREE
PARENT COMPANY

QUICK FACTS

2020 POPULATION
±1,628

COUNTY
GREER

ELEVATION
±1,611 FT

TOTAL AREA
±3.23 SQ MI

ABOUT GRANITE, OK

Granite is located in eastern Greer County. State Highways 6 and 9 intersect at the southern end of town; Highway 6 leads north 32 miles to Elk City and south 23 miles to Altus, while Highway 9 leads east 17 miles to Hobart and west then south 13 miles to Mangum. Oklahoma City is in the southwest direction, approximately 146 miles by car.

Lake Altus on the North Fork Red River is 2 miles east of the center of town.

According to the United States Census Bureau, the town has a total area of 3.2 square miles, all land.



DEMOGRAPHICS



POPULATION

	3 Miles	5 Miles	10 Miles
2021 Population	1,333	1,665	5,987
2021 Median Age	39.7	39.9	40.3



INCOME

	3 Miles	5 Miles	10 Miles
2021 Avg HH Income	\$62,242	\$62,655	\$55,339
2021 Med HH Income	\$44,923	\$46,250	\$40,405



HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
2021 Households	470	541	2,201
2021 Household Size	2.3	2.3	2.3



DAYTIME DEMOS

	3 Miles	5 Miles	10 Miles
2021 Employees	158	186	1,477
2021 Businesses	33	40	234



TRAFFIC COUNTS



Windle St @ 1st St S

±1,782 VPD

Bartlett Street @ N Bartlett St SE

±2,116 VPD

Costar 2020

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480.429.4580 | retail1031.com

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This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Actual Site