

FOR SALE

Family Dollar/Dollar Tree Relocation Store
8885 NC– Hwy 58
Castalia, NC

CC&A
OSWALD COOKE & ASSOCIATES



Representative Photo



New Construction | 9+ Year NN+ Lease | 20-Year Roof Warranty | Relocation Store

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Castalia, NC

FAMILY DOLLAR

DOLLAR TREE

PRICE	\$1,880,869
CAP RATE	5.75%
NOI	\$108,150
LEASE EXPIRATION	07/31/2031
LEASE TYPE	NN+
LANDLORD RESPONSIBILITIES	Roof and Structure
RENTAL INCREASES	Rent Increases at each option
RENEWAL OPTIONS	(6) 5-Year Options
BUILDING SIZE	10,500 SF
LOT SIZE	1.56 Acres
YEAR BUILT	2021

Actual Subject Site



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Oswald Cooke & Associates is pleased to offer a new construction 10-Year NN+ leased Corporate Family Dollar/Dollar Tree Combo Store. The lease is fixed during the initial term and offers bumps in all options. The Landlord is responsible for roof and structure. The initial term expires in July of 2031. The building was constructed in 2021. A building warranty and a 20-year roof warranty will transfer with the property. The 1.56 acre parcel serves Castalia community and is the only store in town other than a Mini Mart. Family Dollar/Dollar Tree combination store is a new concept targeting rural markets of 3,000-4,000 residents. There are currently 300 locations open and over 3,000 markets targeted. The Combo Store is delivering comp sales that exceed 20%, which means higher gross profit margins and improved operating income.

AERIAL

Castalia Community Park

NC - 1321

Central Hardware



Castalia Fire Department

Main Street (Hwy 58)



Small Town USA Antiques



VICINITY

15 Miles to I-95

19 Miles to Rocky Mount, NC

47 Miles to Raleigh, NC

105 Miles to Fayetteville, NC

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2021 Population	625	2,168	4,457
2010-2021 Annual Population Growth	.29%	.36%	.41%
Average Household Income	\$44,726	\$51,032	\$54,352





TENANT OVERVIEW	
Company Overview	Dollar Tree, Inc. (NASDAQ: DLTR), a Fortune 500 Company Purchased Family Dollar in July 2014
Locations (Combo Stores)	300 Stores open and 3,000 Markets Identified
Family Dollar Only Locations	8,200 Stores
Dollar Tree Only Locations	15,288 Stores
Headquarters	Chesapeake, VA
Website	www.familydollar.com/combostores



Two great stores. One big deal.

TENANT HIGHLIGHTS

Family Dollar/Dollar Tree is a new concept that is bringing two great stores together — Family Dollar, ready to meet family’s needs, alongside Dollar Tree, with its thrilling offerings in seasonal, party, and crafting — to help celebrate life’s occasions. Historically, small towns have had very limited retail options. Shoppers often travel long distances to meet all of their shopping needs. Building on the success of both brands, is a new format for populations of 3,000 to 4,000. Two brands, Dollar Tree and Family Dollar, in one location! Compared to current small-market locations, the Combo Store is delivering comp sales that **exceed 20%**, which means higher gross profit margins and improved operating income.

ABOUT NASH COUNTY

Nash County is a thriving community located just east of Raleigh that is the perfect home for young families. We have excellent employment opportunities and a great quality of life. Nash County shares the towns of Rocky Mount, Whitakers, and Sharpsburg with adjacent counties; communities wholly within Nash County include Spring Hope, Bailey, Stanhope, Castalia, and Momeyer. The county's notable physical features include the Tar River, White Oak Swamp, and Moccasin, Swift, and Deer Branch Creeks.

Nash County farmers produce agricultural commodities such as tobacco, sweet potatoes, cucumbers, soybeans, corn, peanuts, cotton, beef and dairy cattle, and poultry. The county's manufactured products include diesel engines, electronic fuel control systems, textiles, apparel, and pharmaceuticals. The second textile mill in the state, Rocky Mount Mills, was established in 1818 and operated until the end of the twentieth century. Minerals such as gold and iron are mined in the county.

North Carolina Wesleyan College was incorporated in Rocky Mount in 1956 and opened in 1960. Nash County landmarks include the first Hardee's restaurant (1960) and the China American Tobacco Company Factory, built in 1919. Cultural institutions include the Country Doctor Museum, the Playhouse Community Theatre, the Tank Theatre, and the Nash County Historical Association. Nash County hosts several festivals and annual events, including the Outdoor Art Show, the Nashville Blooming Festival, the Spring Hope Pumpkin Festival, and the Freedom Celebration. Nash County's population stood at an estimated 90,700 in 2004.

Information courtesy of:
<https://www.ncpedia.org/geography/nash>





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