



# LEGACY

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# FAMILY DOLLAR

1587 HIGHWAY 264, GALLUP, NM 87301

**FOR SALE** \$2,208,000 | 6.65% CAP

LEGACYCREA.COM

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## GALLUP, NM

- Single Tenant Free-Standing Family Dollar
- High Traffic Counts - 15,900+ Vehicles Pass Site Daily on Highway 264
- Fantastic Visibility & Easily Accessible off Highway 264
- Recent Early Extension - In April 2022, Family Dollar agreed to extended early for another 5 Yrs with no change in rent
- Long-Term Occupancy - Family Dollar has successfully operated at this site since 2014
- 1/2 Mile from capital of the Navajo Nation, Window Rock Indian Reservation
- Window Rock contains Navajo Zoo & Botanical Park, Navajo Nation WW II Memorial as well as Window Rock Airport
- Adjacent to NAPA Auto, KFC, Blake's Lotaburger
- Essential Retailer
- NN Lease Structure - Minimal Landlord Responsibilities

### PROPERTY DETAILS

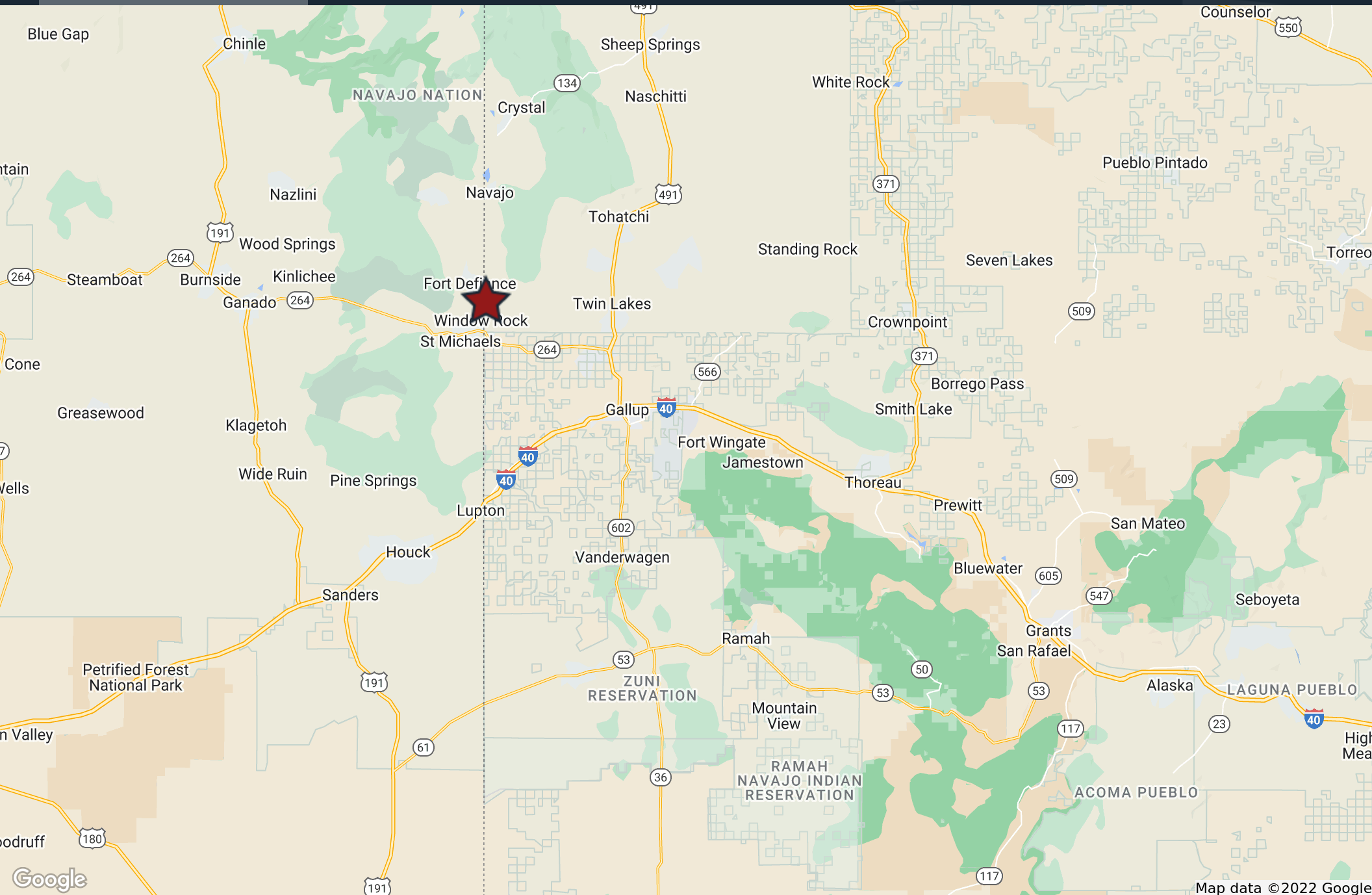
Building Area:	9,200 SF
Land Area:	0.78 Acres
Year Built:	2004
Guarantor:	Corporate Family Dollar
Price (PSF):	\$240.00

### LEASE OVERVIEW

Remaining Lease Term:	5+ Years
Lease Expiration:	9/30/2027
Base Annual Rent:	\$146,832
Lease Type:	NN
Scheduled Rent Increases:	10% Per Option
Options & Increases:	(4) 5 Year Options
Insurance:	Landlord Reimbursed
Parking Lot Maintenance:	Landlord
Property Taxes:	Landlord Reimbursed
Roof & Structure:	Landlord
HVAC:	Tenant











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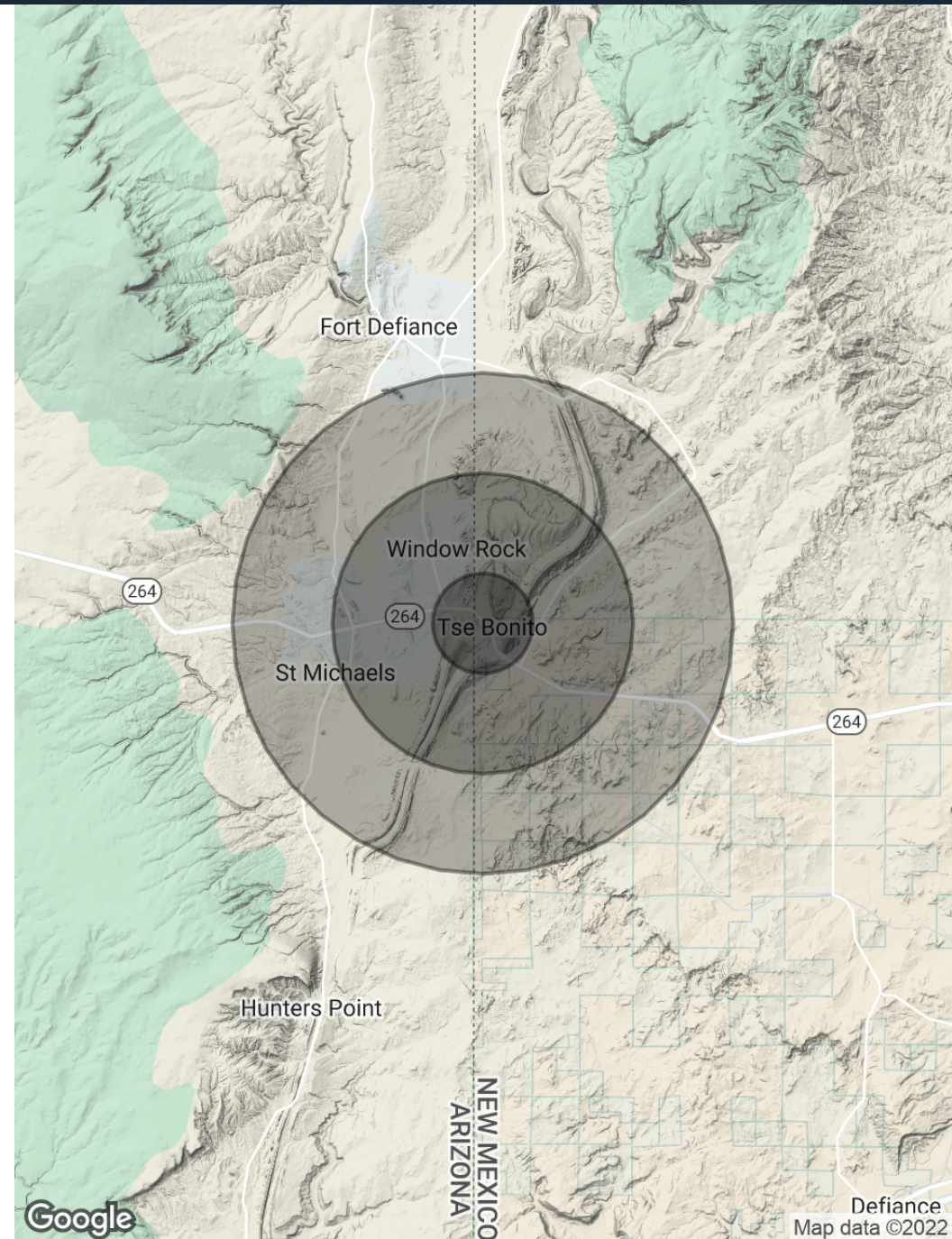


# DEMOGRAPHICS MAP & REPORT

1587 HIGHWAY 264 | GALLUP, NM 87301

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,044	1,984	1,984
Average Age	24.7	24.4	24.6
Average Age (Male)	22.9	21.7	22.2
Average Age (Female)	30.2	31.7	31.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	310	589	589
# of Persons per HH	5.0	4.6	4.6
Average HH Income	\$40,500	\$40,756	\$40,756
Average House Value	\$64,227	\$65,387	\$63,849







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