



SANDS INVESTMENT GROUP



Family Dollar
1404 E Virginia Avenue
Bristol, TN 37620

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 8,000 SF Family Dollar Located at 1404 Virginia Ave in Bristol, TN. This Property Was a Build-to-Suit For the Tenant and Presents an Exciting Repositioning Opportunity With a Building in Great Condition. This Deal Creates a Great Value-Add Opportunity With 2 Full Years of Income From a Credit Tenant to Support Redevelopment Plans.

OFFERING SUMMARY

PRICE	\$1,250,000
CAP	5.20%
NOI	\$65,000
PRICE PER SF	\$156.25
GUARANTOR	Dollar Tree, Inc.

PROPERTY SUMMARY

ADDRESS	1404 Virginia Avenue Bristol, TN 37620
COUNTY	Sullivan
BUILDING AREA	8,000 SF
LAND AREA	0.24 AC
BUILT	2011



FAMILY DOLLAR

HIGHLIGHTS

- Current Rent is More Than 35% Below Market Rent of \$11 PSF
- Across the Street From Food City, a High Performing Grocer With 135 Locations Regionally
- Bristol Motor Speedway Tourist Destination is the Largest NASCAR Venue and Fourth Largest Sports Venue in the Country With Seating For Up to 150,000 People
- \$400M Hard Rock Casino and Hotel Expected to Be Completed By September 2023; Will Create 3,500 Jobs and Bring a 750 Room Hotel, Convention Center and Other Retail to Bristol
- Flexible Real Estate That Can Be Repurposed By a Large Number of Tenants Like Hardware, Auto, Daycare, Etc.
- 2012 Build With Structure and Systems in Good Order With Limited to No Deferred Maintenance
- Population of 35,544 People Within 3 Miles That Are Making an Average Household Income of \$56,929
- Frontage on Virginia Ave Which Sees Over 8,000 VPD
- Income Tax Free State



ACTUAL PROPERTY IMAGE

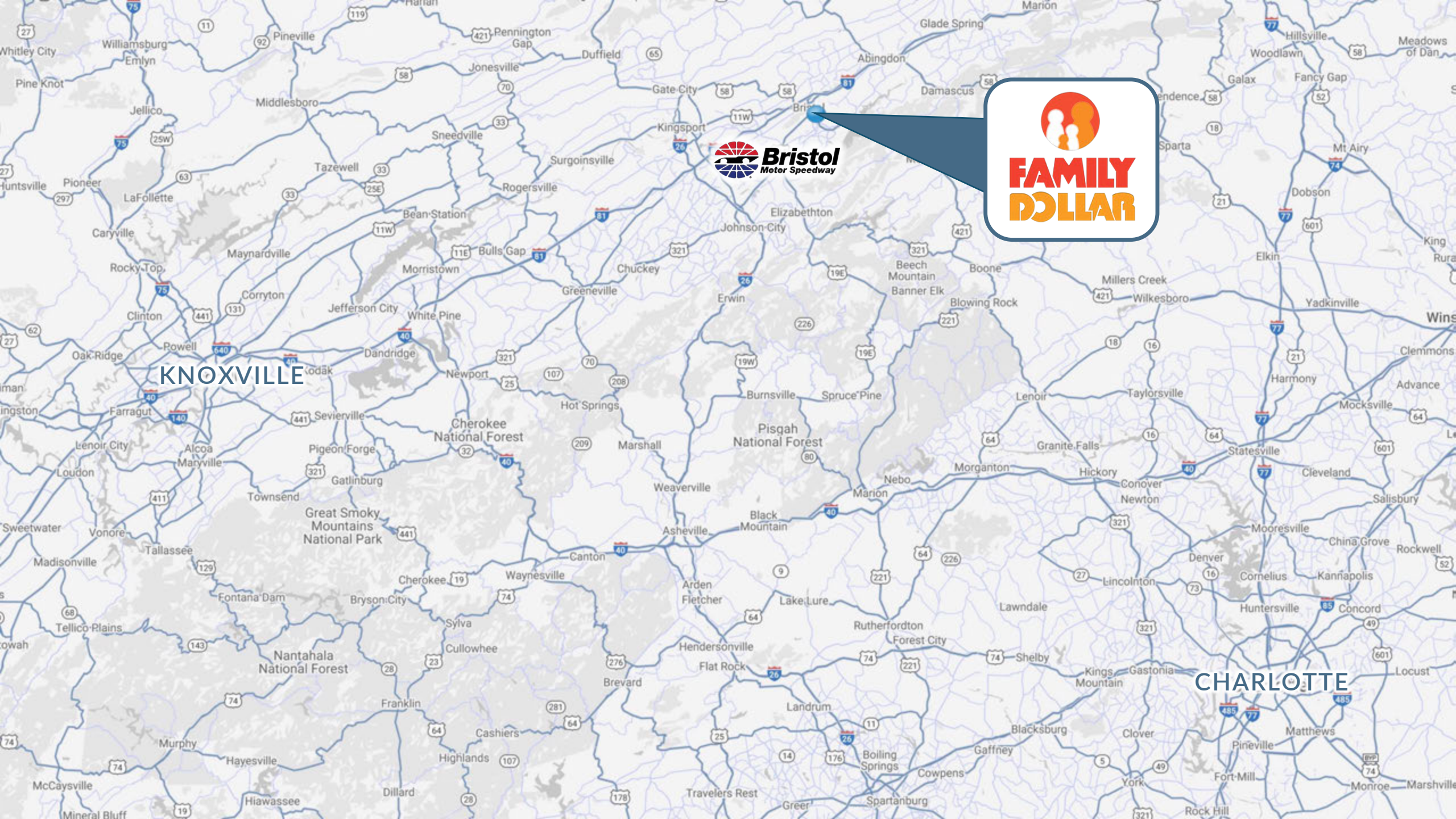
LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building of Approximately 8,000 SF
LEASE COMMENCEMENT	November 8, 2012
LEASE EXPIRATION	June 30, 2024
LEASE TERM	2+ Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	None
LEASE TYPE	Double Net (NN)
USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility (Reimbursed)
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Shared Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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8,000 SF	\$65,000	\$8.13
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KNOXVILLE

CHARLOTTE



UPM Pharmaceuticals
Formulating Your Future

Rotary Field

Lynwood Bible Church

Holston Storage

Electro Mechanical



First Church of God

King College Baseball Field

Tennessee Middle school

Tennessee Avenue Child Care Center

Tennessee Avenue Baptist Church

F.A.S. Auto Repair

Fairmount Elementary School

Bristol Scrap Metal

Rumbles

Aj's Discount Tobacco # 2

Pierce Metal



Virginia Avenue United Methodist

GB Flooring & Custom Woodwork

Tootie's Restaurant



Virginia Ave



421

Virginia Avenue Baptist Church

Seaman Corporation

Dynamic Recycling
LLC

Triad Packaging
Inc



jeannies
cleaning

Patriot Recycling Tire
Processing Company



Full Gospel Fellowship
Assembly of God

T3 Storm Cheer
& Tumble

**DOLLAR
GENERAL**

Creative
Manufacturing

(TCE)

Maverick Enterprises
LLC



the ROBINETTE
company

Belmont Package
Company

World
Printing Co



BRISTOL
BOAT DOCTORS

Tolberts Auto
Repair

Flex Tech
Solutions

Dave's Super
Wash

421

LAKEWAY
AUTO PARTS & REPAIR

Razors
Edge

Beechwood
Auto

Beechwood Dr
Virginia Ave

Virginia Avenue
Baptist Church



U-HAUL

Bass Pro Shops

Arby's **Pizza Hut** **Kroger**
SONIC **McDonald's** **Captain D's** **9**
DOLLAR TREE

Red BURRITO
Hardee's

DOLLAR GENERAL **OLLIE'S**
McALISTER'S **POPEYES**
SUBWAY

BRISTOL CASINO
FUTURE HOME OF HARD ROCK



Domino's **WELLS FARGO** **TIRE CHOICE**
Exxon **Marriott**
FIRST HORIZON
TRUIST **REGIONS**

CVS pharmacy **Shell**
Exxon **U-HAUL**

CVS pharmacy **FOOD CITY**



Michael's **belk** **DICK'S** **BED BATH & BEYOND** **BEST BUY**
Marshalls **FIVE BELOW** **ZAXBY'S**
ULTA **Chick-fil-A** **PAC** **Jersey Mike's**
SHOE CARNIVAL **rue21**
Great Clips **LOFT** **OUTBACK** **OLD NAVY**
GNC **maurices** **LANE BRYANT** **McDonald's**
AMERICAN EAGLE **Party City** **Hallmark** **BACK ROOM BROS**
carter's **Kirkland's** **claire's**
FIVE GUYS **Waffle House** **francesca's** **toby**
DUNKIN' **Bath & Body Works** **T**
BOOT BARN **TORRID** **Eddie Bauer**

Walgreens
Kentucky Fried Chicken **TACO BELL**
RENASANT BANK

AutoZone
metro
by T-Mobile



Walgreens
SUBWAY

BIG LOTS! **SONIC** **Waffle House**
Curves **TACO BELL** **RAC**

DOLLAR GENERAL

Volunteer Pkwy

Little Caesars **LOWE'S** **FOOD CITY**
T **LONG JOHN SILVER'S** **Jersey Mike's**
Walgreens **DOLLAR TREE**

CVS pharmacy **BURGER KING**
Aspen Dental **Great Clips** **SUNOCO**

FAMILY DOLLAR



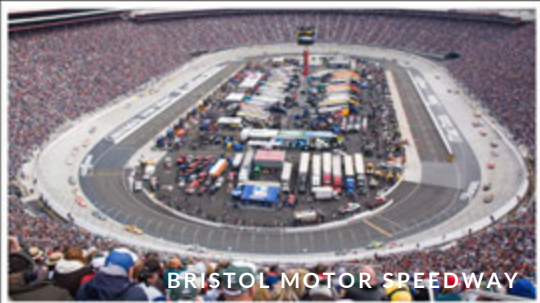
DOWNTOWN BRISTOL

BRISTOL | SULLIVAN COUNTY | TENNESSEE

Bristol, Tennessee, in Sullivan county, is 21 miles NE of Johnson City, Tennessee and 121 miles NW of Charlotte, North Carolina. The city benefits from easy access to the nearby cities and towns that it shares the Johnson City-Kingsport-Bristol metropolitan area with. It is the twin city of Bristol, Virginia, which lies directly across the state line between Tennessee and Virginia. The boundary between the two cities is also the state line, which runs along State Street in their common downtown district. Bristol is a principal city of the Kingsport-Bristol-Bristol, TN-VA metropolitan statistical area, which is a component of the Johnson City-Kingsport-Bristol, TN-VA combined statistical area – commonly known as the "Tri-Cities" region. The City of Bristol had a population of 27,846 as of July 1, 2021.

Bristol is located in northeast Tennessee and is strategically located as an integral link in the national transportation highway system. The City, a part of the Kingsport-Bristol Metropolitan Statistical Area, is located on Interstate 81, and is 17 miles north of the junction of I-81 and I-26. The community is the home of Agero, Bristol Metals L.P., Bristol Regional Medical Center, Century Link, Robinette Company, Royal Building Products, Seaman Corporation, Teleperformance and UPM Pharmaceuticals. Ballad Health is the largest employer in the City with almost 1,550 board certified or board eligible physicians, nurses, technicians, and support staff members at Bristol Regional Medical Center. Bristol is also the site of Bristol Motor Speedway, a NASCAR short track that is one of the best-known motorsport's facilities in the country. The world's fifth-largest coal producer, Contura Energy, is based in Bristol. Knoxville McGhee Tyson is the nearest major airport.

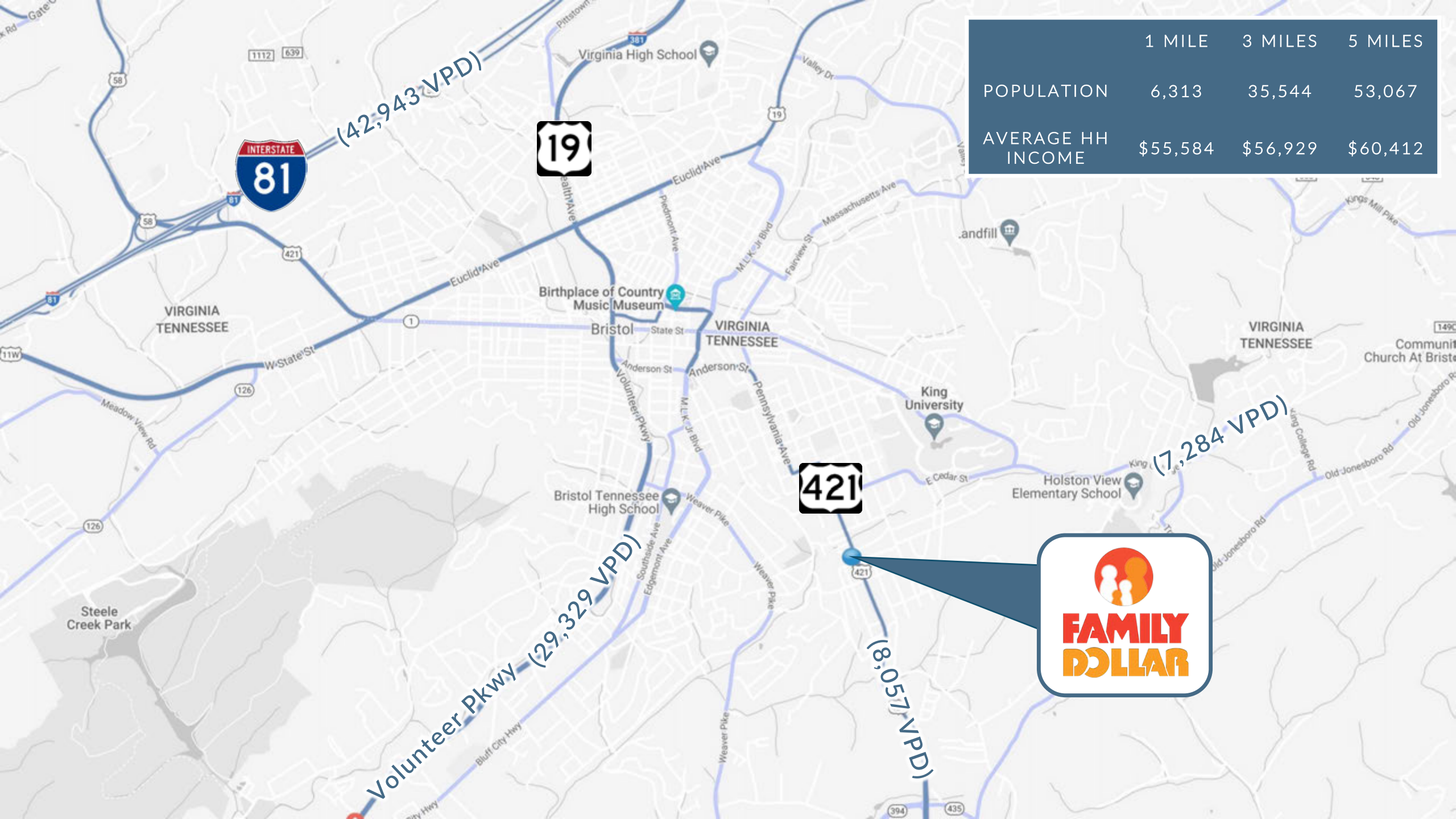
The Volunteer Plaza Shopping Center, Southgate Crossing Shopping Center and the Virginia Avenue Shopping Center are the popular local shopping destinations. The Fields-Penn 1860 House Museum, the Hands On! Regional Museum and the William King Regional Arts Center provide insight into the area's history. Local churches include the South Bristol United Methodist Church, the First Church of the Brethren and Rosemont Presbyterian Church. Patterson Park, Rotary Park and Steele Creek Park are in the area as well. The city hosts the Rhythm and Roots Reunion every September. Bristol is probably best known for being the site of some of the first commercial recordings of country music, showcasing Jimmie Rodgers and the Carter Family, and later a favorite venue of mountain musician Uncle Charlie Osborne. Bristol's "Main Street" is called State Street as it is divided by the state lines of Virginia and Tennessee and is highlighted as The Birthplace of Country Music.



BRISTOL MOTOR SPEEDWAY



BIRTHPLACE OF COUNTRY MUSIC MUSEUM



	1 MILE	3 MILES	5 MILES
POPULATION	6,313	35,544	53,067
AVERAGE HH INCOME	\$55,584	\$56,929	\$60,412



TENANT PROFILE

CHESAPEAKE, VA. Apr. 22, 2022, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, now operates more than 15,685 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods, health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private- brand merchandise customers need and use every day.

The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



COMPANY TYPE
NASDAQ: DLTR



FOUNDED
1953



OF LOCATIONS
16,077



HEADQUARTERS
Chesapeake, VA



WEBSITE
familydollar.com
dollartree.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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