



Representative Photo

FAMILY DOLLAR

220 EAST MAIN STREET, JASONVILLE, IN 47438

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CONTACT INFORMATION



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Representative Photo

INVESTMENT SUMMARY

Tenant	Family Dollar
Street Address	220 East Main Street
City	Jasonville
State	IN
Zip	47438
GLA	14,844 SF
Lot Size	0.75 AC
Year Built	2022



\$1,473,068
List Price

\$99.24
Price / SF



6.55%
Cap Rate

14,844 SF
GLA



\$96,486
NOI

\$6.50
Rent / SF



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Debt Quote

Loan quote provided by Ascension based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please Contact:

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Investment Grade Credit

Family Dollar is a wholly owned subsidiary of Dollar Tree Stores, Inc, which holds a credit rating of “BBB-”.

New Combo Store

Family Dollar has selected this site for its new Family Dollar | Dollar Tree Combo Store. This new concept is so successful that Dollar Tree has committed to opening an additional 400 in 2022.

Recession Resistant Retailer

Family Dollar is well positioned to attract more customers as rising costs due to inflation force consumers to look for cheaper ways to shop.

FAMILY DOLLAR
LEASE SUMMARY



Lease Type	Double Net (NN)	Real Estate Taxes	Tenant Reimburses
Type of Ownership	Fee Simple	Insurance	Tenant Resopnsible
Original Lease Term	7 Years	Roof & Structure	Landlord Responsible
Commencement Date	08/01/2022	Lease Guarantor	Corporate
Lease Expiration	07/31/2029	Company Name	Family Dollar
Term Remaining	7+ Years	Ownership	Public
Increases	\$0.50 Per SF	Years in Business	62
Options	Three (3), 5-Year	Number of Locations	8,200+



Minimal Landlord Responsibilities

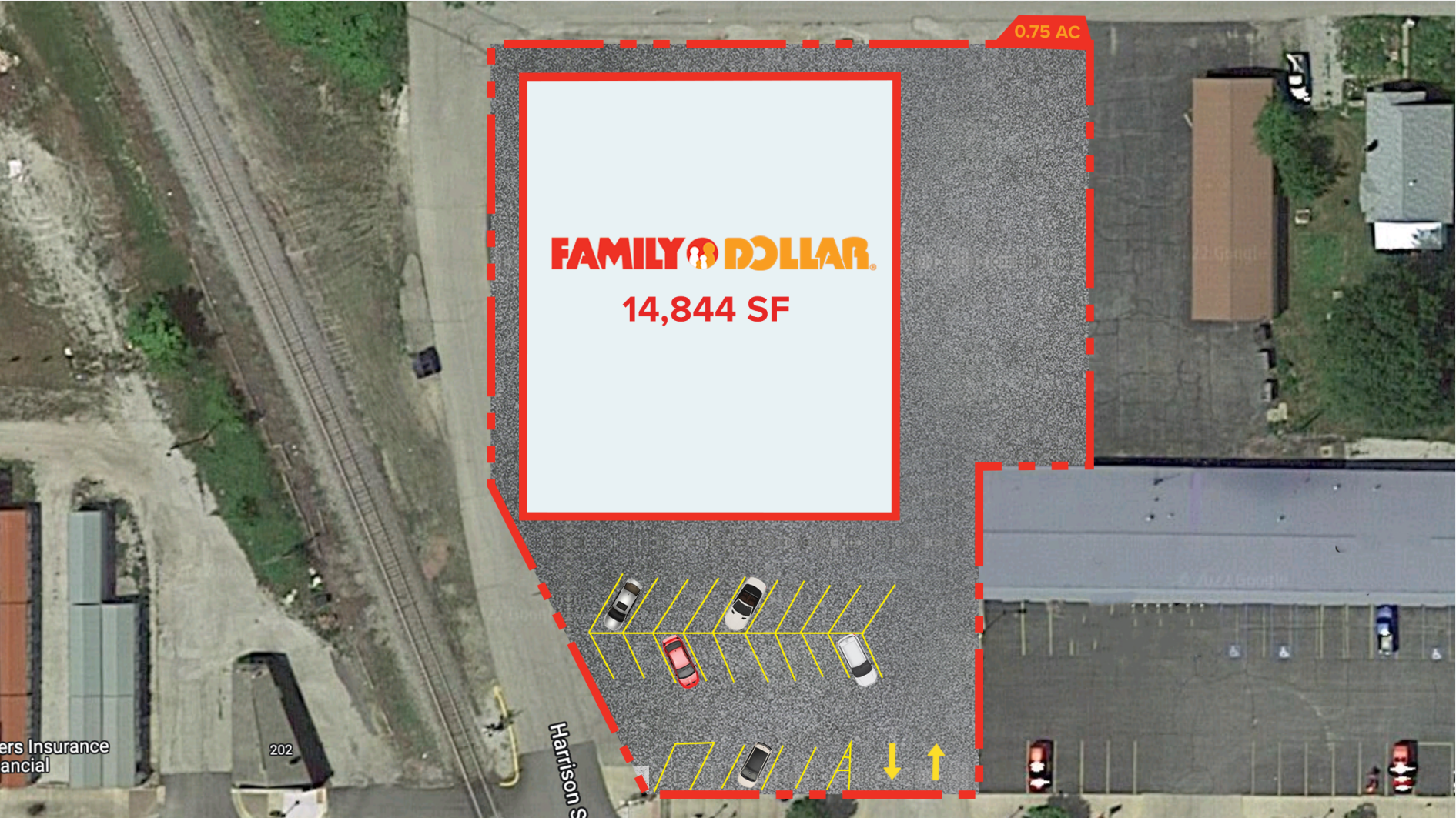
The store benefits from a new double net (NN) lease with minimal landlord responsibilities.

Limited Competition

With 20,000 people in a 10 mile radius and the nearest pure grocery store nearly 11 miles away, this store is well positioned to dominate consumer spending in the immediate area.

Increases in Options

The lease features three 5-year renewal options and \$0.50/sf rental escalations every five years throughout the term.



ABOUT THE BRAND



Family Dollar

Family Dollar is an American variety store chain. With over 8,000 locations in all states except Alaska, Hawaii, Oregon and Washington, it was the second largest retailer of its type in the United States until it was acquired by Dollar Tree in 2015 and its headquarters operations were moved to Norfolk, Virginia.



8,200
Number of Locations



BBB
Credit Rating



\$1.10 BILLION
Annual Revenue



71,046
Number of Employees



On July 28, 2014, Dollar Tree announced that it would buy Family Dollar for \$8.5 billion. The sale delivered a windfall to the company’s biggest shareholder Carl Icahn, who acquired his 9.4 percent stake in June 2014. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid. 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 of their items are \$1 or less, and most items in the store are priced below \$10.

Dollar Tree

Dollar Tree, Inc., a Fortune 200 company, and Family Dollar’s parent company is the leading operator of discount variety stores that has served North America for more than thirty years. Dollar General stores generally feature a low-cost, no frills building with limited maintenance capital, low operating costs, and focused merchandise. Their Second Quarter 2021 net sales were \$8.7 billion. They have opened their 17,000th store in 2021.



POPULATION	1-Mile	3-Mile	5-Mile
2027 Projection	2,512	3,849	5,113
2022 Estimate	2,509	3,848	5,125
2010 Census	2,572	3,981	5,359

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2027 Projection	1,028	1,586	2,118
2022 Estimate	1,002	1,534	2,027
2010 Census	1,028	1,586	2,118
Growth '22 - '27	2.59%	3.39%	4.49%
Average Income	\$47,087	\$57,679	\$62,206
Median Income	\$38,287	\$44,786	\$49,183

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