



TRINITY

REAL ESTATE INVESTMENT SERVICES



FAMILY DOLLAR & SNAP FITNESS

211 S MAIN ST, AMHERST, VA 24521

\$1,171,615

7.75% CAP

TRINITYREIS.COM

Actual Property

AMHERST, VA

\$1,171,615 | 7.75% CAP

- Two-Tenant Retail Center Anchored by Family Dollar
- Healthy 5-Mile Demographics of 6K+ Residents
- Easily Accessible From Hwy 29 Generating 23,000+ VPD
- Located in a Retail Corridor With Various National Credit Tenants Within 2 Miles Including McDonald's, CVS Pharmacy, and Subway Creating Additional Customer Traffic for the Area
- Corporately Guaranteed by Dollar Tree Inc. an Investment Grade Tenant With an S&P Credit Rating of BBB
- Snap Fitness has Nearly 2,000 Locations Open or Under Development Worldwide

EXCLUSIVELY MARKETING BY:

CALE POWERS

719.331.4944 | cale@trinityreis.com

PROPERTY DETAILS:

Property Name: **Family Dollar & Snap Fitness**

Price: **\$1,171,615**

Cap Rate - Current: **7.75%**

Year Built/Renovated: **1964 / 2018**

Building Area: **13,308 SF**

Price (PSF): **\$88.04**

Percent Occupied: **100.0%**

No. of Tenant Spaces: **2**

Land Area: **0.87 Acres**

Type of Ownership: **Fee Simple**

RENT ROLL

211 S MAIN ST | AMHERST, VA

| TENANT NAME | GUARANTOR | LEASE TYPE | UNIT SIZE (SF) | LEASE END | RENT PSF | ANNUAL RENT | PRICE PER SF/YR | OPTIONS AND INCREASES |
|-----------------|-------------------|------------|----------------|------------|----------|-------------|-----------------|-----------------------|
| Family Dollar | Dollar Tree Inc | NNN | 9.228 | 7/31/2023 | \$5.96 | \$55,000 | \$7.19 | Six (6), 5-Year; 5% |
| Snap Fitness | Snap Fitness, Inc | NNN | 4.080 | 10/31/2027 | \$9.26 | \$37,800 | \$7.61 | One (1), 5-Year; 5% |
| Totals/Averages | | | 13,308 | | | \$92,800 | \$7.35 | |



INCOME SUMMARY

| | |
|---------------------|------------------|
| Rental Income | \$92,800 |
| Reimbursements | \$9,179 |
| Gross Income | \$101,979 |

EXPENSE SUMMARY

| | |
|-----------------------|-----------------|
| Taxes | \$4,300 |
| Insurance | \$2,817 |
| Repairs/Maintenance | \$2,000 |
| Snow Removal | \$2,062 |
| Gross Expenses | \$11,179 |

| | |
|-----------------------------|-----------------|
| Net Operating Income | \$90,800 |
|-----------------------------|-----------------|

INVESTMENT OVERVIEW

| | |
|--------------|-------------|
| Price | \$1,171,615 |
| Price per SF | \$88.04 |
| CAP Rate | 7.75 % |

OPERATING DATA

| | |
|----------------------|-----------|
| Gross Income | \$101,979 |
| Operating Expenses | \$11,179 |
| Net Operating Income | \$90,800 |

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



2010 Census
2022 Estimated
2027 Projected

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|--------|--------|--------|
| 2010 Census | 1,442 | 4,468 | 7,535 |
| 2022 Estimated | 1,285 | 4,037 | 6,919 |
| 2027 Projected | 1,263 | 3,976 | 6,850 |

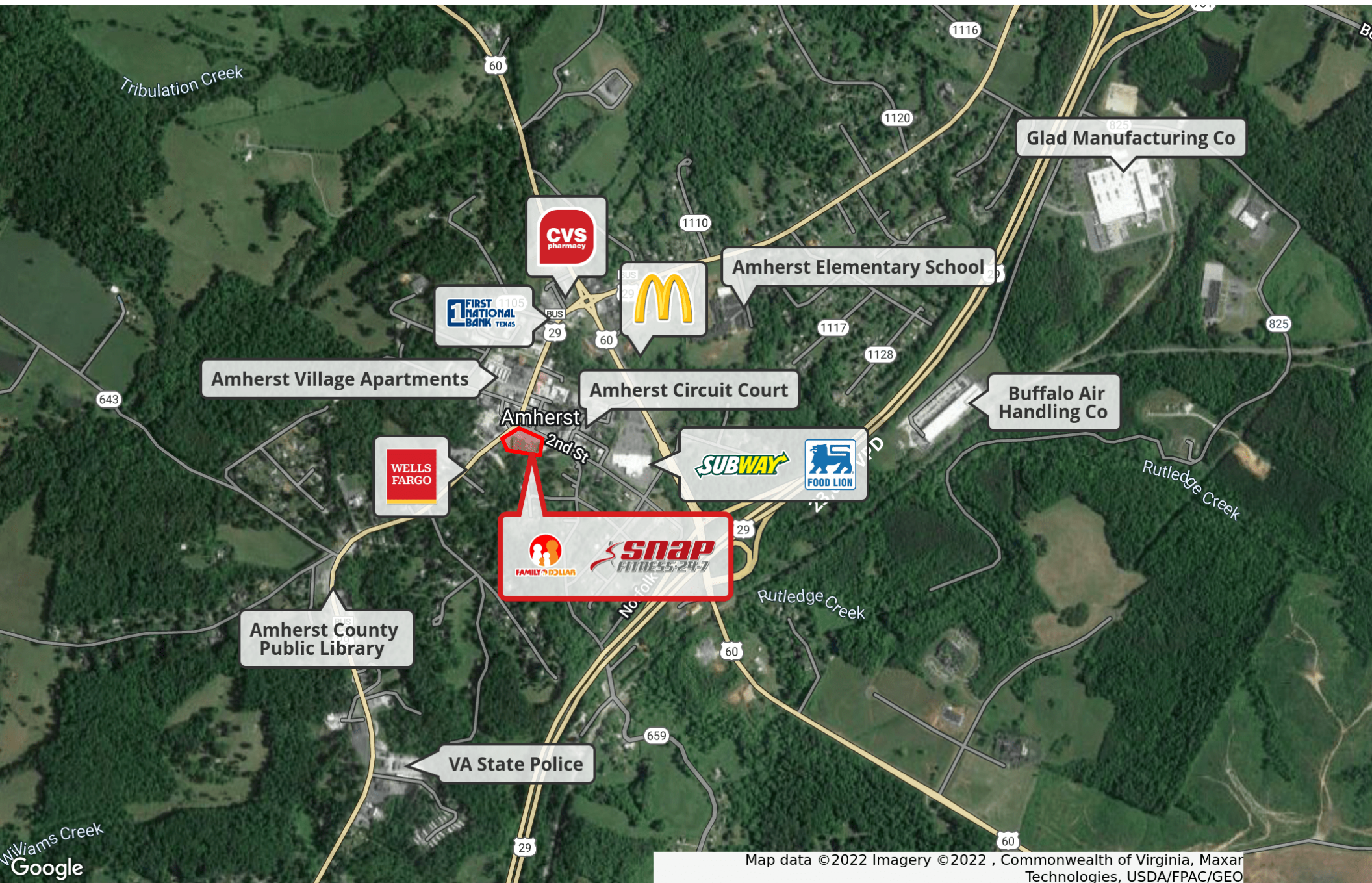
HOUSEHOLD INCOME



| | 1 Mile | 3 Mile | 5 Mile |
|---------|----------|----------|----------|
| Median | \$54,967 | \$56,416 | \$57,903 |
| Average | \$74,054 | \$74,679 | \$74,955 |



2hrs to
Downtown
Richmond



Map data ©2022 Imagery ©2022 , Commonwealth of Virginia, Maxar Technologies, USDA/FPAC/GEO



Actual Property



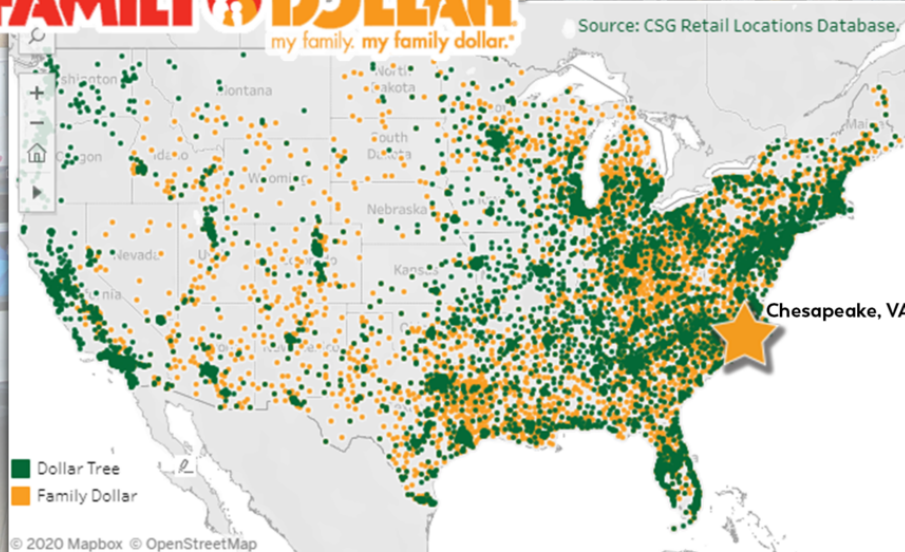
Actual Property



Actual Property



Actual Property



62 Years
of Success



**Parent
Company**
NASDAQ: DLTR



BBB
S&P Rated



\$23.5B
Market Cap



8,200+
Family Dollar
Locations



19 Years
of Success



Privately
Owned



Headquarters
Chanhassen,
MN



2,453+
Employees



650+
Locations



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EXCLUSIVELY MARKETING BY

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BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty, Inc

VA#225245999

Actual Property