



TRINITY

REAL ESTATE INVESTMENT SERVICES



**RECENTLY EXTENDED NN FAMILY DOLLAR**

6310 JEFFERSON PAIGE RD, SHREVEPORT, LA 71119

**\$1,184,965**

7.25% CAP





## SHREVEPORT, LA

**\$1,184,965 | 7.25% CAP**

- NN Family Dollar - 3rd Largest City in Louisiana
- Tenant Recently Executed Option While Paying 10% Increase in Rent - No LL Concessions Requested
- 9,180 Square Foot Prototype With Large Concrete Parking Lot
- Zero HVAC Responsibility for Landlord
- 40,000+ Residents within 5 Miles of the Subject Property
- Shreveport has a Population of 184,000 and is the 3rd Most Populous City in the State of Louisiana
- Strong Built in Customer Base - Surrounding Area Includes Several Residential Developments Generating Strong Traffic Near Store
- Almost 1 Acre Parcel

## EXCLUSIVELY MARKETING BY:

### BRANSON BLACKBURN

682.233.5223 | b.blackburn@trinityreis.com

### CHANCE HALES

806.679.9776 | chance@trinityreis.com

### MATT DAVIS

325.513.6406 | matt@trinityreis.com

### CODY CRIST

817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$85,910
Rent Per SF:	\$9.36
Rent Commencement Date:	6/30/2008
Lease Expiration Date:	6/30/2028
Lease Term Remaining:	5+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2015, Dollar Tree Acquired Family Dollar for \$8.5B, Combining for 13,000+ Stores



For Over 60 Years, Family Dollar has Provided Value and Convenience for Customers



Dollar Tree, Inc. is a Fortune 500 Company and the World-Leader in \$1 Price-Point Stores

## PROPERTY DETAILS:

Building Area:	9,180 SF
Land Area:	.95 AC
Year Built:	2007
Guarantor:	Dollar Tree Inc
Price Per SF:	\$129.08

# LEASE ABSTRACT

6310 JEFFERSON PAIGE RD | SHREVEPORT, LA

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Current Term	6/30/2008-6/30/2028	\$85,910	\$9.36	7.25%
Six (6), 5-Year Options 10% Increase	7/1/2028-6/30/2033	\$94,501	\$10.29	7.98%
	7/1/2033-6/30/2038	\$103,951	\$11.32	8.77%
	7/1/2038-6/30/2043	\$114,346	\$12.46	9.65%
	7/1/2043-6/30/2048	\$125,781	\$13.70	10.61%
	7/1/2048-6/30/2053	\$138,359	\$15.07	11.68%
	7/1/2053-6/30/2058	\$152,195	\$16.58	12.84%



## RESPONSIBILITIES BREAKDOWN

### TAXES & INSURANCE

PAID BY **TENANT**

**Taxes:** Landlord will obtain and keep in force a commercial property insurance policy covering the Demised Premises for their full replacement value. Beginning on the rent commencement date, Tenant shall reimburse LL the cost of property insurance premium.

**Insurance:** Landlord will obtain and keep in force a commercial property insurance policy covering the Demised Premises for their full replacement value. Beginning on the rent commencement date, Tenant shall reimburse LL the cost of property insurance premium.

### ROOF & STRUCTURE

PAID BY **LANDLORD**

Landlord responsibility.

### PARKING LOT

PAID BY **TENANT/LANDLORD**

Tenant will be responsible for removing trash, weeds and debris from the parking and landscaped areas, restriping the parking area and repairing parking area lights and for the maintenance of existing landscaping, including grass cutting.

### HVAC

PAID BY **TENANT**

Tenant responsibility.



## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



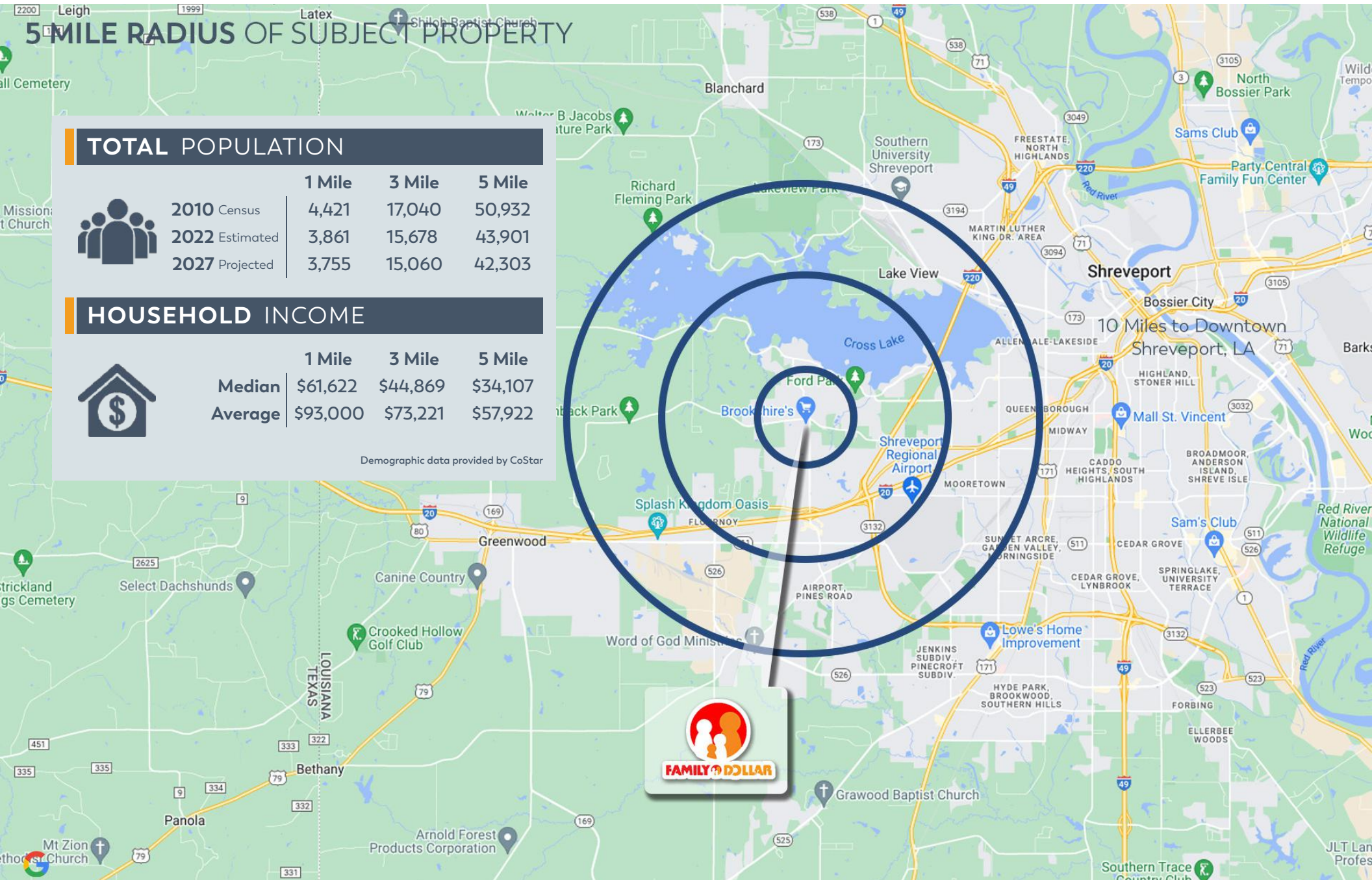
	1 Mile	3 Mile	5 Mile
<b>2010</b> Census	4,421	17,040	50,932
<b>2022</b> Estimated	3,861	15,678	43,901
<b>2027</b> Projected	3,755	15,060	42,303

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
<b>Median</b>	\$61,622	\$44,869	\$34,107
<b>Average</b>	\$93,000	\$73,221	\$57,922

Demographic data provided by CoStar

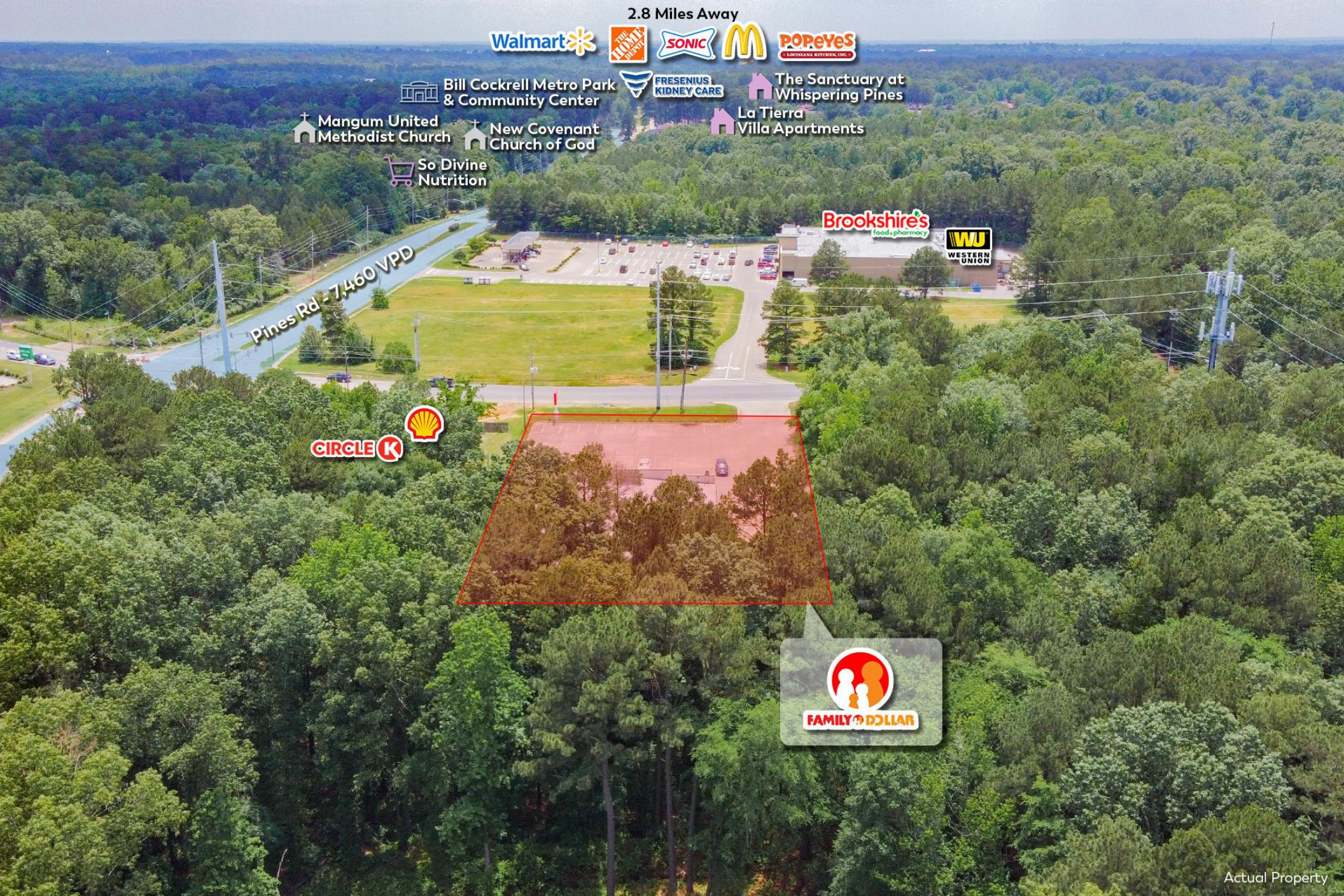






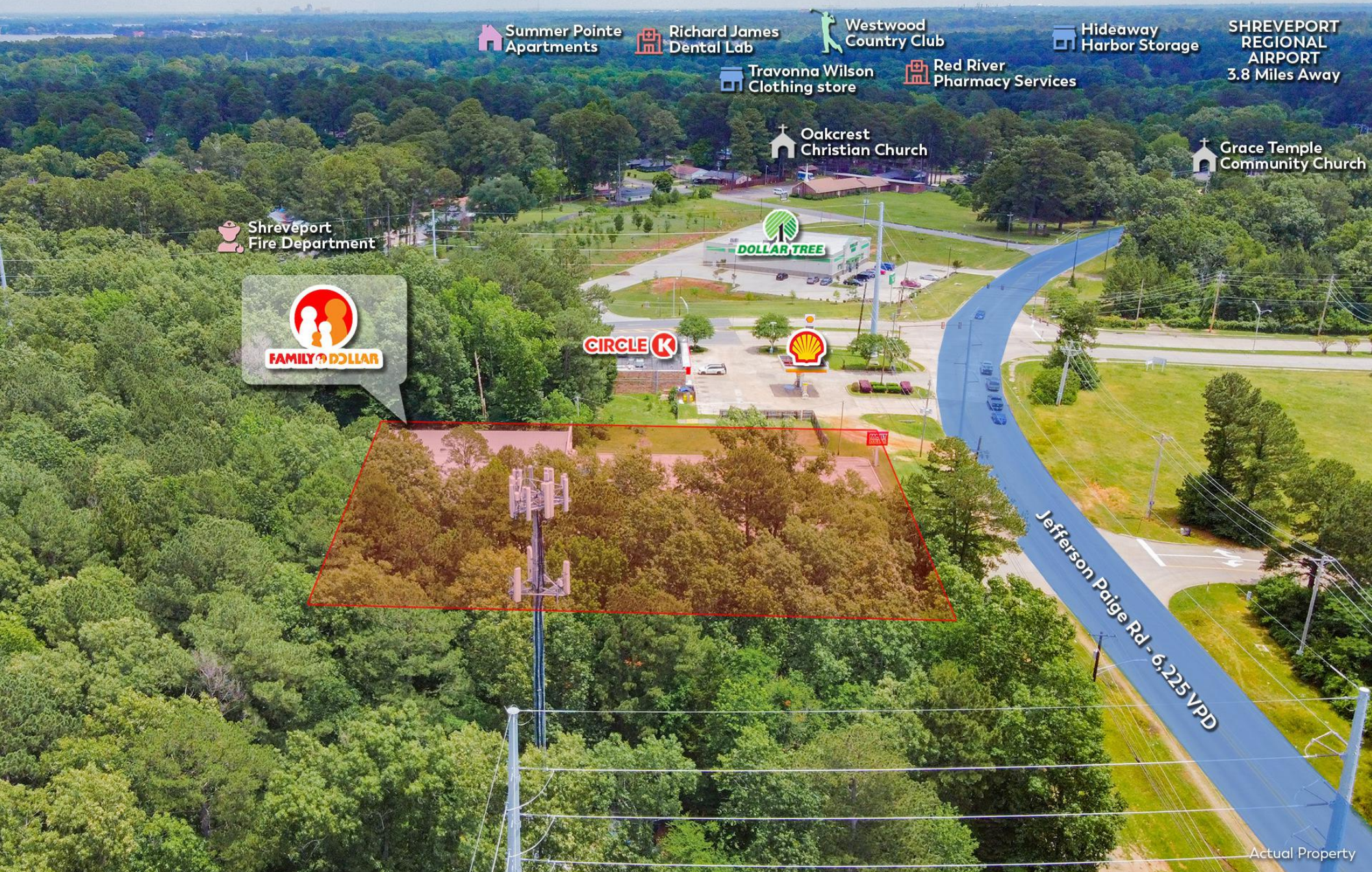
Imagery ©2023 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO





Actual Property









Actual Property



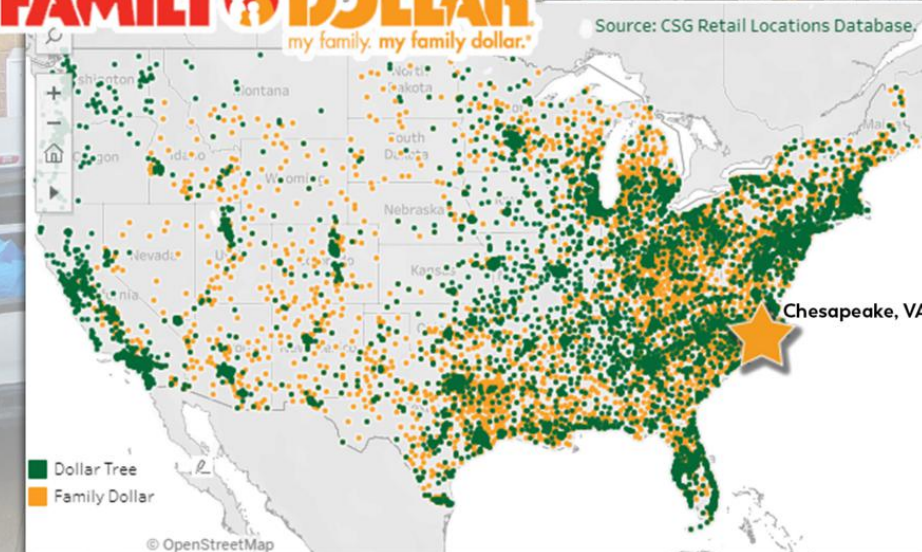


Actual Property



# TENANT OVERVIEW

6310 JEFFERSON PAIGE RD | SHREVEPORT, LA



**64 Years**  
of Success



**Parent  
Company**  
NASDAQ: DLTR



**BBB**  
S&P Rated



**\$32.74B**  
Market Cap  
Dollar Tree Inc



**8,240+**  
Family Dollar  
Locations



All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property



# TRINITY

REAL ESTATE INVESTMENT SERVICES

## EXCLUSIVELY MARKETING BY

### BRANSON BLACKBURN

682.233.5223

b.blackburn@trinityreis.com

### CHANCE HALES

806.679.9776

chance@trinityreis.com

### MATT DAVIS

325.513.6406

matt@trinityreis.com

### BROKER OF RECORD

#### JOHN BARTON

Avington Realty

LA #BROK.995709514-ACT