

FAMILY DOLLAR TREE COMBO STORE | 10+ YEAR NN INVESTMENT OPPORTUNITY

17825 AL-160, CLEVELAND, AL 35049



10,500 SF
FOR SALE

REPRESENTATIVE PHOTO



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DOLLAR TREE®

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OFFERING SUMMARY

OFFERING	
PRICE:	\$1,499,500
NOI:	\$101,220
CAP:	6.75%
GUARANTY:	FAMILY DOLLAR STORES, INC.
TENANT:	FAMILY DOLLAR STORES OF ALABAMA, LLC
LEASE TYPE:	10 YEAR NN
RENTABLE AREA:	10,500 SF
LAND AREA:	1.47 ACRES
YEAR BUILT:	2022
PARCEL #:	15-04-18-0-003-021-015
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	28
ZONING:	COMMERCIAL



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INVESTMENT HIGHLIGHTS

FAMILY DOLLAR TREE

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**10,500 SF BUILDING
(NEW SUCCESSFUL
COMBO STORE FORMAT)**



10+ YEAR LEASE



**INVESTMENT
GRADE CREDIT
TENANT**



**E-COMMERCE
RESISTANT TENANT**



**LOW RENT
PSF**



**VPD ON HIGHWAY
160 = 5,050**



**3-MILE HHI
\$52,682 (MEDIAN)
\$63,106 (AVERAGE)**



**PANDEMIC RESISTANT
TENANT**

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PROPERTY OVERVIEW

FAMILY DOLLAR TREE

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28 PARKING SPACES



YEAR BUILT: 2022

PARCEL
NUMBER

15-04-18-0-003-021-015



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SITE PLAN

FAMILY DOLLAR TREE
17825 AL-160, CLEVELAND, AL 35049



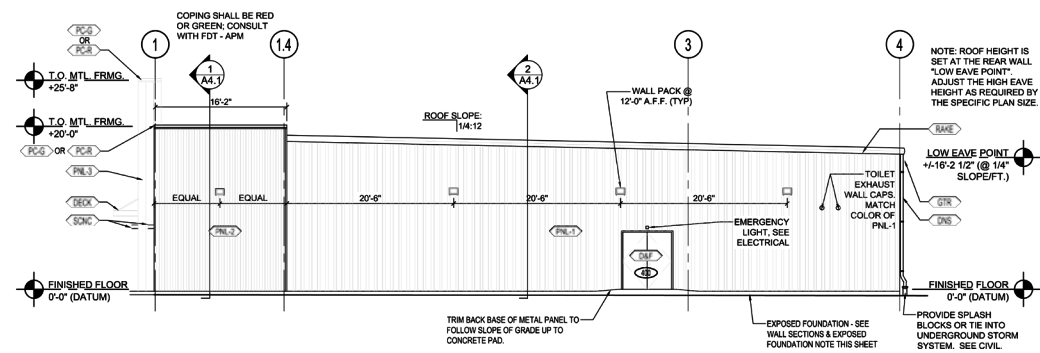
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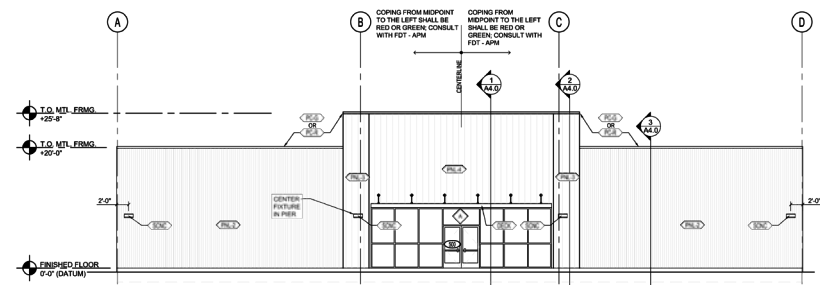
ELEVATIONS

FAMILY DOLLAR TREE

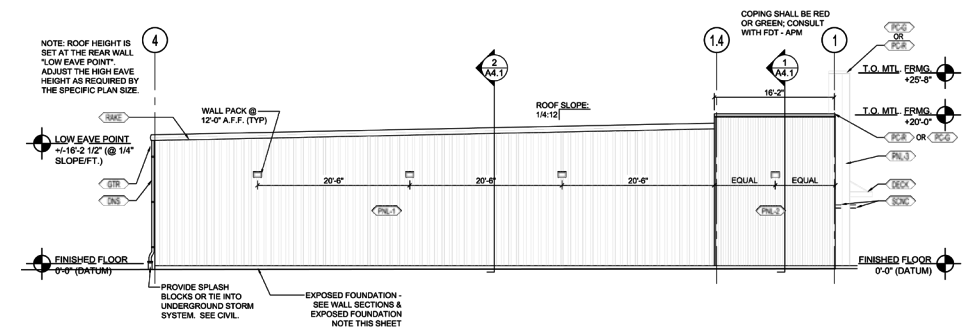
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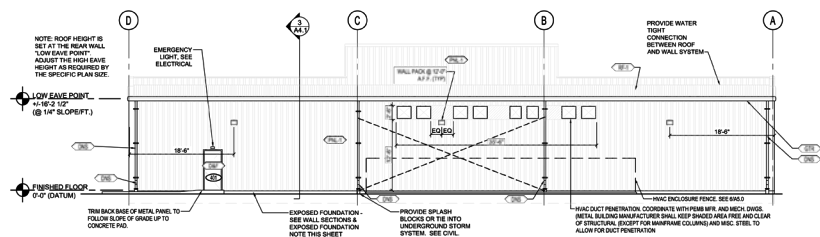
RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

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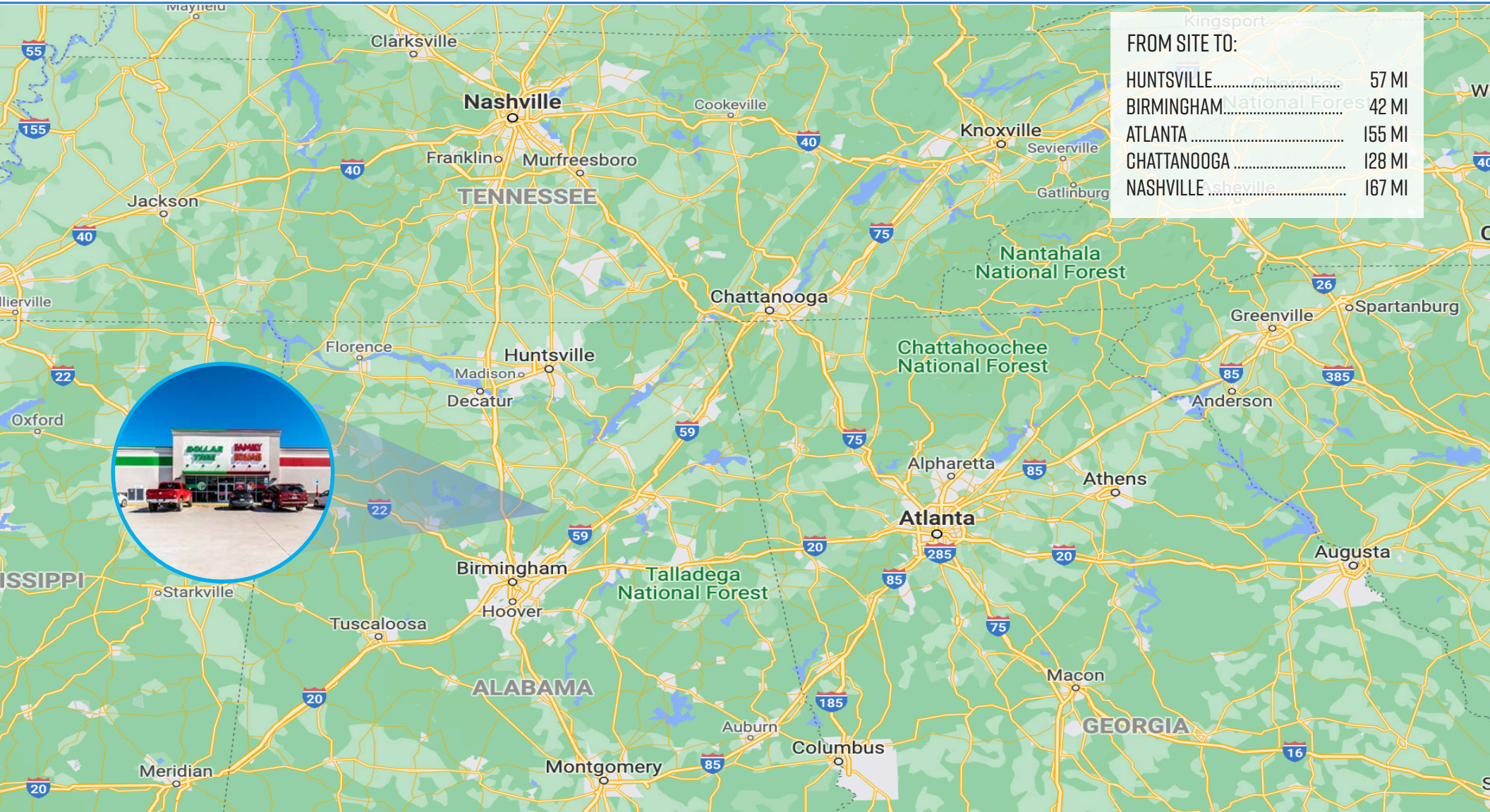
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LOCATION OVERVIEW

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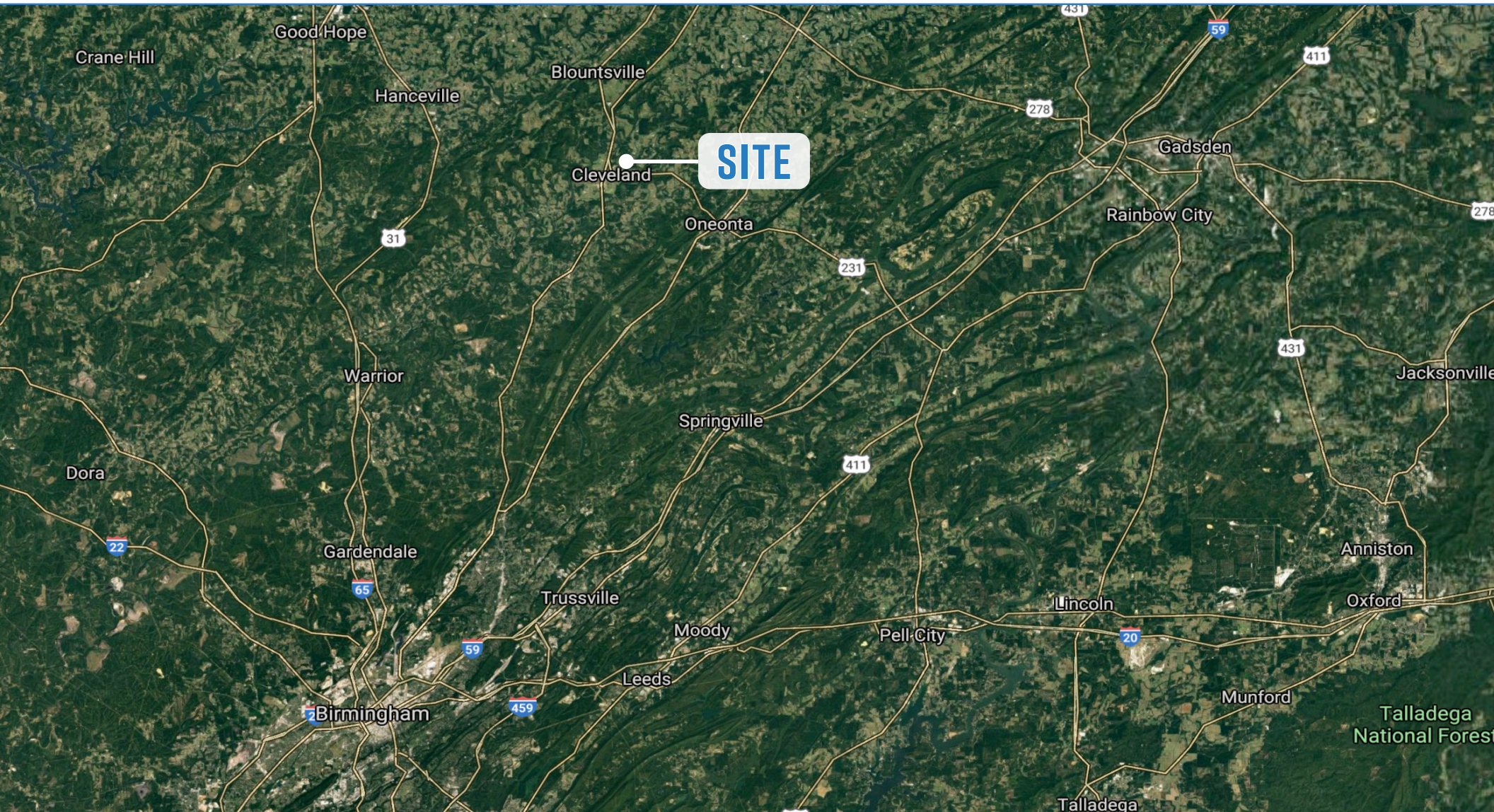
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HIGH AERIAL

FAMILY DOLLAR TREE

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SITE AERIAL

FAMILY DOLLAR TREE

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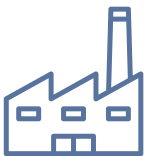


CITY OVERVIEW | CLEVELAND, AL

FAMILY DOLLAR TREE

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BUSINESS



TONKA CORPORATION

LOCATED AT CLEVELAND, AL WITH A DISTANCE OF 0.5 MILE FROM SITE.

LIFESTYLE / INDUSTRIES



PARKS
PALISADES PARK



MEDIAN HOUSEHOLD INCOME
\$49,282 ON A 10 MI RANGE



POPULATION
30,112 ON A 10 MI RANGE



AVERAGE HOUSEHOLD INCOME
\$65,790 ON A 10 MI RANGE



HIGHWAY
STATE ROUTE 79



BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT



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DEMOGRAPHICS

FAMILY DOLLAR TREE

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AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

RETAIL TRADE, HEALTH CARE & SOCIAL ASSISTANCE, EDUCATIONAL SERVICES, MANUFACTURING, CONSTRUCTION, FINANCE & INSURANCE, TRANSPORTATION & WAREHOUSING, WHOLESALE TRADE, UTILITIES, AGRICULTURE, MINING

2021 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	2,914	6,112	30,112
HOUSEHOLDS	1,080	2,302	11,279
FAMILIES	816	1,724	8,143
AVERAGE HOUSEHOLD SIZE	2.69	2.65	2.64
OWNER OCCUPIED HOUSING UNITS	859	1,802	8,444
RENTER OCCUPIED HOUSING UNITS	220	499	2,835
MEDIAN AGE	38.8	39.8	41.6
MEDIAN HOUSEHOLD INCOME	\$52,682	\$52,157	\$49,282
AVERAGE HOUSEHOLD INCOME	\$63,106	\$67,379	\$65,790
2026 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	2,979	6,217	30,651
HOUSEHOLDS	1,103	2,338	11,481
FAMILIES	830	1,744	8,250
AVERAGE HOUSEHOLD SIZE	2.69	2.65	2.64
OWNER OCCUPIED HOUSING UNITS	884	1,844	8,675
RENTER OCCUPIED HOUSING UNITS	219	494	2,806
MEDIAN AGE	40.8	47.6	43.3
MEDIAN HOUSEHOLD INCOME	\$57,836	\$57,186	\$53,793
AVERAGE HOUSEHOLD INCOME	\$71,045	\$75,885	\$73,752



CLEVELAND IS A TOWN IN CENTRAL BLOUNT COUNTY, ALABAMA. CLEVELAND IS 42 MILES NORTHEAST OF BIRMINGHAM AND 57 MILES SOUTH OF HUNTSVILLE. THE MOST COMMON INDUSTRIES IN CLEVELAND ARE CONSTRUCTION; EDUCATIONAL SERVICES; HEALTH CARE; AGRICULTURE, FORESTRY, FISHING AND HUNTING; FOOD; TRUCK TRANSPORTATION; AND PUBLIC ADMINISTRATION. THE NATIONAL REGISTER-LISTED SWANN COVERED BRIDGE, WHICH SPANS THE BLACK WARRIOR RIVER, LIES JUST WEST OF TOWN.

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TENANT OVERVIEW

FAMILY DOLLAR TREE

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DOLLAR TREE, A FORTUNE 200 COMPANY WHICH ACQUIRED FAMILY DOLLAR IN JULY, 2015, NOW OPERATES MORE THAN 16,000 STORES ACROSS 48 STATES AND FIVE CANADIAN PROVINCES. STORES OPERATE UNDER THE BRANDS OF DOLLAR TREE, DOLLAR TREE CANADA, DEALS, AND FAMILY DOLLAR WITH A MARKET CAPITALIZATION OF \$32.97 BN. DOLLAR TREE IS THE NATION'S LEADING OPERATOR OF FIXED PRICE-POINT STORES, SELLING EVERYTHING FOR \$1 OR LESS, AND FAMILY DOLLAR IS A LEADING NATIONAL OPERATOR OF MULTI PRICE-POINT STORES OFFERING MERCHANDISE GENERALLY RANGING IN PRICE FROM \$1-\$10 INCLUDING CONSUMABLES, HOME PRODUCTS, APPAREL AND ACCESSORIES, ELECTRONICS, AND SEASONAL GOODS TO PRIMARILY LOW AND MIDDLE-INCOME CONSUMERS IN CONVENIENT NEIGHBORHOOD STORES.

- > **CORPORATE GUARANTEE BY FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE**
- > **FINANCIAL STRENGTH: INVESTMENT GRADE. S&P 500 CREDIT RATING OF BB+ AND MOODY'S OF BAA1**
- > **DISCOUNT STORES ARE BEING DESCRIBED AS "IMMUNE TO E-COMMERCE" DUE TO THEIR FOCUS ON CONVENIENCE AND SMALL STORE FORMATS**
- > **DOLLAR TREE REPORTED \$6.94 BILLION IN NET SALES IN ITS MOST RECENT QUARTER**
- > **THE COMBINED DOLLAR TREE AND FAMILY DOLLAR COMPANY IS THE LARGEST DOLLAR-STORE CHAIN IN THE U.S. BY STORE COUNT**
- > **THE COMBINED COMPANY HAS SALES OF OVER \$26.3 BILLION A YEAR**
- > **COMPANY INITIATIVES FOR 2022 INCLUDED:**
 - > **EXPANDING THE DOLLAR TREE PLUS! MULTI-PRICE ASSORTMENT INTO ADDITIONAL STORES**
 - > **GROWING THE NEW COMBO STORE FORMAT (SEE RIGHT)**
 - > **GAINING MARKET SHARE VIA FAMILYDOLLAR.COM RETAIL SITE AND INSTACART SAME-DAY DELIVERY**
 - > **INITIATING SELF-CHECKOUT PILOT**
 - > **TESTING FRESH PRODUCE AND FROZEN MEAT OFFERINGS**

NEW FAMILY DOLLAR AND DOLLAR TREE COMBO STORES THE COMBO STORE CONCEPT FOCUSES ON PROVIDING SMALL TOWNS AND RURAL LOCATIONS WITH FAMILY DOLLAR'S GREAT VALUE AND ASSORTMENT AND DOLLAR TREE'S "THRILL OF THE HUNT" AND FIXED PRICE-POINT. THE COMBO STORES ARE BEING EXTREMELY WELL-RECEIVED IN THESE COMMUNITIES AND CONTINUE TO DELIVER GREATER SALES, IMPROVED GROSS MARGINS AND BETTER EXPENSE LEVERAGE. WITH AN ESTIMATED OPPORTUNITY FOR 3,000 MARKETS, COMBO STORES WILL BE A KEY COMPONENT OF FAMILY DOLLAR'S STORE GROWTH.

- > **EXTREMELY SUCCESSFUL CONCEPT**
 - > **SAME-STORE SALES LIFT OF > 20% ON AVERAGE**
 - > **IMPROVED MERCHANDISE OFFERINGS**
 - > **INCREASED STORE TRAFFIC**



SEE THE COMBO STORE VIDEO HERE.

FOR QUARTER ENDING JANUARY 28, 2023:



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FINANCIALS

FAMILY DOLLAR TREE

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TENANT NAME:	FAMILY DOLLAR STORES OF ALABAMA, LLC
GUARANTOR:	FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
LEASE TYPE:	NN
SF:	10,500 SF
INITIAL LEASE TERM:	10 YEARS INITIAL LEASE TERM AND FIVE (5) FIVE (5) YEAR OPTIONS
LEASE START:	JULY 28, 2022
LEASE EXPIRATION:	SEPTEMBER 30, 2032
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS

EXTENSION OPTIONS: FIVE 5-YEAR OPTIONS WITH 5% INCREASES EACH EXTENSION		
EXT. OPTION #1	YRS:11-15	\$106,281
EXT. OPTION #2	YRS:16-20	\$111,595
EXT. OPTION #3	YRS:21-25	\$117,175
EXT. OPTION #4	YRS:26-30	\$123,034
EXT. OPTION #5	YRS:31-35	\$129,185

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$101,220
MONTHLY	\$8,435
PER SF	\$9.64



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