FAMILY DOLLAR | DOLLAR TREE

930 ELM STREET, RACINE, OH 45771

FRIEDMAN REAL ESTATE

CREATING VALUE BEYOND REAL ESTATE

PRESENTED BY FRIEDMAN REAL ESTATE
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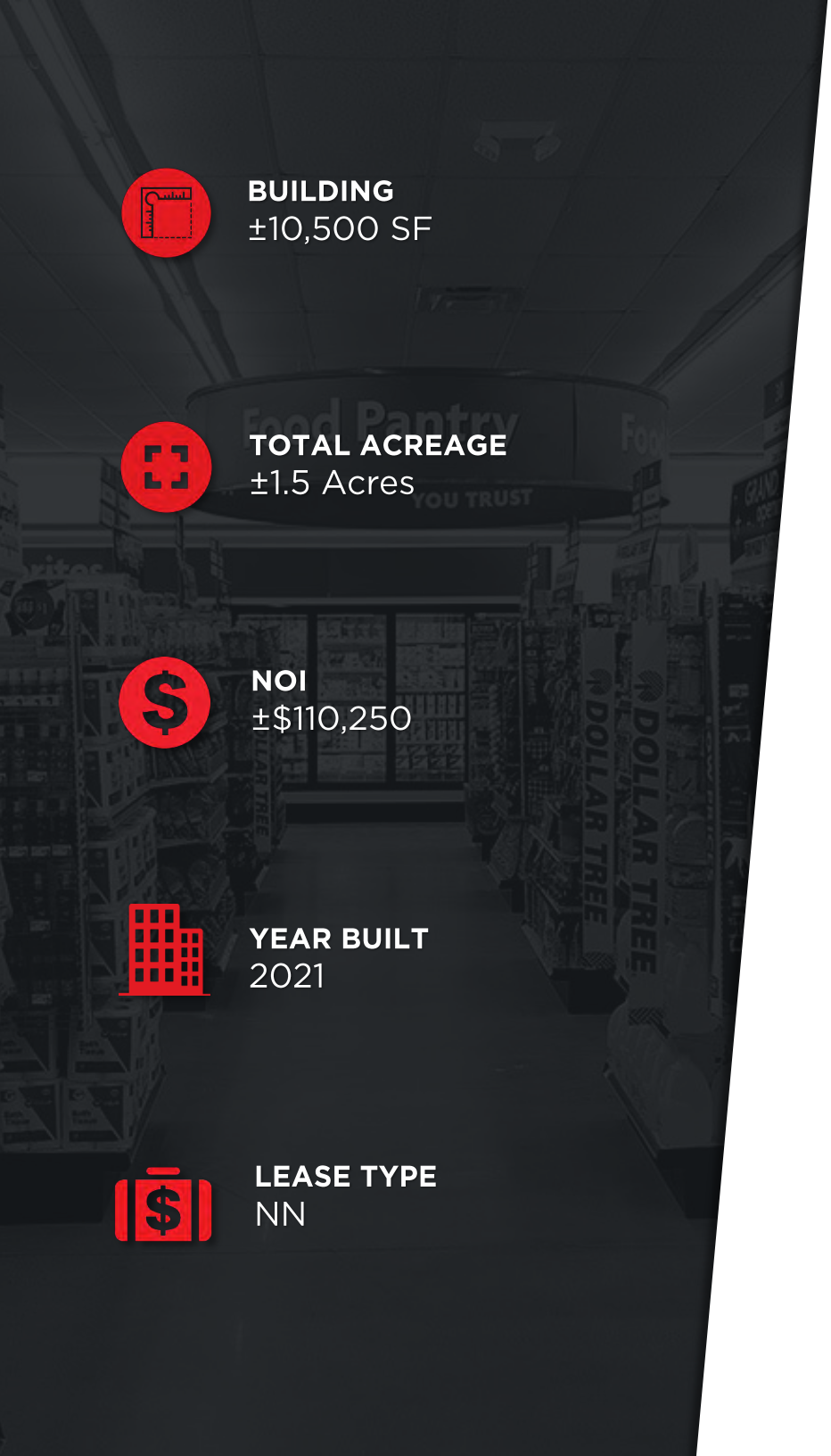


BUILDING
±10,500 SF

TOTAL ACREAGE
±1.5 Acres

NOI
±$110,250

YEAR BUILT
2021

LEASE TYPE
NN

INVESTMENT SUMMARY

SALE PRICE $1,633,333

PRICE/SF $155.56

CAP RATE 6.75%

NOI $110,250

INVESTMENT HIGHLIGHTS

- 2021 Construction Build-to-Suit Family Dollar | Dollar Tree Combo Prototype
- Ideal Combo Store Demographics | $88,179 Average Household Income within 3 Miles
- Strategic Location-Next to Southern Elementary (K-8; 510 Students) Southern High (209 Students)
- 10 Year Lease Term Through 1/31/2032 with 4 (5) Year Options with Rent Increases
- NN Lease with Minimal Landlord Responsibilities (Roof/Structure & Parking Lot Replace/Repave only)
- Tenant Reimburses Real Estate Taxes and Insurance
- Corporate Guaranteed Lease
- E-Commerce & Recession Resistant Tenant | $34.2B Market Cap

INVESTMENT SUMMARY

TENANT	FAMILY DOLLAR/DOLLAR TREE
LEASE– TYPE	NN
NOI	$110,250
TERM EXPIRATION	1/31/2032
OPTIONS	FOUR (4) 5-YEAR
INCREASES	$.50/SF PER OPTION
GUARANTOR	CORPORATE

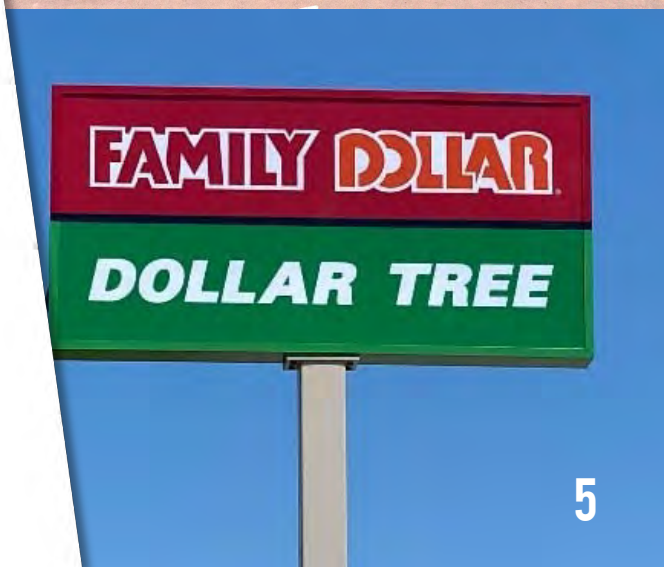
Lease Type Notes:
LL is responsible for roof, structure, parking lot replacement/repave
TT reimburses taxes and insurance

PROPERTY DETAILS

ADDRESS	930 ELM STREET, RACINE, OH
COUNTY	MEIGS
YEAR BUILT	2021
BUILDING SIZE	10,560SF
SITE SIZE	1.5 ACRES
PARCEL ID	1900600002

RENT SCHEDULE

BASE TERM	1/16/2022—1/31/2032	$110,250
OPTION 1	2/1/2032—1/31/2037	$115,500
OPTION 2	2/1/2037—1/31/2042	$120,750
OPTION 3	2/1/2042—1/31/2047	$126,000
OPTION 4	2/1/2047—1/31/2052	$132,250

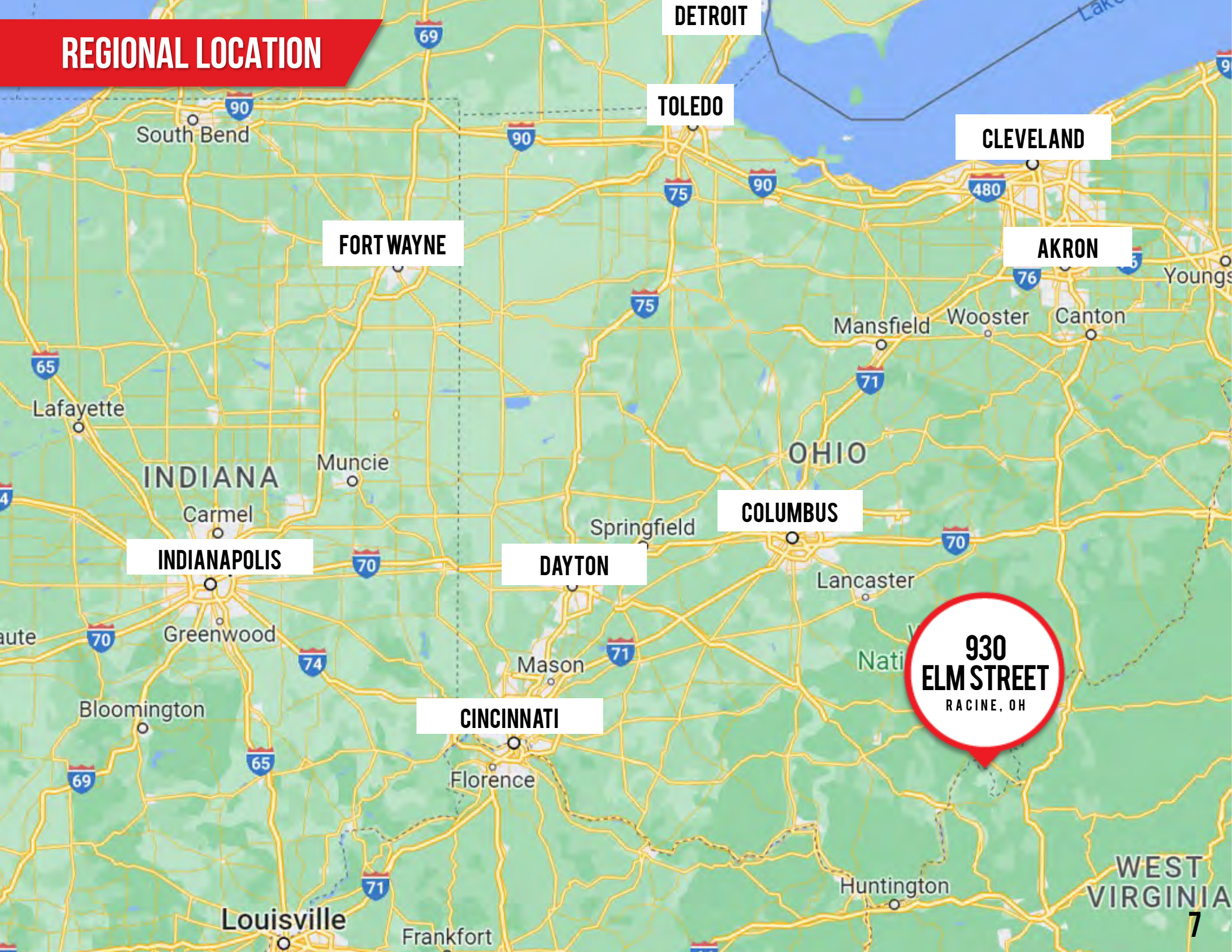


TENANT PROFILE

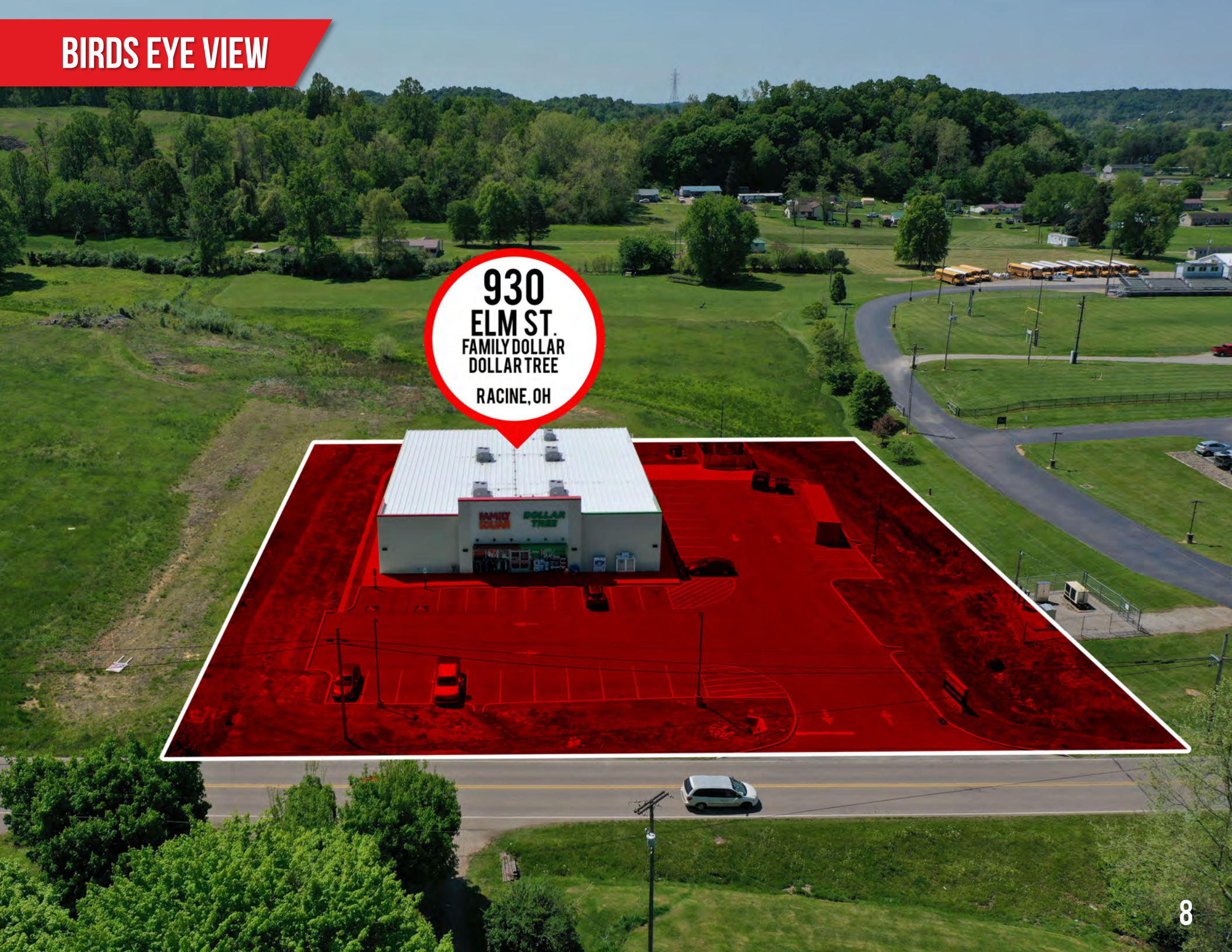
Family Dollar Stores, Inc. is an American variety store chain. With over 8,000 locations in all states except Alaska and Hawaii, it was the second largest retailer of its type in the United States until it was acquired by Dollar Tree in 2015 and its headquarters operations were moved from Matthews (suburb of Charlotte, North Carolina) to Chesapeake, Virginia, located in South Hampton Roads. 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. As shoppers enter their neighborhood Family Dollar, they will discover great values on the name brands they trust in a clean, well-organized store staffed with friendly associates. Their relatively small footprint allows them to open new stores in rural areas, small towns, and large urban neighborhoods, meeting their shoppers right where they are.

COMPANY	FAMILY DOLLAR STORES, INC.
FOUNDED	1959
TOTAL REVENUE	$10.58B ANNUALLY
LOCATIONS	8,200
AREA SERVED	UNITED STATES
HEADQUARTERS	CHESAPEAKE, VIRGINIA
WEBSITE	WWW.FAMILYDOLLAR.COM

REGIONAL LOCATION



BIRDS EYE VIEW



RETAIL MAP

930
ELM STREET
RACINE, OH
SUNOCO
SUBWAY
DOLLAR GENERAL
RACINE ELEMENTARY SCHOOL &
SOUTHERN HIGH SCHOOL
STAR MILL
PARK
OHIO RIVER

EXTERIOR PHOTOS

RACINE, OHIO

Racine is a village located in Meigs County, Ohio, in the southeastern region of the state. The village is situated along the Ohio River and has a population of approximately 700 residents. The area was originally inhabited by Native American tribes, including the Shawnee and the Mingo, and was later settled by European pioneers in the early 19th century.

Today, Racine is a quiet and peaceful community that offers a range of outdoor recreational activities, including fishing, boating, and hiking. The village is home to several parks, including Star Mill Park, which features a playground, basketball court, and picnic area, as well as access to the Ohio River. The nearby Shade River State Forest also provides opportunities for hunting, camping, and nature watching.

Racine is known for its strong sense of community and is home to several local events and festivals throughout the year. The annual Racine Party in the Park, held in August, is a popular event that features live music, food vendors, and a car show. The village also hosts a Christmas parade and tree lighting ceremony in December, as well as an Easter egg hunt and other family-friendly activities throughout the year. Overall, Racine offers a peaceful and friendly atmosphere for those looking to escape the hustle and bustle of city life.

930 ELM STREET RACINE, OH 45771	1 MILE RADIUS	3 MILES RADIUS	5 MILES RADIUS
POPULATION			
ESTIMATED POPULATION (2022)	960	2,430	5,777
PROJECTED POPULATION (2027)	933	2,358	5,633
CENSUS POPULATION (2020)	940	2,423	5,947
CENSUS POPULATION (2010)	943	2,482	6,201
HOUSEHOLDS			
ESTIMATED HOUSEHOLDS (2022)	414	1,018	2,438
PROJECTED HOUSEHOLDS (2027)	396	970	2,333
CENSUS HOUSEHOLDS (2020)	409	1,019	2,515
CENSUS HOUSEHOLDS (2010)	394	1,017	2,570
INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME (2022)	$67,074	$88,179	$86,422
ESTIMATED MEDIAN HOUSEHOLD INCOME (2022)	$49,530	$51,374	$51,193
ESTIMATED PER CAPITA INCOME	$28,930	$36,933	$36,497

THE **FRIEDMAN** DIFFERENCE

Founded in 1987, Friedman Real Estate is one of the nation's largest privately owned real estate services firms. Our experienced team of over 250 industry professionals provides a complete array of commercial real estate services including property management, asset management, brokerage and construction.

While skilled in all aspects of the real estate business, Friedman is especially adept in the field of crisis management. For nearly two decades now, our property specialists have assisted banks, special servicers and other financial institutions in evaluating, securing, protecting, managing, repositioning and ultimately liquidating their distressed commercial assets.

Friedman currently maintains offices in the states of Michigan, Ohio, Illinois, Texas and Arizona.

OFFICES FARMINGTON HILLS HQ COLUMBUS, OH PHOENIX, AZ CHICAGO, IL HOUSTON, TX

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