

FAMILY DOLLAR TREE COMBO STORE

10+ YEAR NN INVESTMENT OPPORTUNITY

3134 N. CANAL STREET JACKSONVILLE, FL 32209



10,500 SF
FOR SALE

REPRESENTATIVE PHOTO



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DOLLAR TREE®

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OFFERING SUMMARY

OFFERING	
PRICE:	\$2,493,750
NOI:	\$149,625
CAP:	6%
GUARANTY:	FAMILY DOLLAR STORES, INC.
TENANT:	FAMILY DOLLAR STORES OF FLORIDA, LLC
LEASE TYPE:	10 YEAR NN
RENTABLE AREA:	10,500 SF
LAND AREA:	+/- 1.44 ACRES
YEAR BUILT:	2023
PARCEL #:	084320-0000, 084321-0000, 084322-0000, 084323-0010
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	25
ZONING:	PUD



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INVESTMENT HIGHLIGHTS

FAMILY DOLLAR TREE

3134 N. CANAL STREET JACKSONVILLE, FL 32209



**10,500 SF
BUILDING**



10+ YEAR LEASE



**INVESTMENT
GRADE CREDIT
TENANT**



**E-COMMERCE
RESISTANT TENANT**



**SIGNALIZED
INTERSECTION**



**VPD ON MLK PARK-
WAY = 22,000, N.
CANAL ST = 4,100**



**PANDEMIC
RESISTANT TENANT**



**CORPORATE GUAR-
ANTY FROM FAMILY
DOLLAR STORES, INC.**

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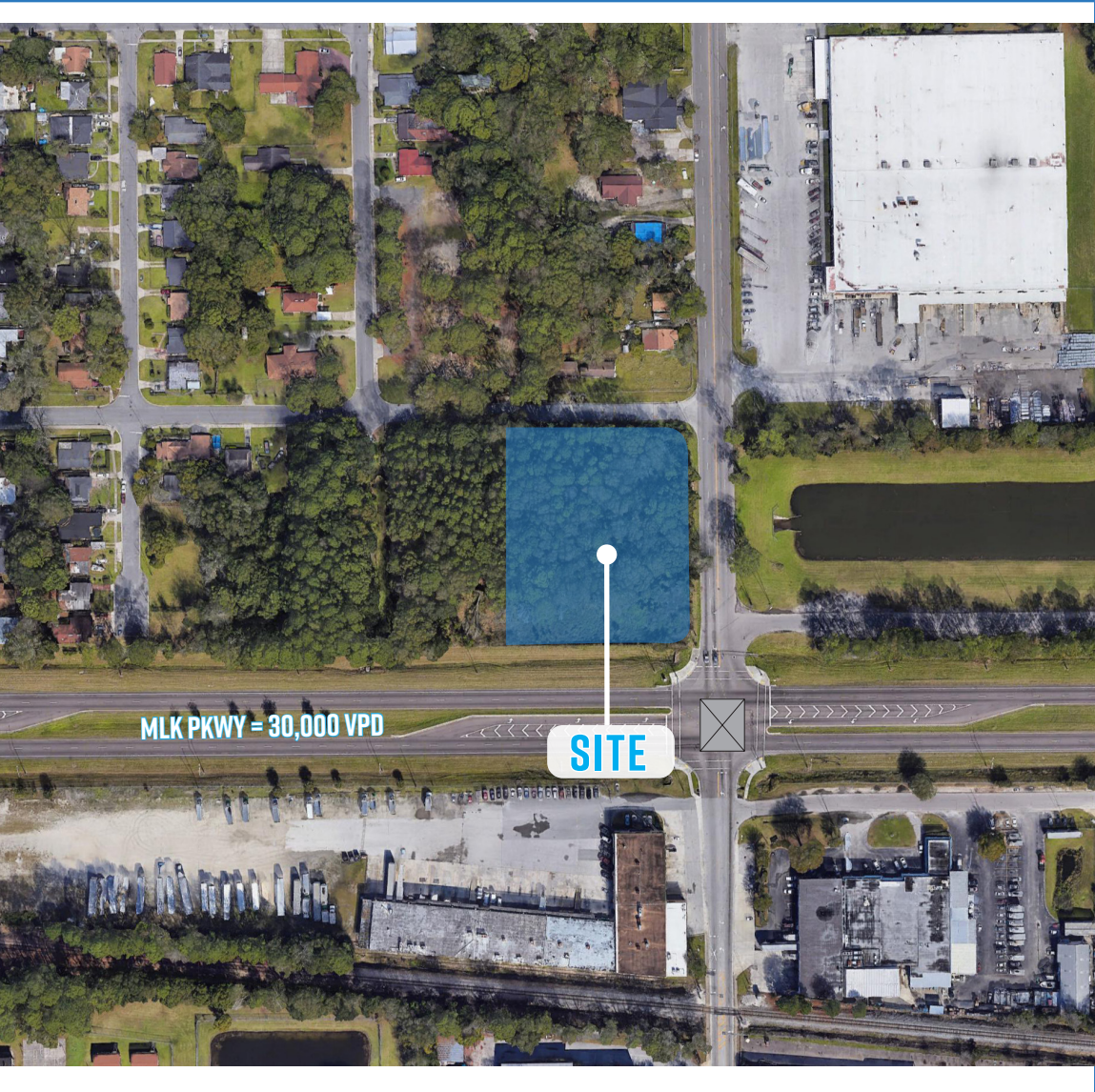
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PROPERTY OVERVIEW

FAMILY DOLLAR TREE

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25 PARKING SPACES



2022

PARCEL
NUMBER

084320-0000, 084321-0000, 084322-0000, 084323-0010



FAMILY DOLLAR STORES OF FLORIDA, LLC



VPD ON MLK PARKWAY = 22,000, N. CANAL ST = 4,100

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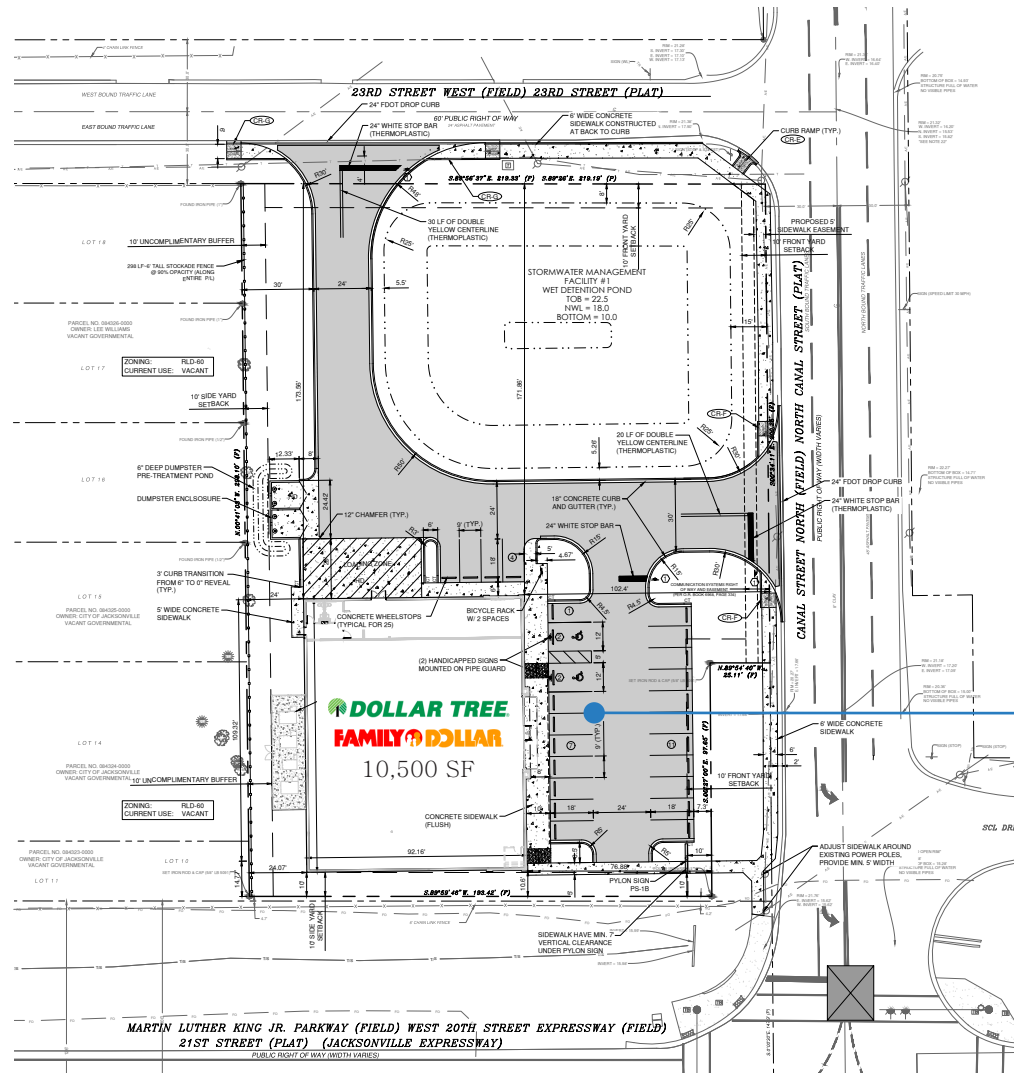
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SITE PLAN

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25 PARKING SPACES

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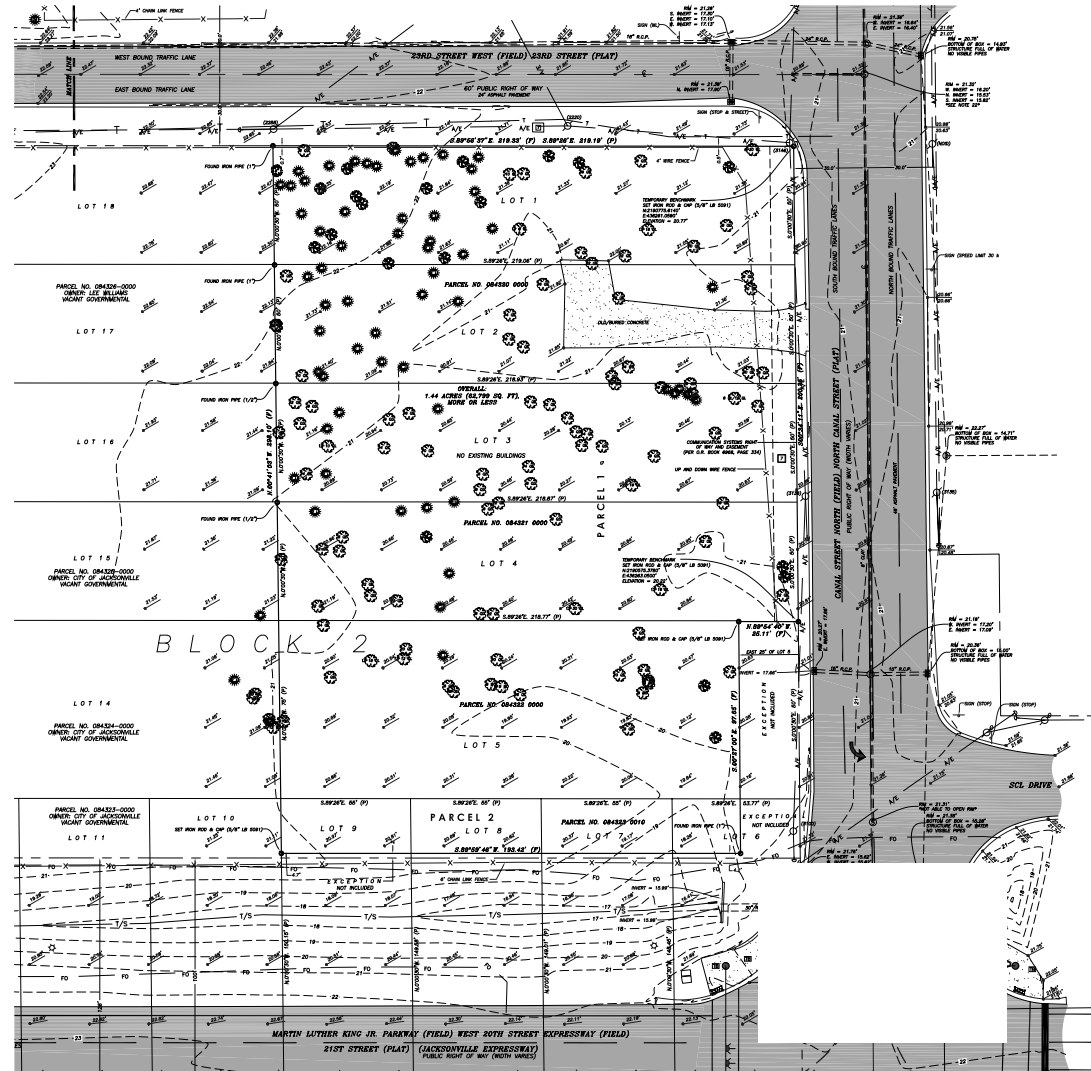
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SURVEY

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PHOTOS

FAMILY DOLLAR TREE

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REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

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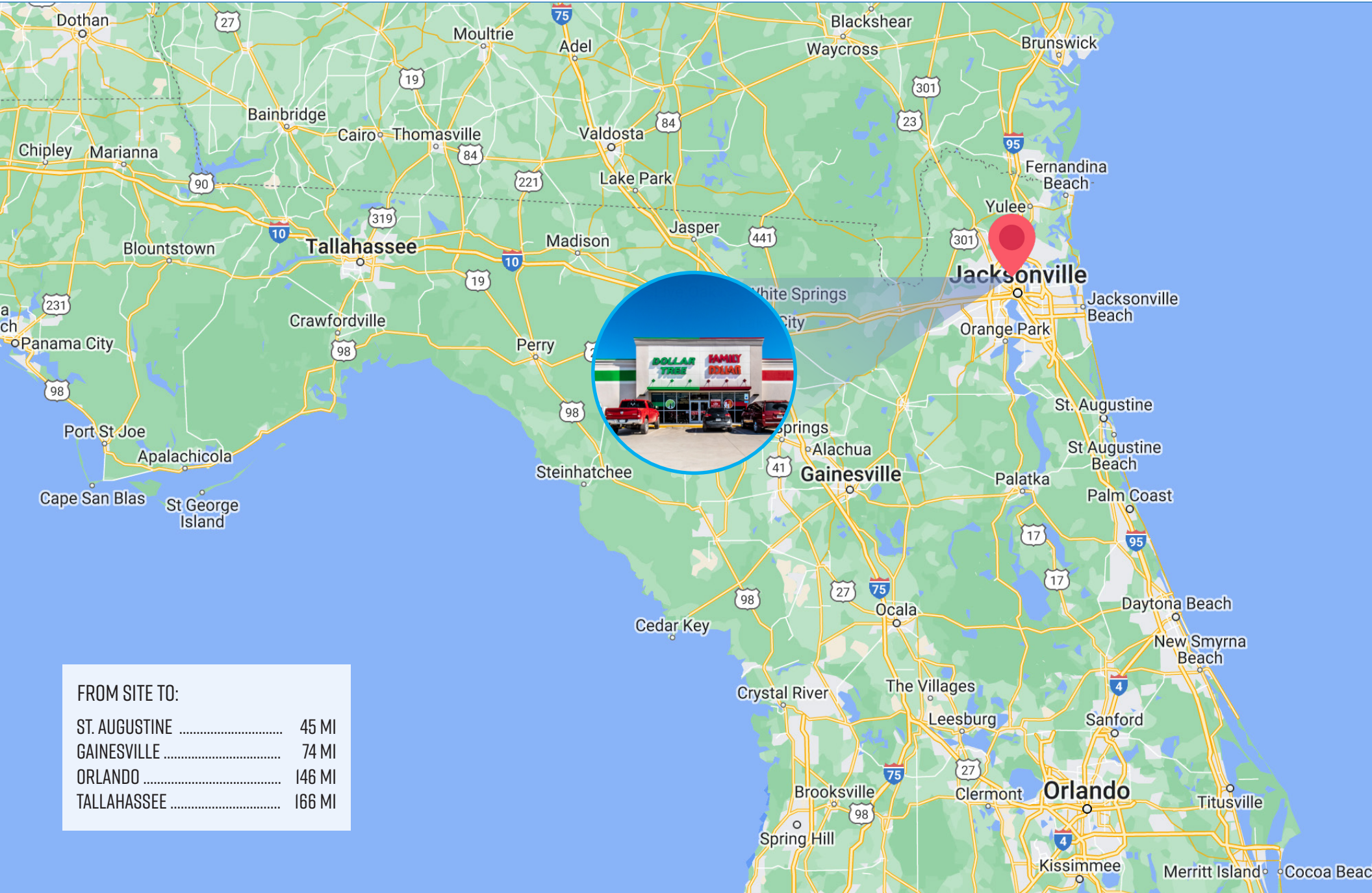
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LOCATION OVERVIEW

FAMILY DOLLAR TREE

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FROM SITE TO:

ST. AUGUSTINE	45 MI
GAINESVILLE	74 MI
ORLANDO	146 MI
TALLAHASSEE	166 MI

HIGH AERIAL

FAMILY DOLLAR TREE

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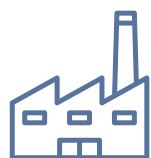
LOW AERIAL

FAMILY DOLLAR TREE

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BUSINESS



DOWNTOWN

DOWNTOWN, JACKSONVILLE'S MAIN BUSINESS DISTRICT, IS A QUIET RIVERSIDE AREA KNOWN FOR THE LAID-BACK WATERFRONT PUBS AND SEAFOOD GRILLS AT JACKSONVILLE LANDING SHOPPING AND DINING COMPLEX.



HIGHWAY
US - 95



JACKSONVILLE
INTERNATIONAL AIRPORT



LIFESTYLE / INDUSTRIES



PARKS

YELLOW BLUFF FORT
HISTORIC STATE PARK



MEDIAN HOUSEHOLD

INCOME
\$41,579 ON A 5 MI RANGE



POPULATION

165,523 ON A 5 MI RANGE



AVERAGE HOUSEHOLD

INCOME
\$63,923 ON A 5 MI RANGE

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DEMOGRAPHICS



AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

AGRICULTURE, OIL & GAS AND MINING,
CONSTRUCTION, MANUFACTURING,
WHOLESALE, RETAIL,
TRANSPORTATION, UTILITIES

2022 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	11,536	83,457	165,523
HOUSEHOLDS	4,523	33,364	68,739
FAMILIES	2,873	19,623	38,116
AVERAGE HOUSEHOLD SIZE	2.53	2.45	2.32
OWNER OCCUPIED HOUSING UNITS	2,274	14,340	30,942
RENTER OCCUPIED HOUSING UNITS	2,249	19,023	37,797
MEDIAN AGE	40.1	38.9	39.2
MEDIAN HOUSEHOLD INCOME	\$32,830	\$35,217	\$41,579
AVERAGE HOUSEHOLD INCOME	\$49,818	\$51,812	\$63,923
2027 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	11,546	84,639	170,060
HOUSEHOLDS	4,531	33,933	70,973
FAMILIES	2,870	19,867	39,102
AVERAGE HOUSEHOLD SIZE	2.53	2.44	2.31
OWNER OCCUPIED HOUSING UNITS	2,326	14,849	32,102
RENTER OCCUPIED HOUSING UNITS	2,205	19,083	38,871
MEDIAN AGE	41.3	40.1	40.0
MEDIAN HOUSEHOLD INCOME	\$39,020	\$42,191	\$51,121
AVERAGE HOUSEHOLD INCOME	\$59,967	\$63,049	\$77,333

FAMILY DOLLAR TREE

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CITY OF JACKSONVILLE

JACKSONVILLE IS THE MOST POPULOUS CITY IN THE STATE OF FLORIDA AND IS THE LARGEST CITY BY AREA IN THE CONTIGUOUS UNITED STATES AS OF 2020. HOME TO FORTUNE 500 HEADQUARTERS, THRIVING BUSINESSES AND STARTUPS, JACKSONVILLE IS GROWING TWICE AS FAST AS THE REST OF THE NATION AND IS RANKED #7 BEST CITY FOR JOB SEEKERS BY MONEY.

JACKSONVILLE'S CENTRAL LOCATION AND GLOBAL ACCESS TO MAJOR MARKETS POSITIONS JACKSONVILLE AS A TOP U.S. LOGISTICS HUB AND THE LEADING TRANSPORTATION AND DISTRIBUTION HUB IN THE STATE. JACKSONVILLE IS A MAJOR MILITARY AND CIVILIAN DEEP-WATER PORT. ITS LOCATION FACILITATES NAVAL STATION MAYPORT, NAVAL AIR STATION JACKSONVILLE, THE U.S. MARINE CORPS BLOUNT ISLAND COMMAND, AND THE PORT OF JACKSONVILLE, FLORIDA'S THIRD LARGEST SEAPORT.

JACKSONVILLE IS HOME TO THE HEADQUARTERS OF FOUR FORTUNE 500 COMPANIES: CSX CORPORATION, FIDELITY NATIONAL FINANCIAL, FIDELITY NATIONAL INFORMATION SERVICES, AND SOUTHEASTERN GROCERS. OTHER NOTABLE COMPANIES BASED IN JACKSONVILLE OR WITH A LARGE PRESENCE INCLUDE FLORIDA BLUE, SWISHER INTERNATIONAL GROUP, BOA MERRILL LYNCH, FANATICS, CROWLEY MARITIME, WEB.COM, FIREHOUSE SUBS, AND DEUTSCHE BANK. NAVAL AIR STATION JACKSONVILLE EMPLOYS MORE THAN 25,000 PEOPLE.

THE REGION CONTINUES TO TOP MONEY MAGAZINE'S BEST LIST OF CITIES FOR JOB SEEKERS AND IS A HOT SPOT FOR COMPANIES LOOKING FOR HIGHLY SKILLED TALENT. IT HAS ALSO BEEN NAMED ONE OF THE COUNTRY'S "SUPER COOL" CITIES BY EXPEDIA.

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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 15,200 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 \$26.45 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 BAI**
- > **DISCOUNT STORES ARE BEING DESCRIBED AS "IMMUNE TO E-COMMERCE" DUE TO THEIR FOCUS ON CONVENIENCE AND SMALL STORE FORMATS**
- > **DOLLAR TREE REPORTED \$6.48 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 \$23.6 BILLION A YEAR**
- > **COMPANY INITIATIVES FOR 2021 INCLUDE:**
 - > **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 MAY 1, 2021:



DOLLAR TREE/
FAMILY DOLLAR
16,000 STORES



MARKET
CAPITALIZATION
\$26.45 BILLION



16,000 STORES AND
200K + EMPLOYEES



\$23.6 BILLION
IN ANNUAL SALES

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FINANCIALS

FAMILY DOLLAR TREE

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TENANT NAME:	FAMILY DOLLAR STORES OF FLORIDA, 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:	EARLY 2023
LEASE EXPIRATION:	3/31/2033
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	\$157,106.25
EXT. OPTION #2	YRS:16-20	\$164,961.56
EXT. OPTION #3	YRS:21-25	\$173,209.64
EXT. OPTION #4	YRS:26-30	\$181,870.12
EXT. OPTION #5	YRS:31-35	\$190,963.63

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$149,625.00
MONTHLY	\$12,468.75
PER SF	\$14.25



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