



FAMILY DOLLAR

120 E Main Street - Geneva, OH 44041

FAMILY DOLLAR - GENEVA, OH

EXCLUSIVELY MARKETED BY

WILL BEIGHTOL

TX #791525
512.201.1707 | DIRECT
wbeightol@SIGnnn.com

STRATTON GREIG

TX #738303
512.910.2665 | DIRECT
stratton@SIGnnn.com

THOMAS MILLER

TX #789339
512.768.0213 | DIRECT
tmiller@SIGnnn.com

AUSTIN MARSH

TX #734360
512.817.2643 | DIRECT
amarsh@SIGnnn.com

SCOTT REID

OH #BRKP.2020001224
949.942.6585 | DIRECT
scott@parasellinc.com

In Cooperation With ParaSell, Inc. , A Licensed Ohio Broker - Lic. #REC.2020005946
BoR: Scott Reid - Lic. OH #BRKP.2020001224

TABLE OF CONTENTS

1	INVESTMENT OVERVIEW	4	PROPERTY INFORMATION
5	Executive Summary	12	Location Map
6	Investment Highlights	13	Property Images
2	LEASE ABSTRACT	14	Aerial Map
8	Lease Summary	15	Aerial Map
3	FINANCIAL OVERVIEW	16	Demographics Map & Report
10	Income & Expenses	5	AREA OVERVIEW
		18	City Overview
		6	TENANT OVERVIEW
		20	Tenant Profile
		21	Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

© 2024 Sands Investment Group (SIG) and ParaSell. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. SIG and ParaSell do not doubt its accuracy; however, SIG and ParaSell make no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. SIG and ParaSell encourage all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 7,012 SF Family Dollar Located at 120 E Main Street in Geneva, OH. This Deal Includes Additional Rent: a Percentage Rent Equal to 2.5% of the Gross Sales in Excess of \$1,705,680 Made By the Tenant, Providing For a Unique Investment.

Sale Price	\$395,000
------------	-----------

OFFERING SUMMARY

Cap Rate:	9.73%
NOI:	\$38,426
Price / SF:	\$56.33
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	120 E Main St
City, State, Zip:	Geneva, OH 44041
County:	Ashtabula
Building Size:	7,012 SF
Lot Size:	0.83 Acres
Year Built:	1990



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Original Build-to-Suit For Family Dollar in 1990 Showing Their Commitment to the Site
- Additional Rent: a Percentage Rent Equal to 2.5% of the Gross Sales in Excess of \$1,705,680 Made By the Tenant
- Corporately Guaranteed By Dollar Tree, Inc (NYSE: DLTR) Which Has 16,340+ Locations Nationwide and Has Credit Ratings of BBB (S&P) and Baa2 (Moody's)
- Located on Geneva's Primary Retail Corridor With Other National Tenants in the Area Such as: CVS, Ace Hardware, Dominoes, U.S. Bank and Circle K
- Situated in Northeast Ohio, Geneva is Just 4.5-Miles From Lake Erie With a Population of 20,000 Residents Within 5-Miles and a Median House Hold Income of \$43,345
- The Tenant Has Fixed Increases at the Option Periods Allowing For Safe Hedge From Inflation



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

Tenant:	Family Dollar
Premises:	7,012 SF
Base Rent:	\$46,142
Rent Per SF:	\$6.58
Lease Commencement:	05/23/1990
Lease Expiration:	12/31/2027
Lease Term:	~4 Years Remaining
Renewal Options:	1 x 5 Year Options
Rent Increases:	~ 3.75% Increases at Options
Lease Type:	Modified Gross
Use:	Dollar Store
Property Taxes:	Shared Responsibility
Insurance:	Shared Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Landlord's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



SECTION 3

FINANCIAL OVERVIEW

INCOME & EXPENSES

Income & Expenses

Annual Rent	\$46,142.00
Taxes (Landlord's Base)	\$3,715.73
Insurance	\$4,000.00
NOI	\$38,426.27



Actual Property Image



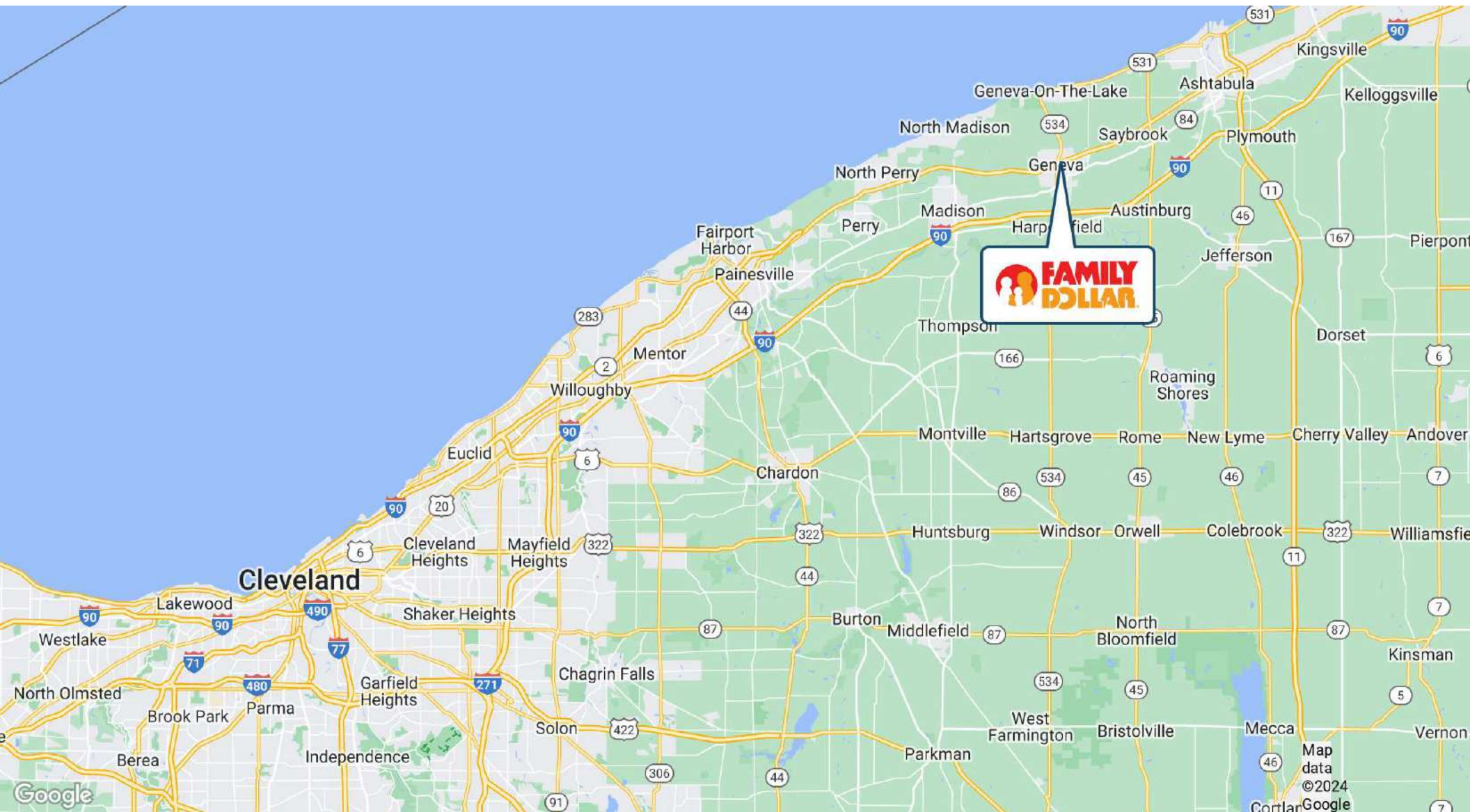
Actual Property Image



SECTION 4

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



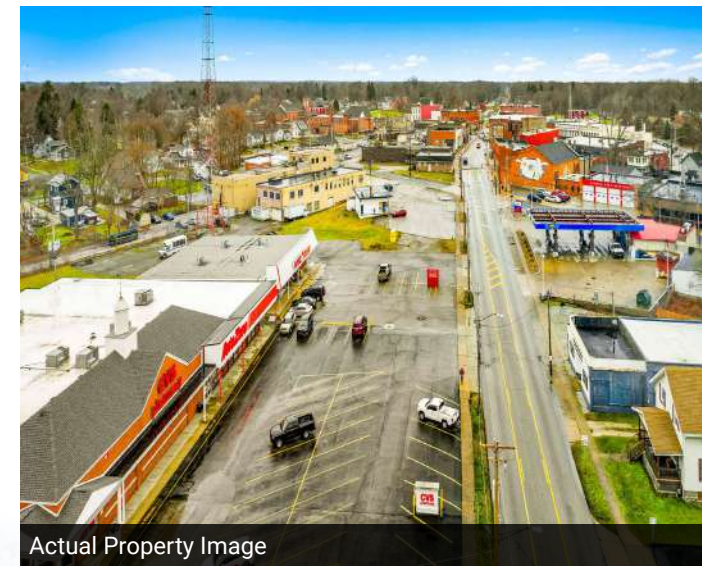
Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



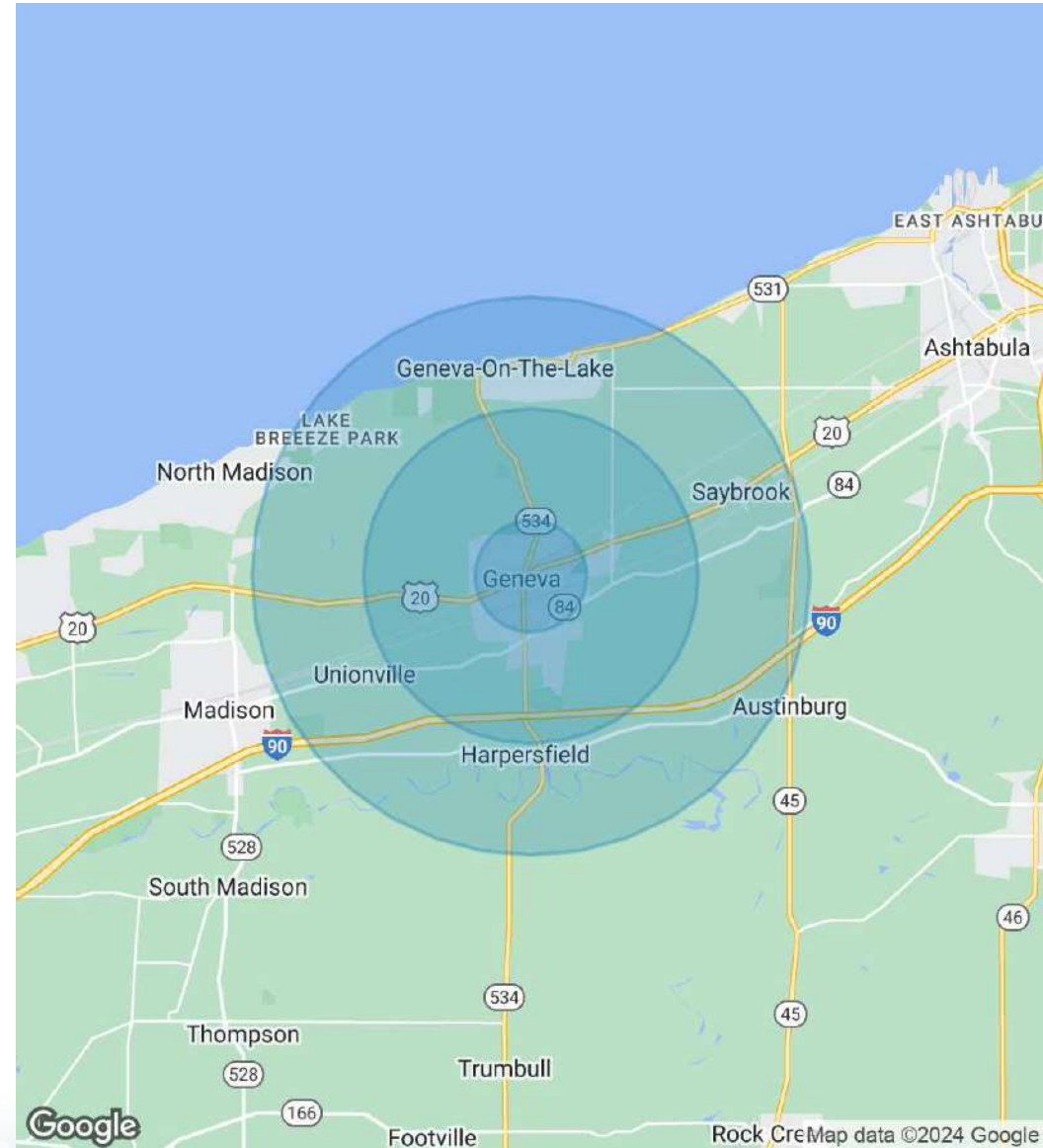
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,418	10,169	18,447
Average Age	36.3	43.3	45.5
Average Age (Male)	32.0	40.0	44.8
Average Age (Female)	37.7	43.7	46.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,147	4,919	9,449
# of Persons per HH	2.3	2.1	2.0
Average HH Income	\$53,818	\$59,029	\$63,659
Average House Value	\$95,308	\$115,824	\$132,331

TRAFFIC COUNTS

E Main Street	8,950 VPD
S Broadway St	11,130 VPD
N Broadway St	4,875 VPD





SECTION 5

AREA OVERVIEW

CITY OVERVIEW



Geneva, OH



Grape Jamboree Festival

GENEVA, OH

Nestled in Ashtabula County in the state of Ohio, Geneva presents a harmonious blend of history, natural beauty, and a thriving community spirit. With a modest population, it captures the essence of small-town America while being part of the greater Cleveland metropolitan area. Geneva is located 45 miles east of Cleveland and 55 miles west of Erie, Pennsylvania. The city is bordered to the north, east and west by Geneva Township and by Harpersfield Township to the south. The Grand River flows around Geneva to the south in Harpersfield and to the west in Lake County. According to the United States Census Bureau, the city has a total area of 4.14 square miles, all land. The City of Geneva had a population of 5,893 as of July 1, 2023.

Geneva, Ohio, a small town within the Cleveland metropolitan area, presents a distinctive demographic profile and economic canvas grounded in agriculture. Stretching beyond its population numbers, the town carries a rich tradition in farming that directly influences its economic standing. Geneva, Ohio, flourishes with a dynamic economy driven by a blend of retail, services, and tourism. The grape industry still plays an important part in the economy of Geneva. A large food plant in the city being a main customer for the grapes. A grape research center is in the process of operation to serve the country. As a renowned location for Ohio's wine country, Geneva is an important hub for tourism and commerce. The city's role as the heart of Ohio's wine country adds a distinctive character to its commerce and tourism, drawing visitors to its numerous wineries and vineyards. Geneva's economic future is tightly entwined with its agricultural roots, as reflected in its support for local farmers and promotion of agro-tourism through its vineyards and wineries, which is a cornerstone for the town's revenue and cultural identity. Downtown Geneva showcases an array of local businesses that bolster the city's economic vitality. The area is a hub for shoppers looking for unique items and personalized experiences.

The community comes together to celebrate various events and festivals, and the region's dedication to dining and winemaking is evident in its renowned restaurants and wineries. Geneva has held a "Grape Jamboree" festival every fall, attracting visitors from miles around. Geneva, Ohio, is a city embraced by natural beauty, situated within Ashtabula County and close to various geographical landmarks such as Geneva State Park and Lake Erie. Geneva State Park boasts sprawling landscapes ideal for numerous recreational activities. It spans over 698 acres, offering access to Lake Erie, one of the Great Lakes, which complements the city's northern border. Throughout the year, Geneva on the Lake also offers a range of entertainment options, with events that highlight local talent and bring people together.



SECTION 6

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Subsidiary (NASDAQ: DLTR)
Founded:	1953
Locations:	16,622
Headquarters:	Chesapeake, VA
Website:	familydollar.com dollartree.com

FAMILY DOLLAR

Dollar Tree, Inc. North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, operated 16,622 stores across 48 states and five Canadian provinces as of October 28, 2023. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada. Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods, health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private- brand merchandise customers need and use every day. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

DOLLAR



FAMILY DOLLAR

120 E Main Street - Geneva, OH 44041

Exclusively Marketed by:

Will Beightol // TX #791525

512.201.1707 // wbeightol@SIGnnn.com

Stratton Greig // TX #738303

512.910.2665 // stratton@SIGnnn.com

Thomas Miller // TX #789339

512.768.0213 // tmiller@SIGnnn.com

Austin Marsh // TX #734360

512.817.2643 // amarsh@SIGnnn.com

Scott Reid // OH #BRKP.2020001224

949.942.6585 // scott@parasellinc.com