



FAMILY DOLLAR

520 North Main Street - Marion, OH 43302

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 11,112 SF Family Dollar Located at 520 North Main Street in Marion, OH. This Deal Includes an Original Build-to-Suit Site For Family Dollar in 1990, Showing Commitment to the Site, Providing For a Stable Investment.

Sale Price	\$595,000
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OFFERING SUMMARY

Cap Rate:	10.65%
NOI:	\$63,378
Price / SF:	\$53.55
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	520 N Main St
City, State, Zip:	Marion, OH 43302
County:	Marion
Building Size:	11,112 SF
Lot Size:	0.64 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: Percentage Rent Equal to 2.50% of Gross Sales in Excess of \$2,656,240 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 in Marion's Prime Retail Corridor With Nearby National Tenants Such as McDonald's, Circle K, Taco Bell and Dairy Queen
- Situated in Central Ohio and Just 46-Miles From Columbus, Marion is Home to 36,053 Residents With an Average HH Income of \$44,879
- Just 0.7-Miles From Downtown Marion, This Property is Perfectly Situated in Marion's Northern Neighborhood District



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

Tenant:	Family Dollar
Premises:	11,112 SF
Base Rent:	\$71,406
Rent Per SF:	\$6.65
Lease Commencement:	03/01/1990
Lease Expiration:	12/31/2027
Lease Term:	~4 Years Remaining
Renewal Options:	3 x 5 Year Options
Rent Increases:	~ 3.50% 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



FAMILY  DOLLAR

SECTION 3

FINANCIAL OVERVIEW

INCOME & EXPENSES

Income & Expenses	
Annual Rent	\$71,406.00
Taxes (Landlord's Base)	\$3,028.14
Insurance	\$5,000.00
NOI	\$63,377.86



Actual Property Image



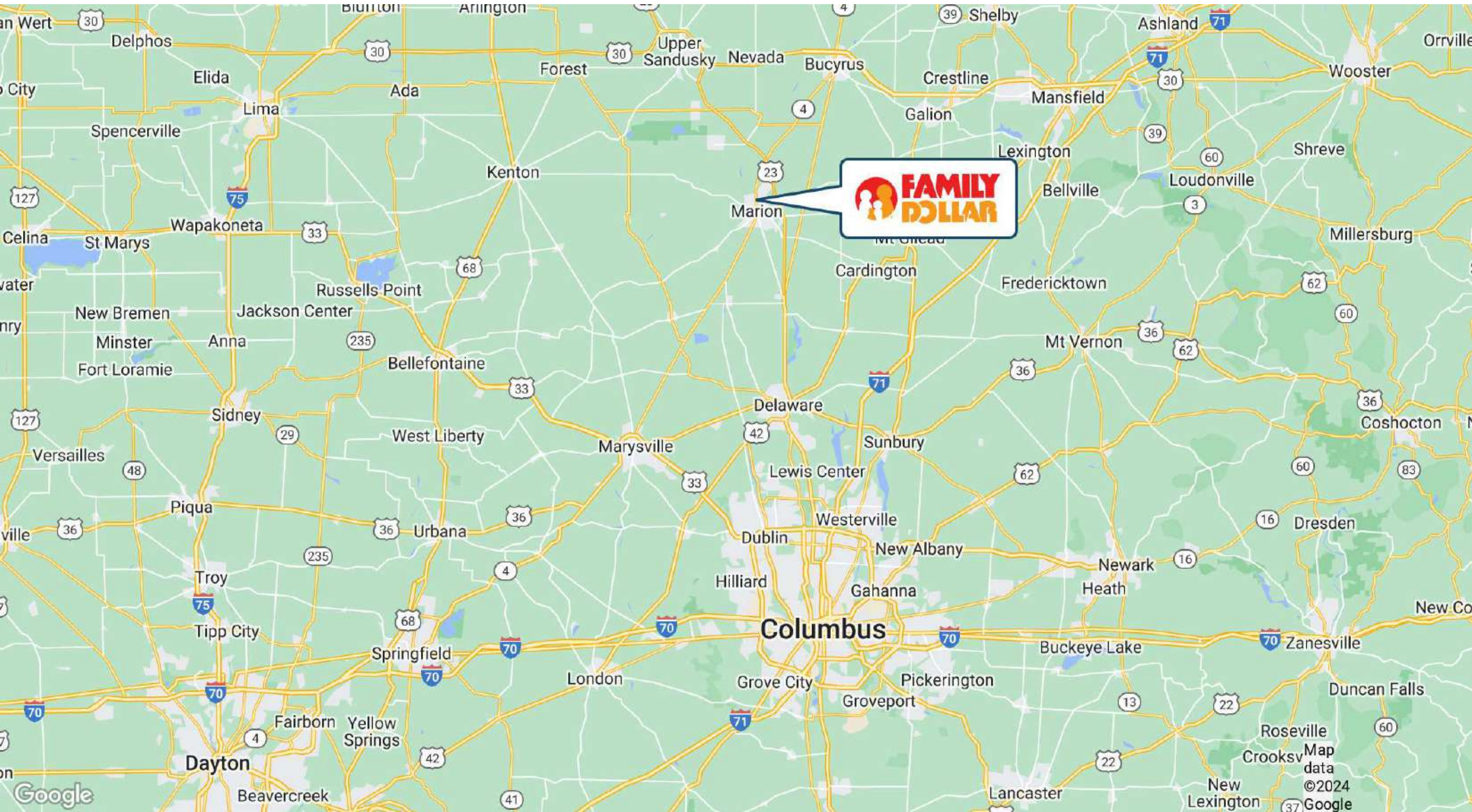
Actual Property Image



SECTION 4

PROPERTY INFORMATION

LOCATION MAP

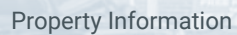


PROPERTY IMAGES



AERIAL MAP





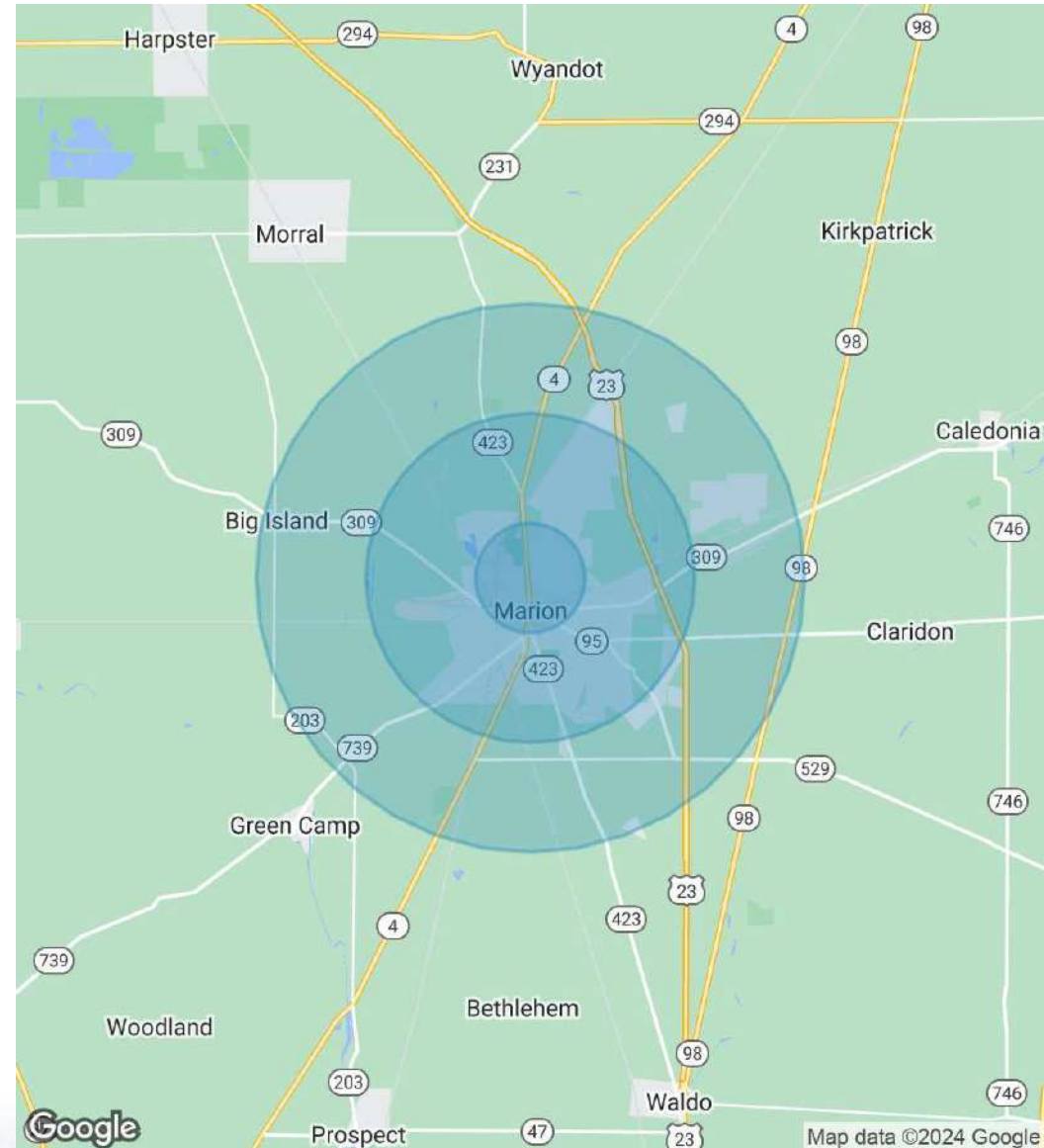
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,585	41,546	49,694
Average Age	34.4	39.0	40.2
Average Age (Male)	33.5	37.9	39.1
Average Age (Female)	35.7	35.7	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,828	16,705	20,114
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$42,958	\$57,862	\$64,141
Average House Value	\$58,446	\$89,303	\$102,701

TRAFFIC COUNTS

N Main St	10,758 VPD
E Church St	13,068 VPD
E Center St	12,814 VPD





SECTION 5

AREA OVERVIEW

CITY OVERVIEW



Marion, OH



Marion General Hospital

MARION, OH

The City of Marion, known as “America’s Workforce Development Capital”, as patented. The City is located in and is the county seat of Marion County in central Ohio, approximately fifty miles north of Columbus, ninety miles southeast of Toledo, and one hundred fifteen miles southwest of Cleveland. It was incorporated as a village in 1830 and became a city in 1890. It is the largest city in Marion County and the principal city of the Marion metropolitan area. It is also part of the larger Columbus–Marion–Zanesville, OH Combined Statistical Area. According to the United States Census Bureau, the city has a total area of 11.82 square miles. The City of Marion had a population of 35,959 as of July 1, 2023.

Marion is a progressive city that enjoys exceptional benefits in terms of transportation, convenience and proximity to markets. Located only an hour from the state capital, Marion, Ohio is a community designed for industry leaders and their employees. The region is known for its accessibility through transportation, education and workforce development. As America’s Workforce Development Capital, there is synergy between local schools and companies as students are trained to match the skills needed by area employers. Marion, Ohio is the county of choice for diverse industries such as manufacturing, education, agriculture, logistics and healthcare. Major industries located within the City’s boundaries or in close proximity include manufacturers of dryers, automobile components, design and manufacture of packaging, metal forming and processing, and steel production. Marion’s largest industrial employer is Whirlpool Corp. – the largest dryer manufacturer in the world. Other major industrial employers include Silver Line Windows and Doors an Andersen Company, Nucor Steel Marion, Inc., Martel Bakery Mix LLC and Marion Industries, Inc. The city and its area residents are served by the Marion General Hospital which is operated by Ohio Health and also is the largest employer in the city. Other principal employers include: Marion City School District, Marion County, North Central Correctional Institute and Marion Correctional Institute.

Entertainment assets include the Palace Theater which offers performing arts, musical events, and films. Marion has been nicknamed the World’s Popcorn Capital. The annual Marion Popcorn Festival is a popular attraction of this city, and is held every weekend after Labor Day. There are several other festivals and events which are held regularly in the city. Tourists can visit historic locations like Heritage Hall and Union Station. Marion was the home to the late President Warren G. Harding and his wife, Florence. Their home and the granite memorial at the site of their burial plots are both listed in the National Registry of Historical Places. The 5,500-seat Veteran’s Memorial Coliseum at the Marion County Fairgrounds provides another venue for larger shows and exhibitions.



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

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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.



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