



  
CROWNPOINT  
PARTNERS

106 E. RIVER STREET, ANTWERP, OH



### EXCLUSIVELY LISTED BY

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IN ASSOCIATION WITH PRIME RETAIL ADVISORS

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# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

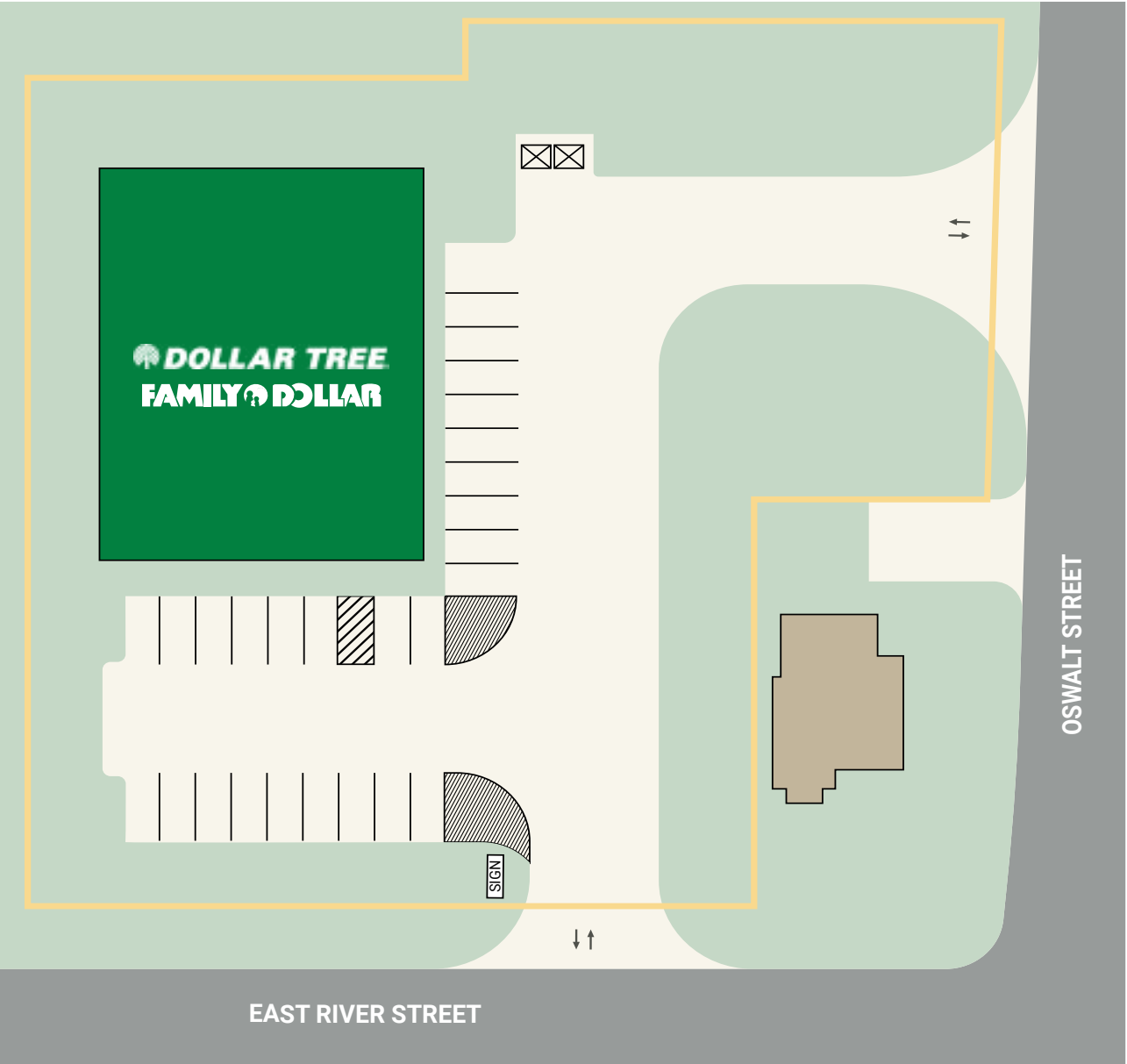
- New Construction Family Dollar / Dollar Tree Combo Location
- Combo Locations are Reported to have 20% Higher Sales
- No Immediate Competition with with the Closest Nearby Traditional Grocery Store over 8 Miles Away
- Main Business Serving Community for Essential Household Goods and Groceries
- Corporate Guarantee by Investment Grade Tenant Rated BBB by S&P
- Nearly 10 Years Remain on a NNN Lease with Limited Landlord Responsibilities
- Four, Five Year Options with Rental Increases of \$0.50 PSF
- Offered at Attractive 8% CAP Rate with Replaceable Rent of \$12.50 PSF
- Large 1.41 Acre Parcel with 10,500 SF building with Metal Roof
- Strategically Positioned in the Heart of Downtown Antwerp Nearby Police Department, Fire Department, Antwerp Regional Health Center, Antwerp Local Schools, Parks, and Local Businesses
- Average Household Income in a 5-Mile Radius is \$81,588, which is the Ideal Target Demographic of the Family Dollar & Dollar Tree Consumer Base

## INVESTMENT OFFERING

ADDRESS	106 E. RIVER STREET ANTWERP, OH
PRICE	\$1,641,000
CAP RATE	8.00%
LEASE TYPE	NNN
TERM REMAINING	9 YEARS



# SITE PLAN





# AERIAL OVERVIEW





# RETAILER MAP





# TENANT SUMMARY



Family Dollar is a wholly-owned subsidiary of Dollar Tree, Inc. Dollar Tree, a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years. Family Dollar was purchased by publicly traded Dollar Tree in July 2015 for a total of \$9.1 Billion. Dollar Tree is an investment grade tenant, rated BBB by S&P. As of August 2024, Dollar Tree Stores, Inc had revenues in excess of \$30.6 Billion and a market cap of \$20.6 Billion. Post merger, the combined company is the largest discount retailer in North America.

The Company is headquartered in Chesapeake, Virginia and operates 15,500 stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to coast logistics network and approximately 212,000 employees. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada. There are approximately 8,200 locations branded as Family Dollar and 600 Family Dollar / Dollar Tree combination locations. Combination stores have been reported to deliver a 20% increase in sales.

Family Dollar & Dollar Tree offer an extensive selection of items ranging from clothing and apparel, to groceries and hygiene products, all at affordable prices. They offer both name and discount brands and serve as a one-stop shop for all household essentials. Their vision is to be “The best small-format value and convenience retailer, serving the needs of our shoppers in the neighborhoods we serve.”



# LOCATION HIGHLIGHTS



POPULATION	3-MILE	5-MILE	10-MILE
2024 POPULATION	2,656	3,823	23,636
2024 HOUSEHOLDS	7,958	13,751	21,750
INCOME			
2024 AVG HH INCOME	\$79,667	\$81,588	\$76,436
CONSUMER SPENDING	\$34 M	\$49.4 M	\$281.7 M



- Immediate Suburb of Fort Wayne, Indiana
- Less than 20 Miles to Downtown Fort Wayne
- Less than 1 Mile to Highway 24 which Connects to I-469 (15 Miles West)
- Other Major Roadways Include I-69, I-80, I-90, four U.S. highways, and seven state roads.
- Major Economic Drivers of Fort Wayne are Healthcare, Logistics and Tourism (Over 7 Million Annual Visitors)
- Home to 8 Fortune 500 Companies Including GM Motors, Amazon, and Lincoln Financial Group along with 300 Trucking and Logistics Companies
- Top Employers Include Parkview Health (HQ – 8,986), Amazon (4,650), General Motors (4,320) and Lutheran Health Network (4,075)
- 30 Miles from Fort Wayne International Airport (FWA) which Serves More than 700,000 Annual Passengers.





**FORT WAYNE INTERNATIONAL AIRPORT**



**PARKVIEW FIELD**



**AMAZON FULFILLMENT CENTER**

## FORT WAYNE, IN

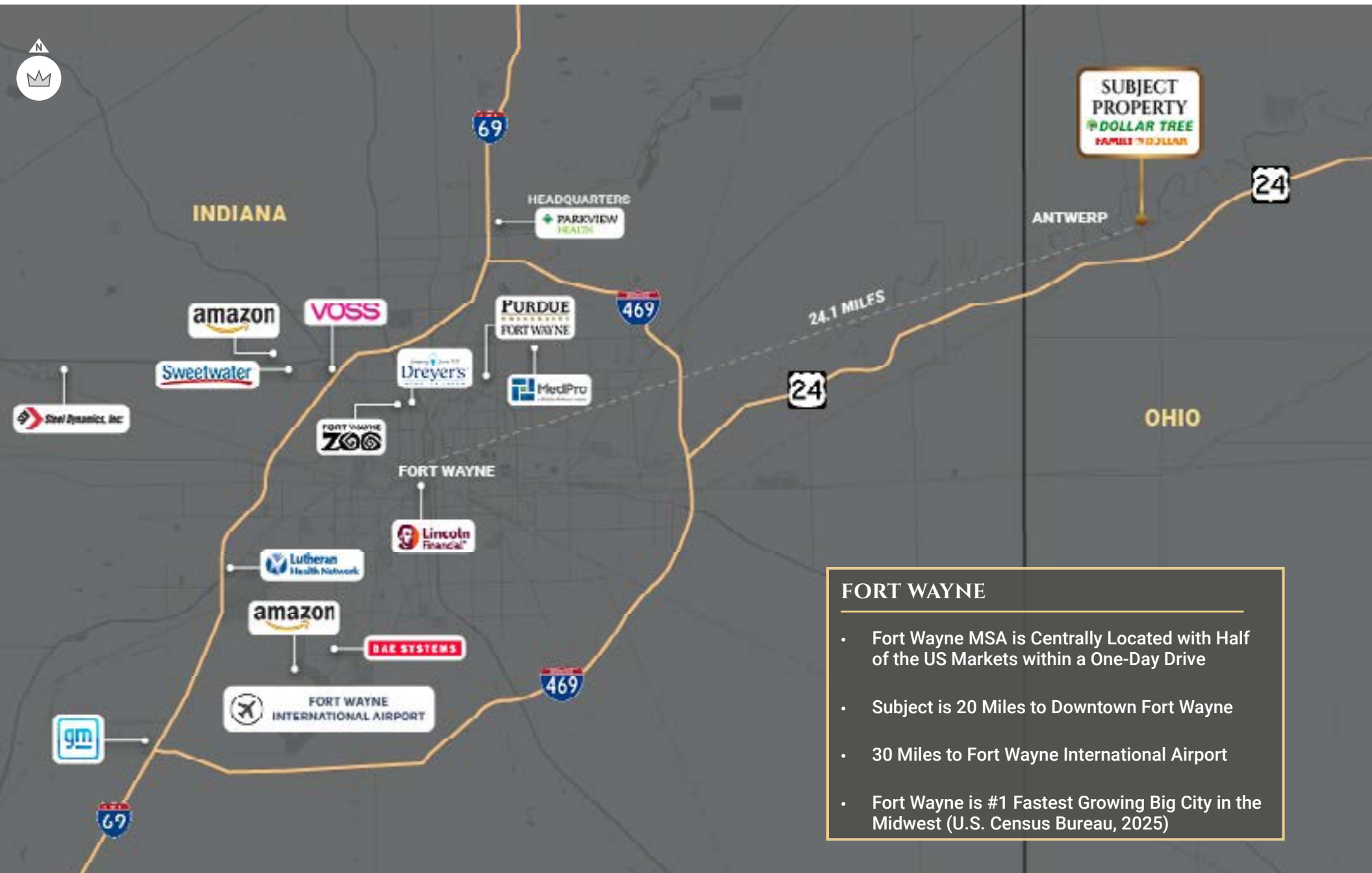
Fort Wayne is a city in and the county seat of Allen County, Indiana. Located in northeastern Indiana, the city is 18 miles west of the Ohio border and 50 miles south of the Michigan border. The city's population was 263,886 as of the 2020 census, making it the second-most populous city in Indiana after Indianapolis, and the 83rd-most populous city in the United States. It is the principal city of the Fort Wayne metropolitan area.

Fort Wayne's economic growth is evident in the continued investments being made in both infrastructure and commercial real estate. In recent years, Fort Wayne has invested heavily in the Riverfront Development Project, a multi-phase initiative aimed at revitalizing the downtown area. This development includes new parks, mixed-use buildings, residential complexes, and entertainment venues, making the city center more attractive for both residents and businesses. The Northwest Fort Wayne Industrial Park is another area seeing development, with many manufacturing and logistics companies expanding their presence in the region.

Additionally, Fort Wayne has experienced a steady population increase, driven by the city's affordable cost of living, job opportunities, and a high quality of life. This population growth is further bolstered by the area's increasing appeal as a relocation destination for remote workers and individuals seeking more affordable housing options outside of larger metropolitan areas.

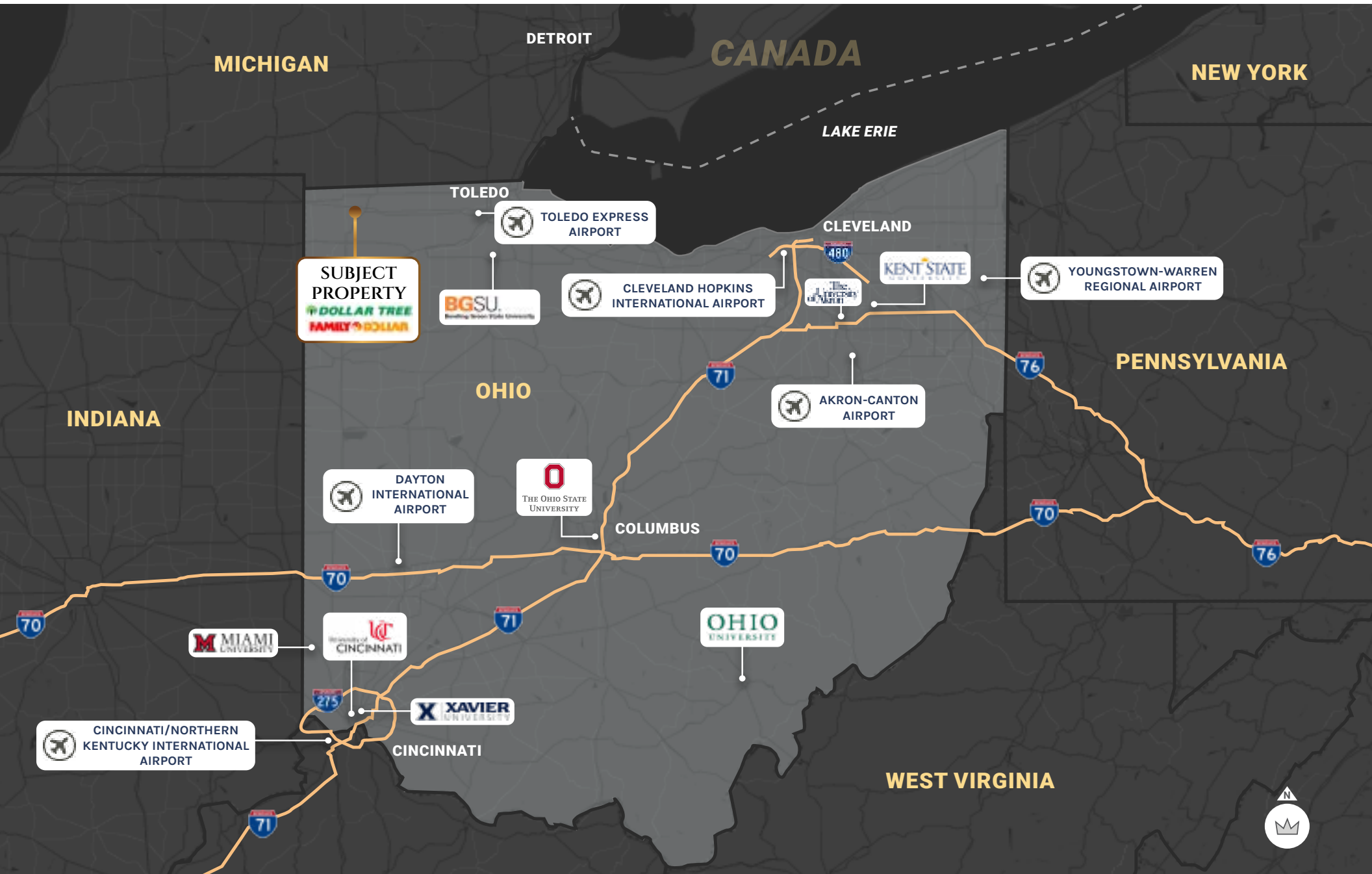
Fort Wayne's growing economy, diversified industries, and investment in infrastructure have positioned it as an appealing city for both businesses and residents. The city's strong manufacturing base, healthcare services, educational institutions, and growing tech sector contribute to its long-term stability and growth. Whether for industry, tech, or retail, Fort Wayne continues to evolve and offers numerous opportunities for investors and businesses alike. With ongoing developments and a stable labor market, Fort Wayne's economic outlook remains promising.

# REGIONAL MAP





# STATE MAP



# PROPERTY PRICING



## PROPERTY SUMMARY

ADDRESS	106 E. RIVER STREET ANTWERP, OH
YEAR BUILT	2023
GLA	10,500 SF
PARCEL SIZE	1.41 ACRES
PARKING SPACES	26

## LEASE OVERVIEW

TENANT	FAMILY DOLLAR STORES OF OHIO, LLC
LEASE TYPE	NNN <sup>[1]</sup>
TERM REMAINING	9 YEARS
LEASE COMMENCEMENT	SEPTEMBER 15, 2022
RENT COMMENCEMENT	OCTOBER 16, 2023
LEASE EXPIRATION	FEBRUARY 28, 2034
RENTAL INCREASES	\$0.50 PSF EACH OPTION
OPTIONS	4 X 5-YEAR OPTIONS
LEASE GUARANTOR	CORPORATE

[1] Landlord Responsibilities are Roof, Structure, Parking Lot Repaving, HVAC Replacement & Pylon Sign

## PRICING

PRICE	\$1,641,000
NOI	\$131,250
CAP RATE	8.00%
PRICE PSF	\$156.29

## ANNUALIZED OPERATING DATA

RENT SCHEDULE	ANNUAL RENT	RENT PSF
10/16/2023 - 2/28/20234	\$131,250	\$12.50
OPTION 1	\$136,500	\$13.00
OPTION 2	\$141,750	\$13.50
OPTION 3	\$147,000	\$14.00
OPTION 4	\$152,250	\$14.50



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