

**FAMILY DOLLAR TREE COMBO STORE**  
**10+ YEAR NN INVESTMENT OPPORTUNITY**  
66 STATE HIGHWAY 20 E, FREEPORT, FL, 32439



**13,500 SF**  
**FOR SALE**

REPRESENTATIVE PHOTO



**CONTACT:**

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656 ELLIS OAK AVENUE

CHARLESTON, SC 29412





**DOLLAR TREE®**

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## OFFERING SUMMARY

OFFERING	
PRICE:	\$2,682,720.00 \$2,484,000
NOI:	\$167,670.00
CAP:	6.25% 6.75%
GUARANTY:	FAMILY DOLLAR STORES, INC.
TENANT:	FAMILY DOLLAR STORES OF FLORIDA, LLC
LEASE TYPE:	10 YEAR NN
RENTABLE AREA:	13,500 SF
LAND AREA:	2.35 ACRES
YEAR BUILT:	BUILDING RENOVATION
PARCEL #:	15-1S-19-23040-008-0030
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	62
ZONING:	COMMERCIAL



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# INVESTMENT HIGHLIGHTS

FAMILY DOLLAR TREE

66 STATE HIGHWAY 20 E, FREEPORT, FL, 32439



13,500 SF  
BUILDING



10+ YEAR LEASE



INVESTMENT  
GRADE CREDIT  
TENANT



E-COMMERCE  
RESISTANT TENANT




RECESSION-PROOF  
TENANT



VPD ON SR 20  
16,500



PANDEMIC  
RESISTANT TENANT



CORPORATE GUARANTY  
FROM FAMILY DOLLAR  
STORES, INC.

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# PROPERTY OVERVIEW

## FAMILY DOLLAR TREE

66 STATE HIGHWAY 20 E, FREEPORT, FL, 32439



62 PARKING SPACES



BUILDING RENOVATION



PARCEL NUMBER

15-16-19-23040-008-0030



FAMILY DOLLAR STORES OF FLORIDA, LLC



VPD ON SR 20 21,000

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# SITE PLAN

# FAMILY DOLLAR TREE

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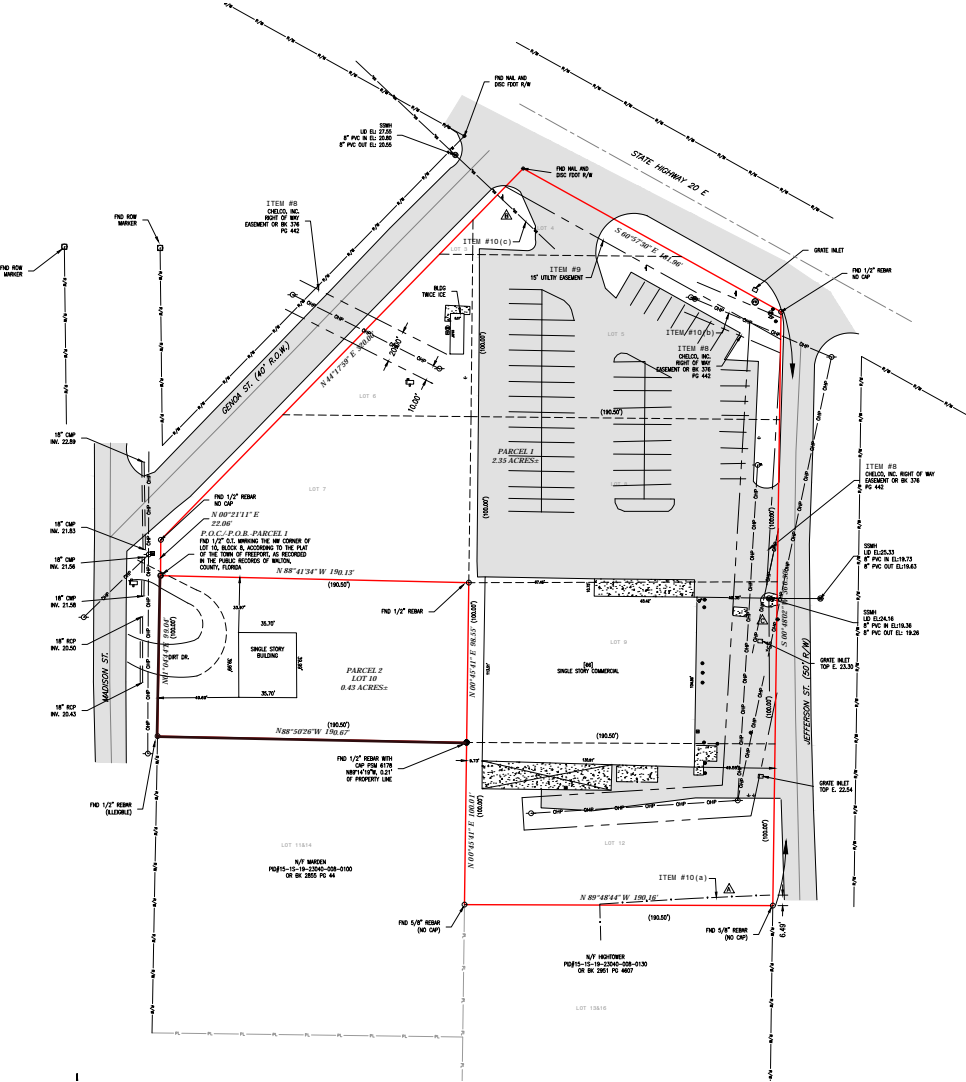
LEGEND

- SHRUBS
- UNDERSTORY TREES
- CANOPY TREES
- EXISTING TREES TO REMAIN



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# PHOTOS

## FAMILY DOLLAR TREE

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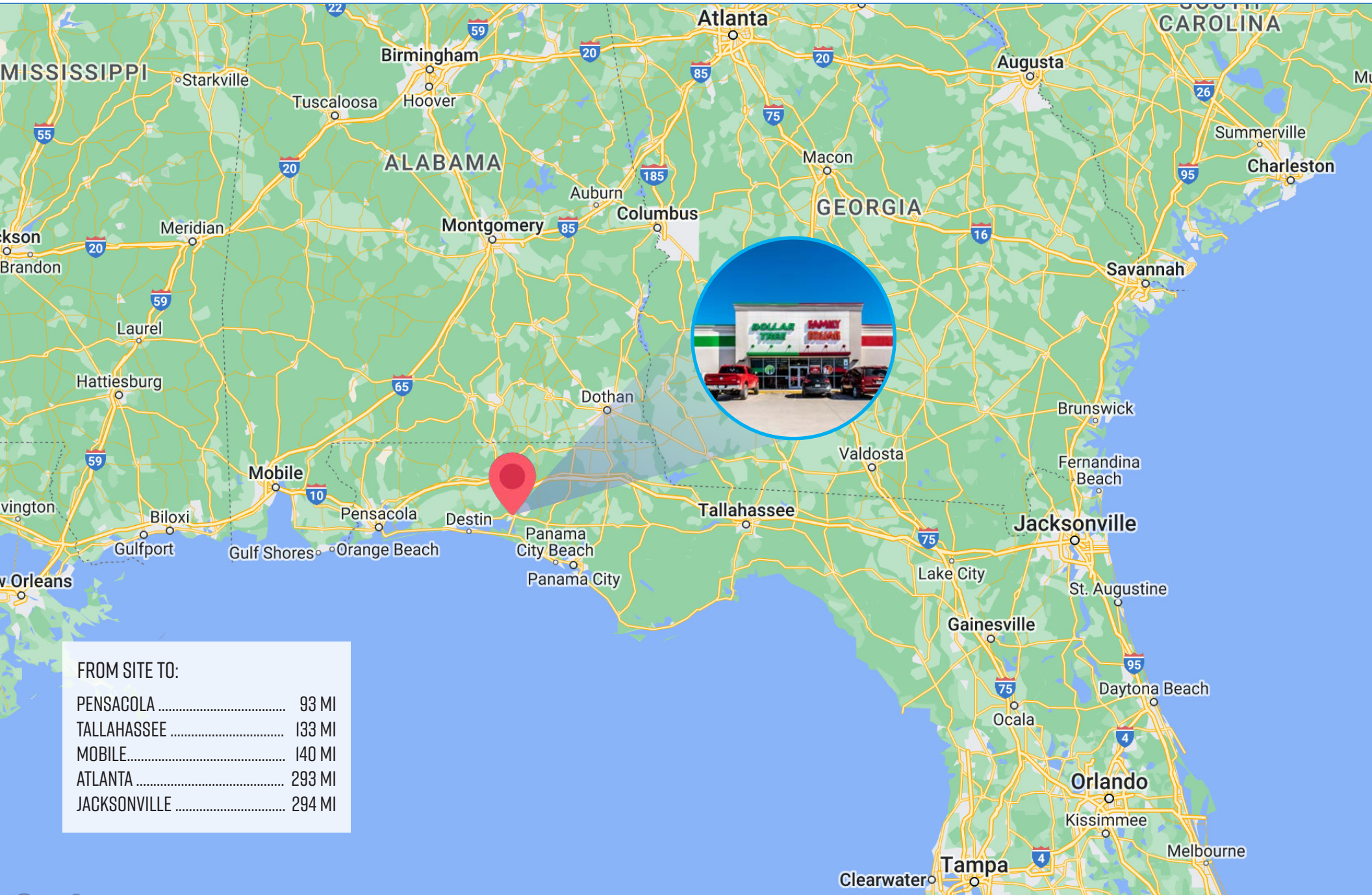
EMAIL: JOE@TWINRIVERSCAP.COM



# LOCATION OVERVIEW

## FAMILY DOLLAR TREE

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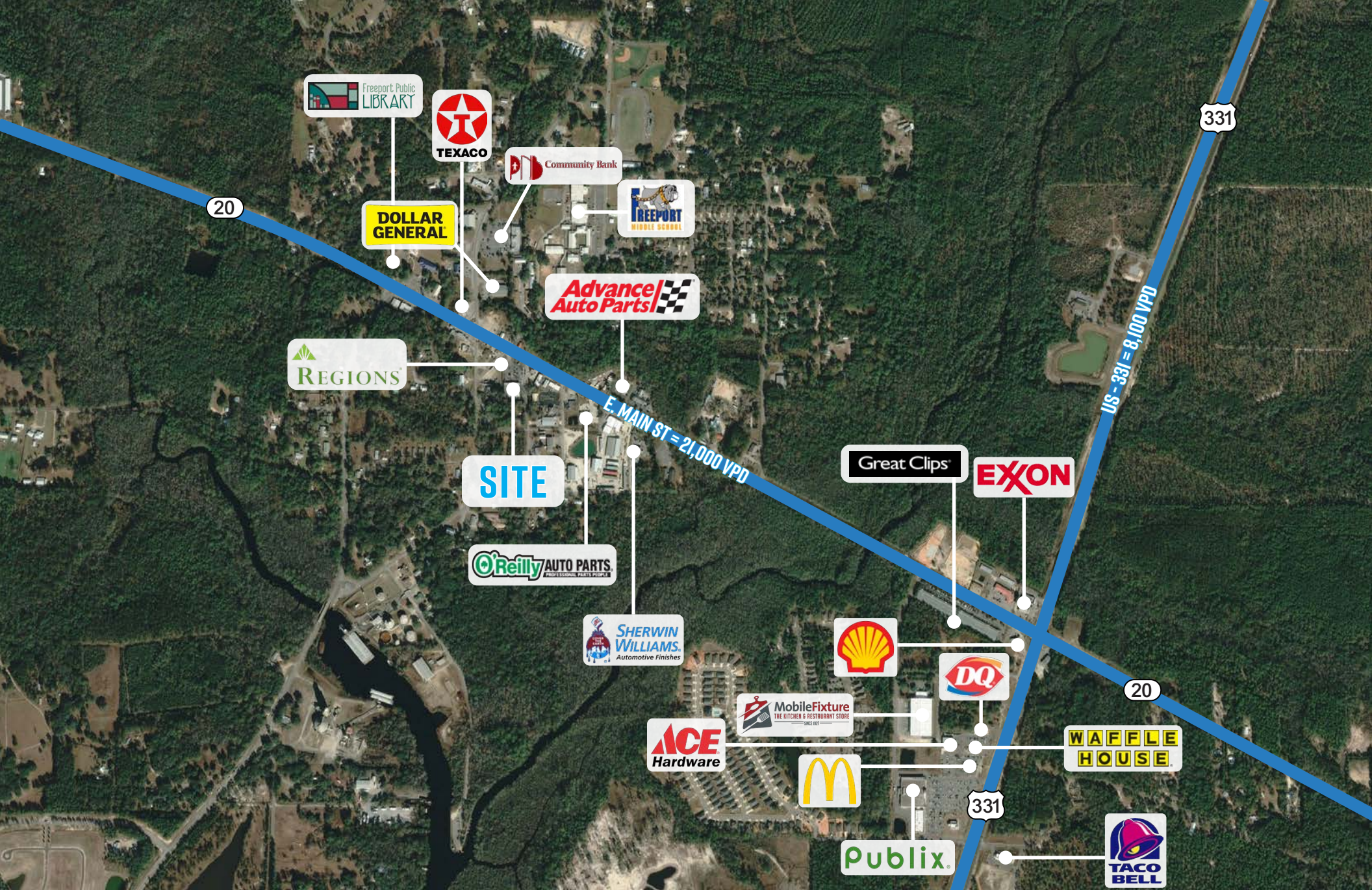
FROM SITE TO:

PENSACOLA .....	93 MI
TALLAHASSEE .....	133 MI
MOBILE.....	140 MI
ATLANTA .....	293 MI
JACKSONVILLE .....	294 MI

# HIGH AERIAL

# FAMILY DOLLAR TREE

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# LOW AERIAL

## FAMILY DOLLAR TREE

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**DOLLAR  
GENERAL**



**DOLLAR TREE  
FAMILY DOLLAR**  
13,500 SF

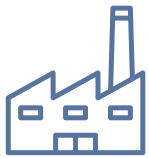
E. MAIN ST = 21,000 VPD



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## BUSINESS



### WALTON COUNTY ECONOMIC DEVELOPMENT ALLIANCE

FROM THE BEACHES OF SOUTH WALTON TO THE RURAL BEAUTY OF NORTHWEST FLORIDA, WALTON COUNTY HAS SOMETHING TO OFFER FOR EVERYONE. OUR AREA HAS SEEN SUBSTANTIAL GROWTH IN THE LAST 10 YEARS AND BUSINESSES ARE LOOKING TO MOVE HERE BOTH FOR OUR WORKFORCE AND THE QUALITY OF PLACE THAT WALTON COUNTY OFFERS.

## LIFESTYLE / INDUSTRIES



**PARKS**  
HARRY  
A. LAIRD PARK



**MEDIAN HOUSEHOLD INCOME**  
\$65,528 ON A 5 MI RANGE



**POPULATION**  
11,282 ON A 5 MI RANGE



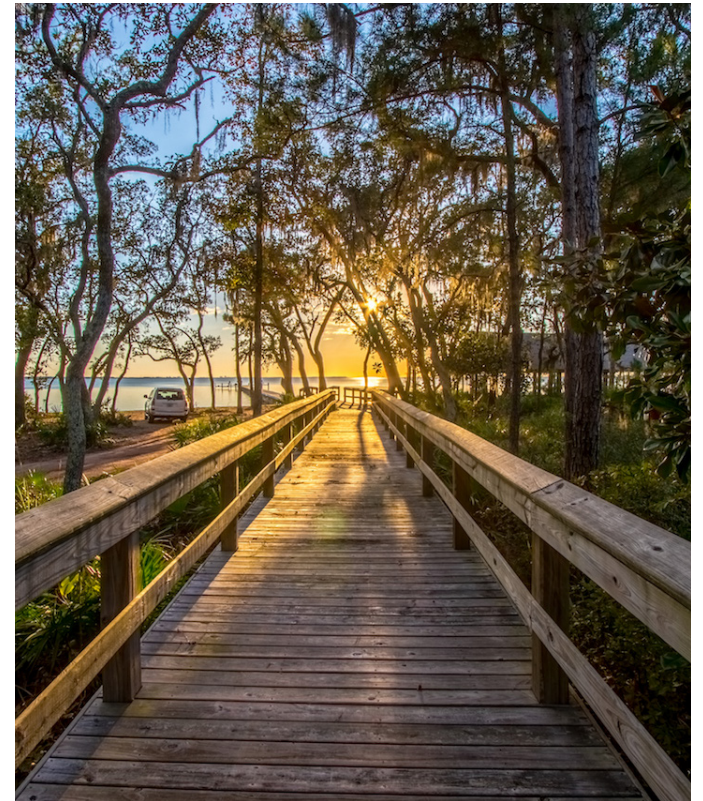
**AVERAGE HOUSEHOLD INCOME**  
\$85,602 ON A 5 MI RANGE



**HIGHWAY**  
US - 331



**DESTIN-FORT**  
WALTON BEACH AIRPORT



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# DEMOGRAPHICS

## FAMILY DOLLAR TREE

66 STATE HIGHWAY 20 E, FREEPORT, FL, 32439



AVERAGE HOUSEHOLD SIZE



### LEADING INDUSTRIES

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

2022 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	1,390	7,737	11,282
HOUSEHOLDS	462	2,949	4,339
FAMILIES	317	2,027	2,927
AVERAGE HOUSEHOLD SIZE	3.01	2.62	2.60
OWNER OCCUPIED HOUSING UNITS	373	2,239	3,213
RENTER OCCUPIED HOUSING UNITS	89	710	1,126
MEDIAN AGE	45.1	44.4	44.2
MEDIAN HOUSEHOLD INCOME	\$69,143	\$70,017	\$65,451
AVERAGE HOUSEHOLD INCOME	\$86,790	\$90,578	\$85,512
2027 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	1,589	8,504	12,460
HOUSEHOLDS	526	3,324	4,784
FAMILIES	359	2,214	3,215
AVERAGE HOUSEHOLD SIZE	3.02	2.63	2.60
OWNER OCCUPIED HOUSING UNITS	427	2,480	3,587
RENTER OCCUPIED HOUSING UNITS	99	754	1,198
MEDIAN AGE	46.9	4.61	45.7
MEDIAN HOUSEHOLD INCOME	\$82,205	\$82,032	\$78,068
AVERAGE HOUSEHOLD INCOME	\$106,120	\$110,572	\$103,404



### CITY OF FREEPORT, FL

FREEPORT, FL LIES AT THE CROSSROADS BETWEEN NORTH AND SOUTH WALTON COUNTY. IT IS ADVANTAGEOUSLY SITUATED AND WITHIN DRIVING PROXIMITY TO TALLAHASSEE, PENSACOLA, MONTGOMERY, FT. WALTON BEACH, AND PANAMA CITY. IT IS WITHIN AN HOUR OF THE NORTHWEST FLORIDA REGIONAL AIRPORT, THE NWFL BEACHES INTERNATIONAL REGIONAL AIRPORT, THE DESTIN MUNICIPAL AIRPORT AND THE DEFUNIAK SPRINGS MUNICIPAL AIRPORT. IT IS A HALF-HOUR DRIVE FROM THE BEACHES AND GOLF COURSES OF SOUTH WALTON.

GULFSTREAM SHIP BUILDING AND MURPHY, USA DOMINATE THE ORIGINAL PORT AREA AT THE JUNCTURE OF FOUR MILE CREEK AND LAFAYETTE CREEK AT THE HEAD OF LAGRANGE BAYOU. MANY RESIDENTS ARE EMPLOYED BY EGLIN AIR FORCE BASE AS MILITARY PERSONNEL, CONTRACTORS, AND CIVIL SERVANTS. RESIDENTS ALSO WORK IN SOUTH WALTON COUNTY IN COUNTY EMPLOYMENT, CONSTRUCTION, OR IN ONE OF THE SERVICE INDUSTRIES ASSOCIATED WITH THE TOURIST TRADE OF THAT AREA (REAL ESTATE, HOTELS, RESTAURANTS, RETAIL, ETC.).

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### FAMILY DOLLAR TREE



Dollar Tree, a **Fortune 200 Company** which acquired Family Dollar in July, 2015, now operates more than 16,000 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 \$28.19 BN. Dollar Tree and Family Dollar are leading national operators 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. **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”.**



16,000±  
STORES



\$28.19B  
MARKET CAP



200,000±  
EMPLOYEES

\$28.32B  
IN ANNUAL SALES

for quarter ending October 28, 2023

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# FINANCIALS

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<b>TENANT NAME:</b>	FAMILY DOLLAR STORES OF FLORIDA, LLC
<b>GUARANTOR:</b>	FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
<b>LEASE TYPE:</b>	NN
<b>SF:</b>	13,500 SF
<b>INITIAL LEASE TERM:</b>	10 YEARS INITIAL LEASE TERM AND FOUR (4) FIVE (5) YEAR OPTIONS
<b>LEASE START:</b>	APRIL 5, 2023
<b>LEASE EXPIRATION:</b>	FEBRUARY 28, 2033
<b>LANDLORD RESPONSIBILITIES:</b>	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS

EXTENSION OPTIONS: FOUR 5-YEAR OPTIONS WITH \$0.50 PSF INCREASES EACH EXTENSION		
<b>EXT. OPTION #1</b>	YRS:11-15	\$174,420.00
<b>EXT. OPTION #2</b>	YRS:16-20	\$181,170.00
<b>EXT. OPTION #3</b>	YRS:21-25	\$187,920.00
<b>EXT. OPTION #4</b>	YRS:26-30	\$194,670.00

INITIAL TERM RENTAL AMOUNT	
<b>ANNUAL</b>	\$167,670.00
<b>MONTHLY</b>	\$13,972.50
<b>PER SF</b>	\$12.42



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