



CAP RATE
8%



ABOUT US

At Family Dollar, we are committed to providing our customers with the best value on everyday essentials. Since our founding in 1959, we have grown into a trusted neighborhood store, offering a wide range of products at affordable prices. From groceries and household goods to health and beauty supplies, we strive to make shopping convenient and budget-friendly for families across America. Our mission is to deliver exceptional service and unbeatable savings, helping our customers live better lives every day.



CONTACT US

224 EAST KORNEGAY STREET
DOVER, NC 28526
919-737-5742
hershalcommercial@gmail.com

**TRIANGLE COMMERCIAL
REAL ESTATE**

WWW.TRIANGLECRE.COM

INVESTMENT HIGHLIGHTS

CURRENTLY LEASED

4.5 Years left

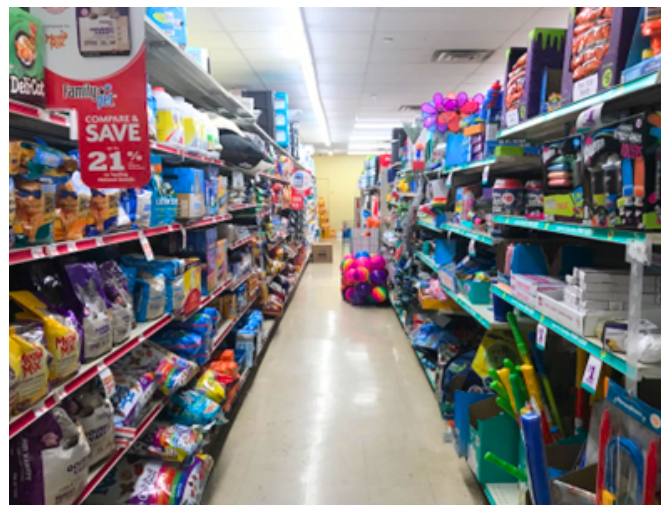
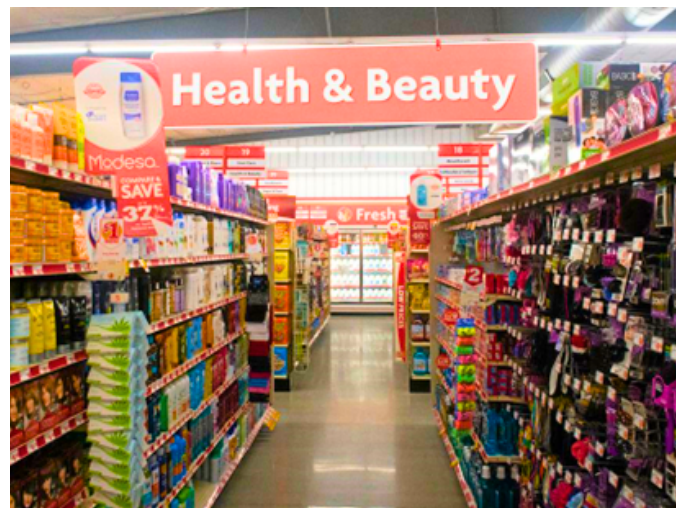
RECENTLY BUILT

Built in 2018

CORPORATE GUARENTEE

PUBLICLY TRADED COMPANY

7.5% RENT INCREASE FIRST OPTION | 5% RENT INCREASE IN EACH OPTION AFTER



FOR SALE

\$1,065,000

ADDRESS

224 EAST KORNEGAY STREET
DOVER, NC 28526

Property Features

- 8,320 SF
- 1.58 ACRES
- 30 PARKING SPACES
- Built in 2018
- Tenant in Place

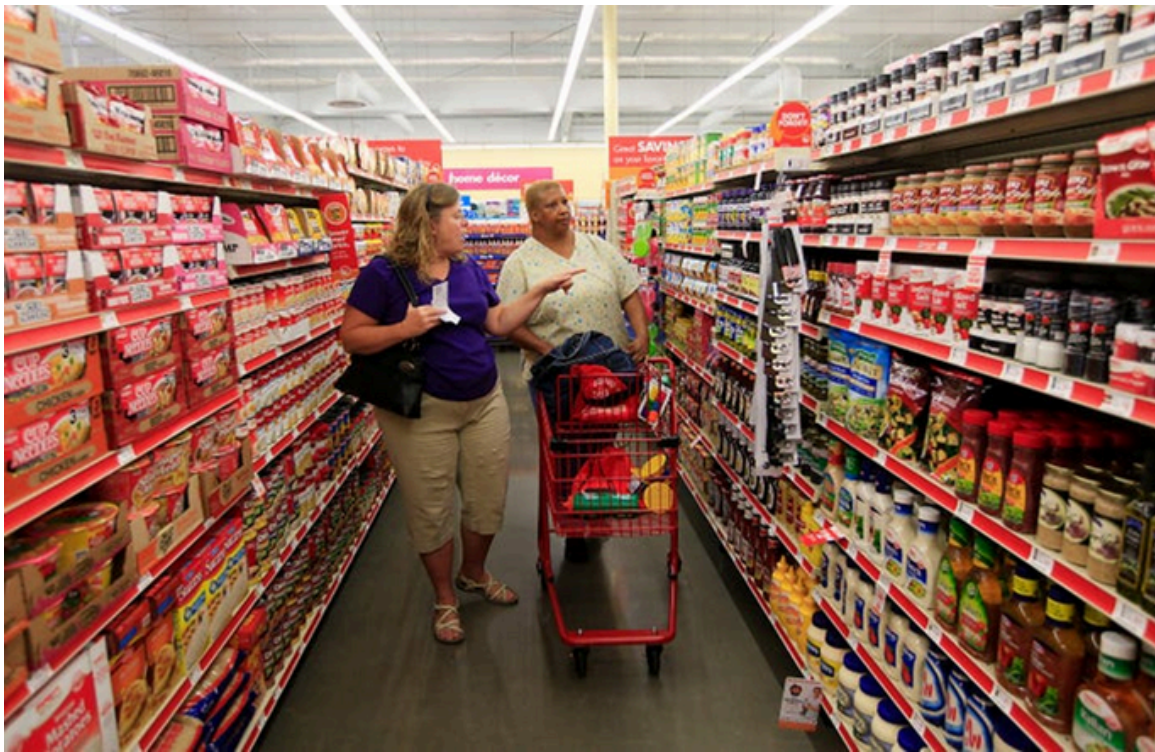
Net Operating Income

\$85,398

CAP Rate 8%

DOLLAR TREE, INC.

CREDIT RATING	Ba2/BB+
TICKER SYMBOL	NASDAQ: DLTR
TOTAL REVENUE	\$24.7BN
MARKET CAP	\$25.4BN
FYE	1/28/2017
HEADQUARTERS	CHESAPEAKE, VA
SOURCE	YAHOO! FINANCE



BUSINESS STORY

Dollar Tree, Inc. operates variety retail stores in the United States and Canada. It operates in two segments, Dollar Tree and Family Dollar. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food. This segment operates under the Dollar Tree and Dollar Tree Canada brands,

OUR HISTORY

Throughout its history, Family Dollar has adapted to changing market trends and customer needs while maintaining its core mission of delivering value. This adaptability was evident when, in 2015, Family Dollar merged with Dollar Tree, Inc., further enhancing its ability to serve customers nationwide.

Today, Family Dollar operates thousands of stores across the United States

Dollar Tree, Inc. was founded in 1986 and is based in Chesapeake, Virginia.



**FAMILY
DOLLAR**®

POPULATION	5-MILE	10-MILE	15-MILE
2022 Projection	1,837	25,257	58,512
2017 Estimate	1,900	25,809	59,252
2010 Census	2,007	26,541	59,929
2000 Census	1,919	28,110	60,514
2017-2022 Annual Rate	-0.67%	-0.43%	-0.25%
2010-2017 Annual Rate	-0.75%	-0.39%	-0.16%
2000-2010 Annual Rate	0.45%	-0.57%	-0.10%
HOUSEHOLDS			
2022 Total Households	771	10,495	23,712
2017 Total Households	799	10,776	24,117
2010 Households	845	11,183	24,592
2000 Households	787	11,561	24,235
2017-2022 Annual Rate	-0.71%	-0.53%	-0.34%
2010-2017 Annual Rate	-0.77%	-0.51%	-0.27%
2000-2010 Annual Rate	0.71%	-0.33%	0.15%
2017 EST. AVG. HOUSEHOLD INCOME	\$54,044	\$41,273	\$50,267



59,252

2017 POPULATION
WITHIN FIFTEEN MILES



23,712

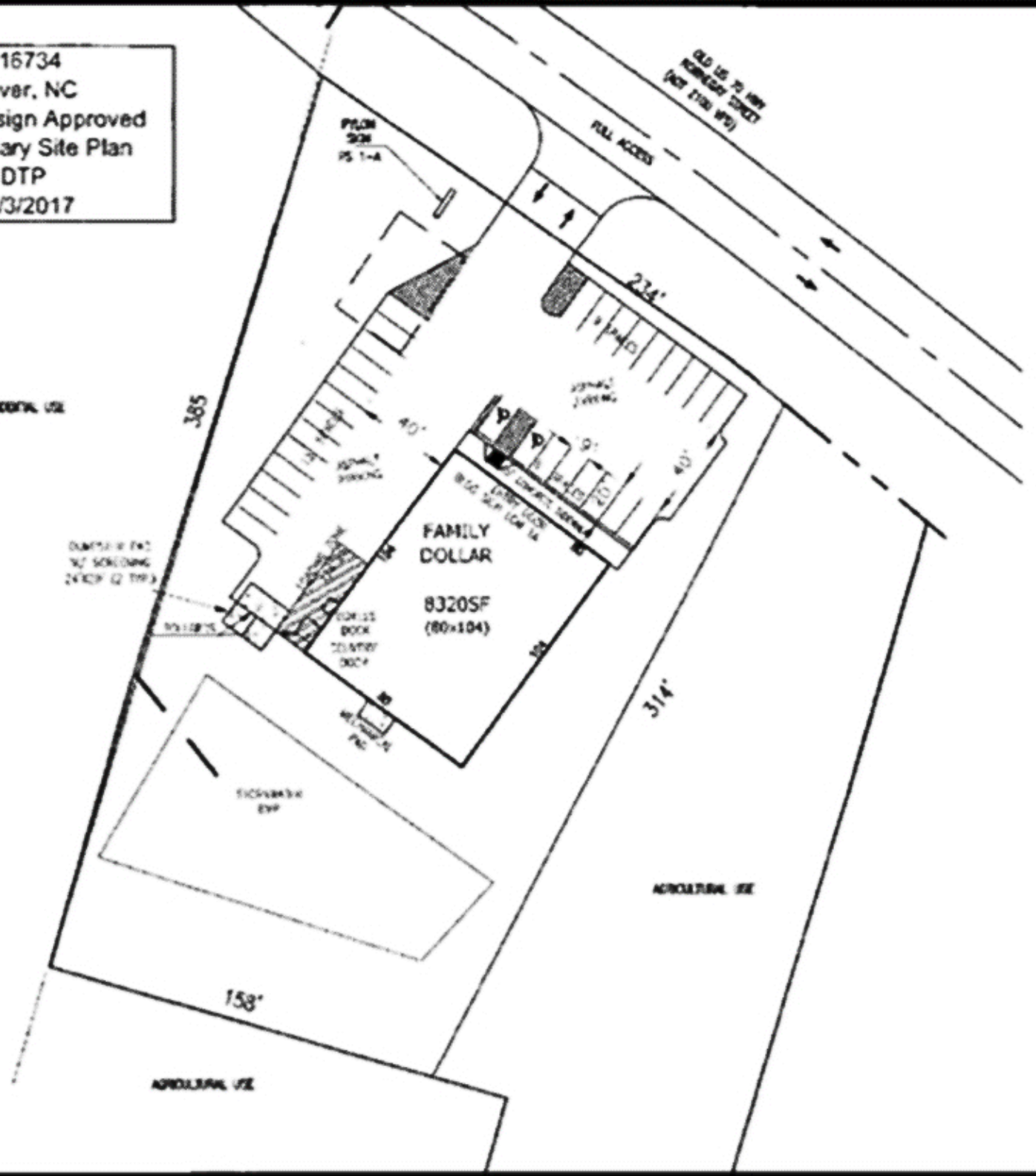
TOTAL HOUSEHOLDS
WITHIN FIFTEEN MILES

\$\$\$

\$54,044

2017 AVG. HOUSEHOLD
INCOME WITHIN
FIVE MILES

716734
 Dover, NC
 Store Design Approved
 Preliminary Site Plan
 DTP
 10/3/2017



FAMILY DOLLAR
 APPROVAL STAMP

SITE PLAN #

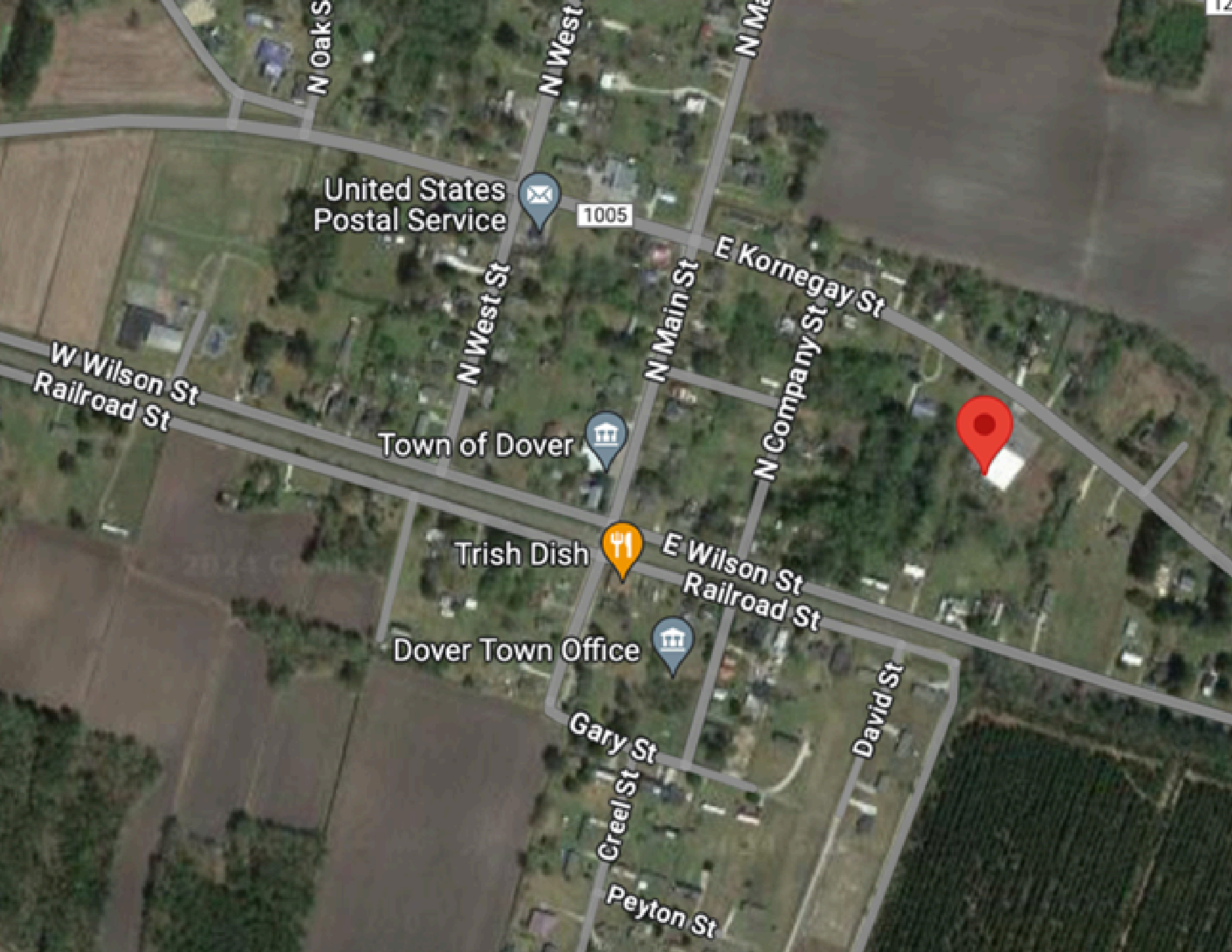
SITE DATA SUMMARY

EXISTING ZONING: RA
AREA SUMMARY
 TOTAL LOT SIZE = 80,796 SF
 BUILDING SIZE = 8320SF
 ASPHALT PAVING = 17,316 SF
 CONCRETE = 1720 SF
 GREEN SPACE = 40,845 SF
ADDRESS:
 KORNHAY TER, DOVER, NC
PARKING REQUIREMENTS
 PARKING SIZE: 9' X 18'
 PARKING SPACES REQUIRED: N/A
 SALES FLOOR = 1034 SF
 PARKING PROVIDED TOTAL: 30
BUILDING SETBACKS
 FRONT: 30'
 SIDE: 15'
 REAR: 20'
 BUFFER YARD: N/A
LANDSCAPE REQUIREMENTS
 N/A
 MAX POLE SIGN AREA = N/A
 MAX HEIGHT = 30'
 MAX. BUILDING WALL SIGN = N/A
NOTES:
 NO ZONING CLEARANCE IN PLACE. USED
 STANDARD SETBACKS AND FAMILY DOLLAR
 PARKING REQUIREMENTS AND SIGNS

EXHIBIT A - SITE PLAN
PROJECT NO. 71673A
LOCATION: DOVER, NC
LANDLORD: _____
TENANT: _____

DATE: _____ DRAWN BY: _____
 MUP
 REV#1 _____
 REV#2 _____
 REV#3 _____

PREPARED FOR:
FAMILY DOLLAR



United States
Postal Service

1005

Town of Dover

Trish Dish

Dover Town Office

W Wilson St
Railroad St

Gary St

Creel St

Peyton St

David St

E Kornegay St

E Wilson St
Railroad St

N Oak St

N West St

N Main St

N West St

N Main St

N Company St