



FAMILY DOLLAR

The Kase Group

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NET LEASED OFFERING

377 Main Street, Marion, LA



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377 Main Street,
Marion, LA

PROPERTY INFORMATION

PROPERTY SUMMARY

This is a prime opportunity to acquire a Family Dollar property in Marion, Louisiana, secured by a lease with a corporate guarantee. The investment offers a 9% capitalization rate and is backed by an investment-grade tenant, ensuring robust financial stability. The lease structure minimizes landlord responsibilities, while providing six 5-year renewal options with \$0.50/SF rent increases, creating a reliable, escalating income stream over the holding period.

Strategically positioned along Main Street (Highway 33), this location serves as the primary retail destination for the community, benefiting from excellent visibility and direct access on the town's central thoroughfare. The property sits in the commercial core of Marion, adjacent to Marion State Bank and just across the street from the town hall, capturing daily traffic from the area's key civic and commercial drivers.

PROPERTY HIGHLIGHTS

- **Net Leased Offering**
- **Minimal Landlord Obligations**
- **Scheduled Increases in Rent**
- **Corporate Guarantee**
- **Excellent Location along Main Street (Highway 33)**



OFFERING SUMMARY



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Address	377 Main Street, Marion, LA
Building Size	10,500 SF
Year Built	2024
Lease Type	NN
Purchase Price	\$1,256,500
Cap Rate	9%
Net Operating Income	\$113,085
Lease Renewal Options	+\$0.50/SF per 5-year period

Family Dollar
377 Main Street

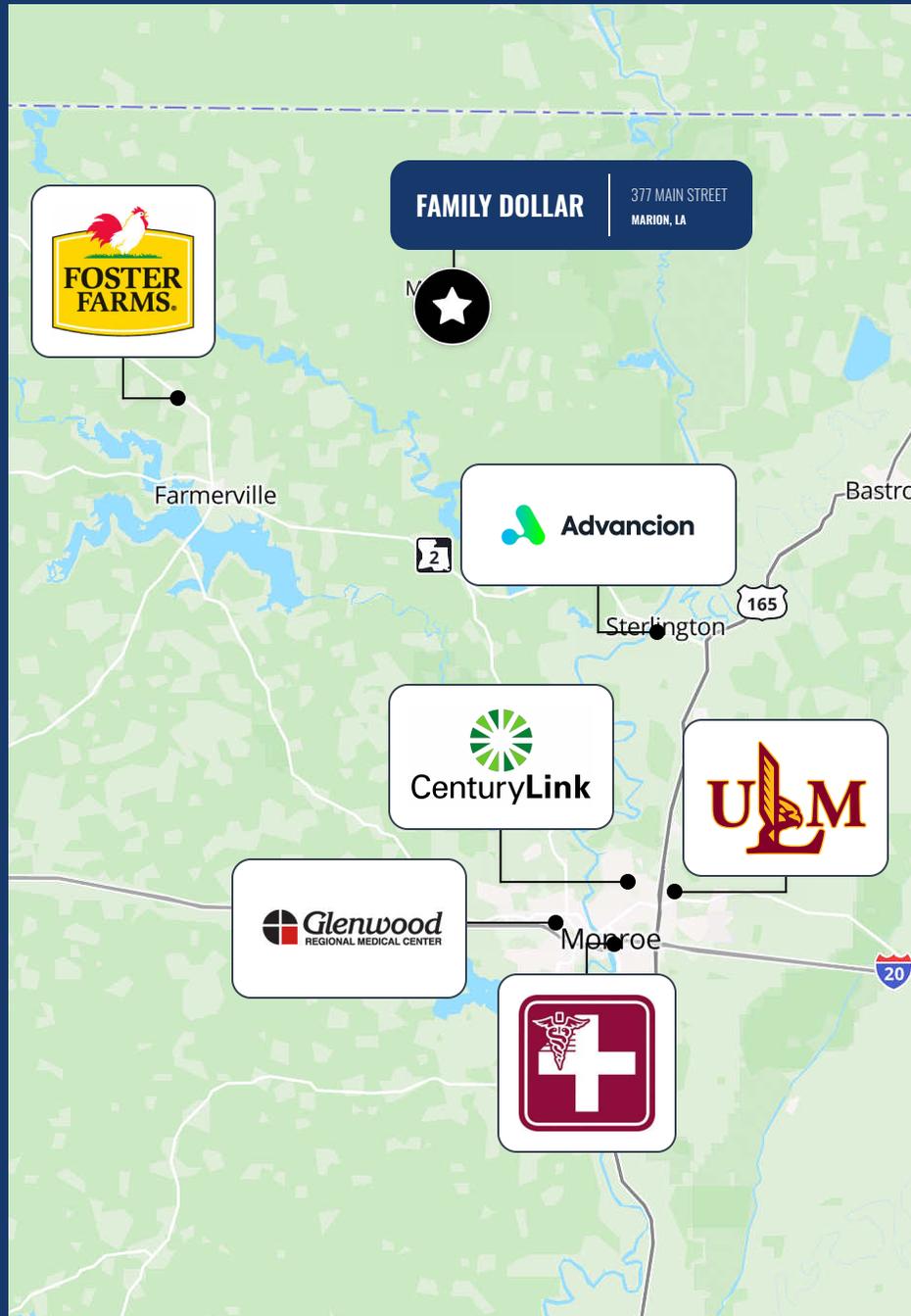


AREA MAP



Family Dollar
377 Main Street

MAJOR EMPLOYERS



The subject property is strategically positioned to benefit from the robust and diverse employment landscape of the greater Monroe metropolitan area. The regional economy demonstrates significant resilience, anchored by a strong presence in the telecommunications, healthcare, and education sectors. Major employers providing this stability include telecommunications giant CenturyLink, the University of Louisiana Monroe, and two premier healthcare institutions, St. Francis Medical Center and Glenwood Regional Medical Center.

This foundation is further diversified by key players in the agricultural and manufacturing industries, such as Foster Farms and Advancion Corporation. The presence of these large-scale employers ensures a consistent and stable workforce, driving sustained demand for commercial services and housing in the surrounding submarkets and positioning the asset to capitalize on the area's durable economic fundamentals.

Employer	Industry	Employees	Distance
Lumen Technologies	Telecommunications	2,000	31.5 mi
St. Francis Medical Center	Healthcare	1,800	34.9 mi
University of Louisiana Monroe	Education	1,200	31.4 mi
Glenwood Regional Medical Center	Healthcare	1,200	36.7 mi
Foster Farms	Food Processing	1,100	16.4 mi
Angus Chemical Company	Manufacturing	400	18.5 mi



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