

Family Dollar

245 N West St, Wichita, KS 67203



\$1,188,000
OFFERING PRICE



7.00%
CAP RATE



INVESTMENT HIGHLIGHTS



• LEADING NATIONAL DISCOUNT RETAILER

The Lease is guaranteed by Family Dollar Stores, Inc., a leading discount retailer with 8,384 stores in 48 U.S. states. Family Dollar is a wholly-owned subsidiary of Dollar Tree, Inc., a publicly-traded entity rated BBB/Stable by S&P Global Ratings. As of 2/2024, Family Dollar reported annual revenue of \$13.8 billion - 45% of Dollar Tree's system-wide revenue of \$30.6 billion.



• PASSIVE NET LEASE STRUCTURE

The Lease provides 100% reimbursement by Tenant for all operating expenses, including roof and structure. Landlord obligations are limited to structural portions of the premises, which are insured by existing warranties.



• STRONG TRAFFIC COUNTS

The intersection of West Street and Douglas Ave sees an average of 18,000 vehicles per day.



• RECENT LEASE EXTENSION

Family Dollar has executed the first 5-year lease extension term to commence October 1, 2024, retaining six 5-year renewal options, demonstrating a commitment to the location.



• LOW VACANCY MARKET

Wichita has a vacancy rate of 4.1% .



• STABLE MARKET

Wichita is projected to grow at an annual rate of more than 1% over the next five years.



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Prototype Property

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