

A photograph of a Family Dollar store exterior. The building is a single-story structure with a brick base and a light-colored upper section. The "FAMILY DOLLAR" sign is prominently displayed in large, red, outlined letters across the front. Below the sign are large glass windows and doors. A dark SUV is parked in the foreground on the left, and a dark sedan is parked on the right. The sky is blue with scattered white clouds.

7.00% CAP RATE - 2023 RENEWAL FAMILY DOLLAR HAMPTON, GA

93 WOOSLEY ROAD
HAMPTON, GA 30228

Matthew Levin, CCIM
Senior Advisor
O: 770.209.1700
levinm@svn.com

Property Details & Highlights

Building Address	93 Woosley Road Hampton, GA 30228
Price	\$1,070,000
Cap Rate	7%
Expiration	June 30, 2029
Building Size	8,000 SF
Lot Size	0.77 Acres

The Family Dollar of Hampton, Georgia offers an investor a credit tenant leased property with little management responsibility. The 0.77 acre parcel is improved with an 8,000 square foot retail store of steel and brick construction completed in 2004.

The initial ten year NN lease has a current term through June 30, 2029 plus two remaining 5-year renewal options with 10% rent increases per renewal period. In 2023, the tenant extended the term early and invested approximately \$150,000 in improvements including replacement freezers-coolers new check-out lanes, new lighting, ceiling and paint. The Alpha Map rank is the 81st percentile of Family Dollar stores nationally.

In addition to rent, the tenant pays a monthly estimate for taxes and insurance with a once per year settle up. The tenant maintains the grounds and parking lot in lieu of paying a CAM charge. The landlord is responsible for repairs to the roof, structure, parking lot and HVAC repairs in excess of \$1,000 per lease year.

Hampton is located 25 miles south of Atlanta in Henry County and is best known for the Atlanta Motor Speedway (AMS), located 3 minutes from the Property. AMS is a world class NASCAR race track and year-round multipurpose event facility on more than 840 acres. The 3 mile population is 18,000+ with an average household income of \$81,000+.

Family Dollar Stores, Inc. with over 8,000 stores in 44 states is a leading discount retail chain in the United States. In 2015, Dollar Tree bought Family Dollar and the combined company has over 15,000 stores in 48 states. Dollar Tree gross sales in 2024 were \$30.6 billion an 8.02% increase from the prior year. Family Dollar sells merchandise in core categories: health and beauty aids, packaged food and refrigerated products, home cleaning supplies and seasonal goods.



- Family Dollar NN lease
- Early renewal in 2023 with tenant investing \$150,000+-
- Built 2004 lease term through June 30, 2029
- Alpha Map ranked 81st percentile of Family Dollar stores nationally
- Two 5 year renewals with 10% increase per period
- 18,000+ population \$81,000+ avg HH income 3 miles
- Located in Hampton, GA 25 miles south of Atlanta

Alpha Map Store Ranking

Percentile Ranking for Relevant Categories

Category:

All Other General ▾

Regions:

City, State, National ▾

Month:

January 2025 ▾

City

State

National

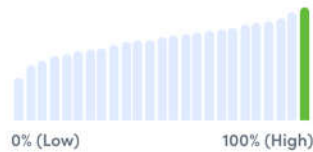


Family Dollar Stores

93 Woolsey Rd
Hampton, GA

98th %

Percentile Rank
(2/80 Locations)



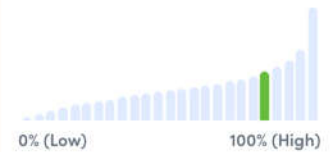
82nd %

Percentile Rank
(383/2,177 Locations)



81st %

Percentile Rank
(8,121/43,191 Locations)



Time Period: 01/01/2025 - 01/31/2025

Tenant	Sq Ft	Term	Rent Period	Rent Annual/ Monthly	Monthly Ins. Reimb/ Tax Reimb.	Base Rent \$ Sq Ft	Notes
Family Dollar	8,000	7/1/2004 - 6/30/2014	7/1/2004-6/30/2014	\$66,000/\$5,500 Percentage rent: 3% over \$2,200,000		\$8.25	Original lease
		Option 1	7/1/2014-6/30/2019	\$72,600/\$6,050 Percentage rent: 3% over \$2,420,000		\$9.08	Original lease
		Current Term	7/1/2019-6/30/2029	\$75,000/\$6,500 Percentage rent: 3% over \$2,250,000	\$97.55/\$723.06	\$9.38	Lease amend #3
		Option 3	7/1/2024-6/30/2029	\$87,846/\$7,320.50 Percentage rent: 3% over \$2,928,200		\$10.98	Original lease
		Option 4	7/1/2029-6/30/2034	\$96,630/\$8,052.50 Percentage rent: 3% over \$3,321,010		\$12.07	Original lease

Insurance reimbursement 2025 premium is \$1,623.50 yr / less \$1,170.60 (\$97.55 mo.) reimbursement plus \$452.90 one time settle up.

Tax reimbursement 2025 taxes were \$9,405.94 less \$8,676.60 (\$713.06 mo.) reimbursement plus \$729.34 one time settle up.

Renewal Lease renews unless tenant provides 60 days' notice prior to lease termination (lease section #6).

Taxes Paid monthly by tenant to landlord, then once per year settle up. (lease section #13)

Insurance Casualty ins. paid monthly by tenant to landlord, then once per year settle up. (lease section 11.d)

Parking Lot & Storm Retention Maintained by landlord and not reimbursed by tenant. (lease section #12)

Grounds & Landscaping Maintained by tenant. (lease section #12)

Repairs Landlord responsible for roof, structure, canopy, gutters, downspouts & parking lot. (lease section #12)

HVAC Repairs Landlord pays for HVAC repairs over \$1,000 per lease year. (lease section #12)

Trash 100% paid by tenant. (lease section #12)

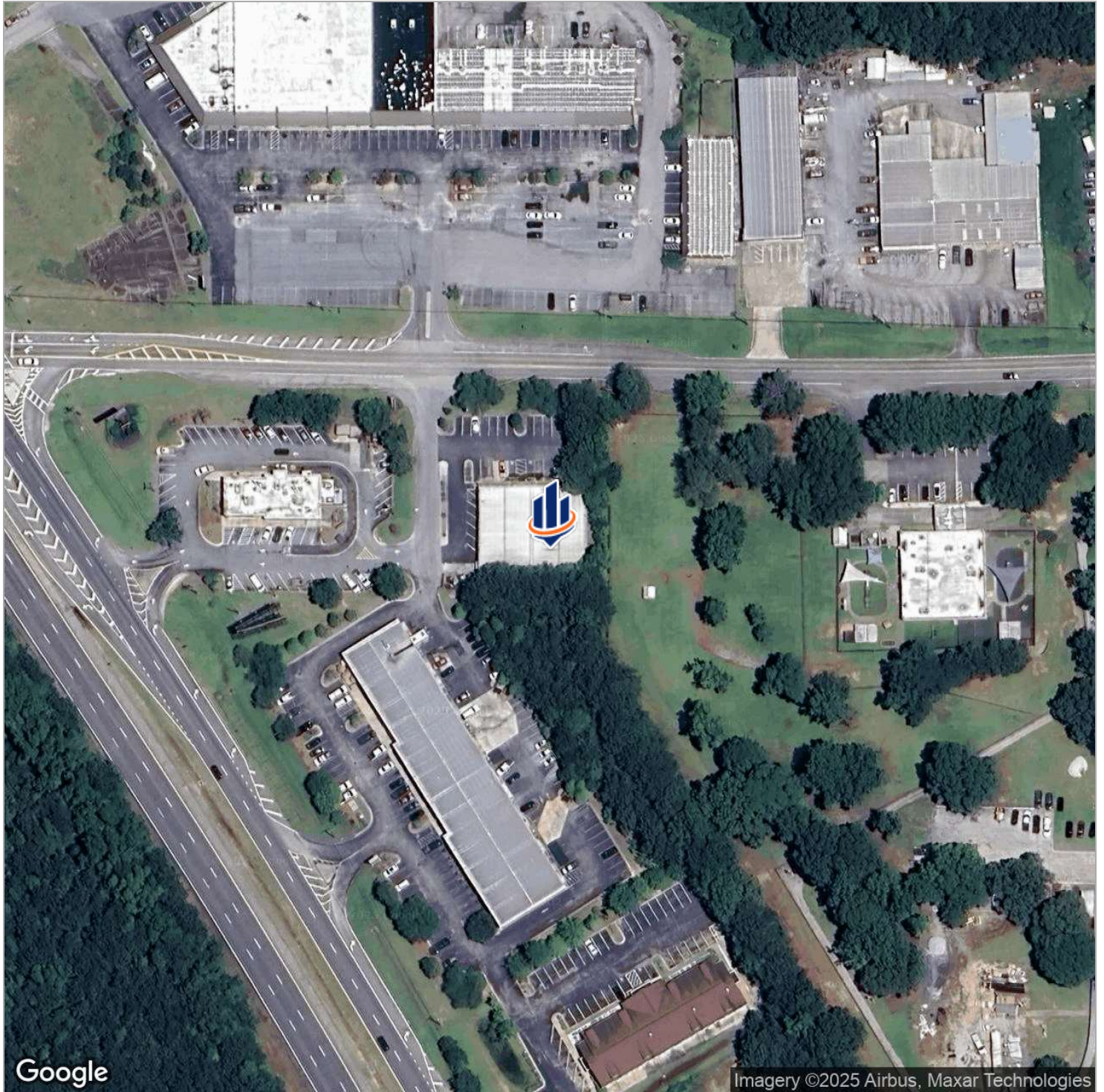
Additional Photos



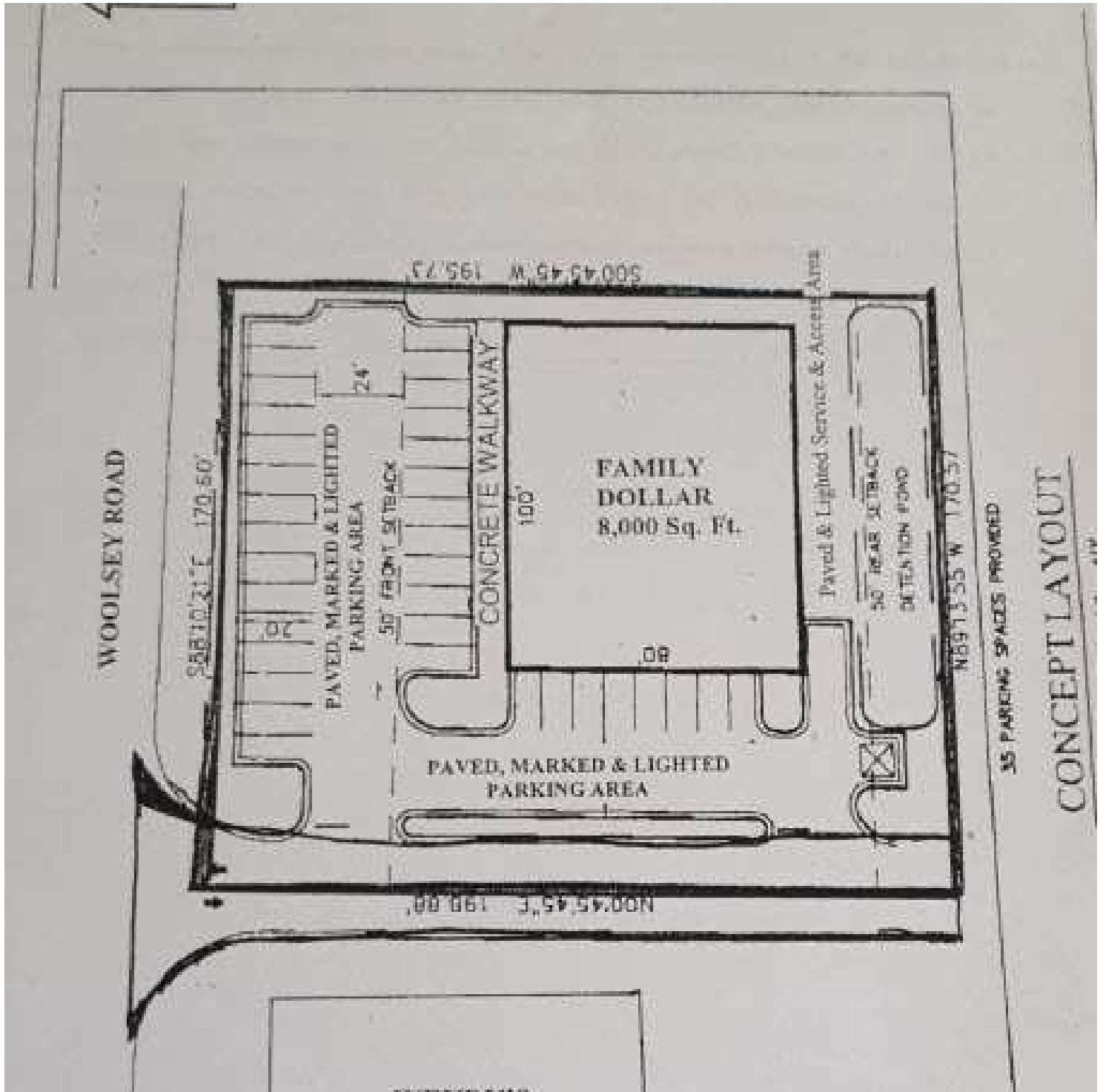
Additional Photos



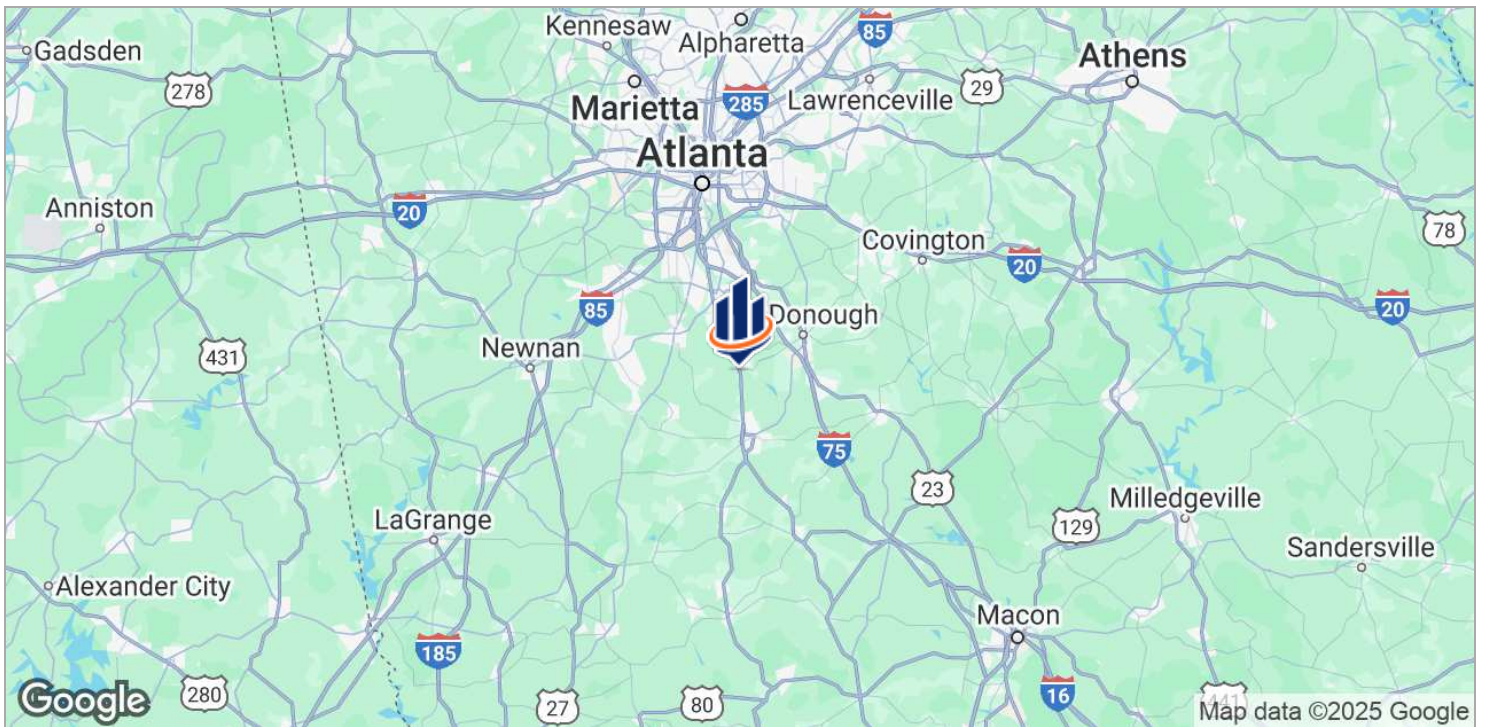
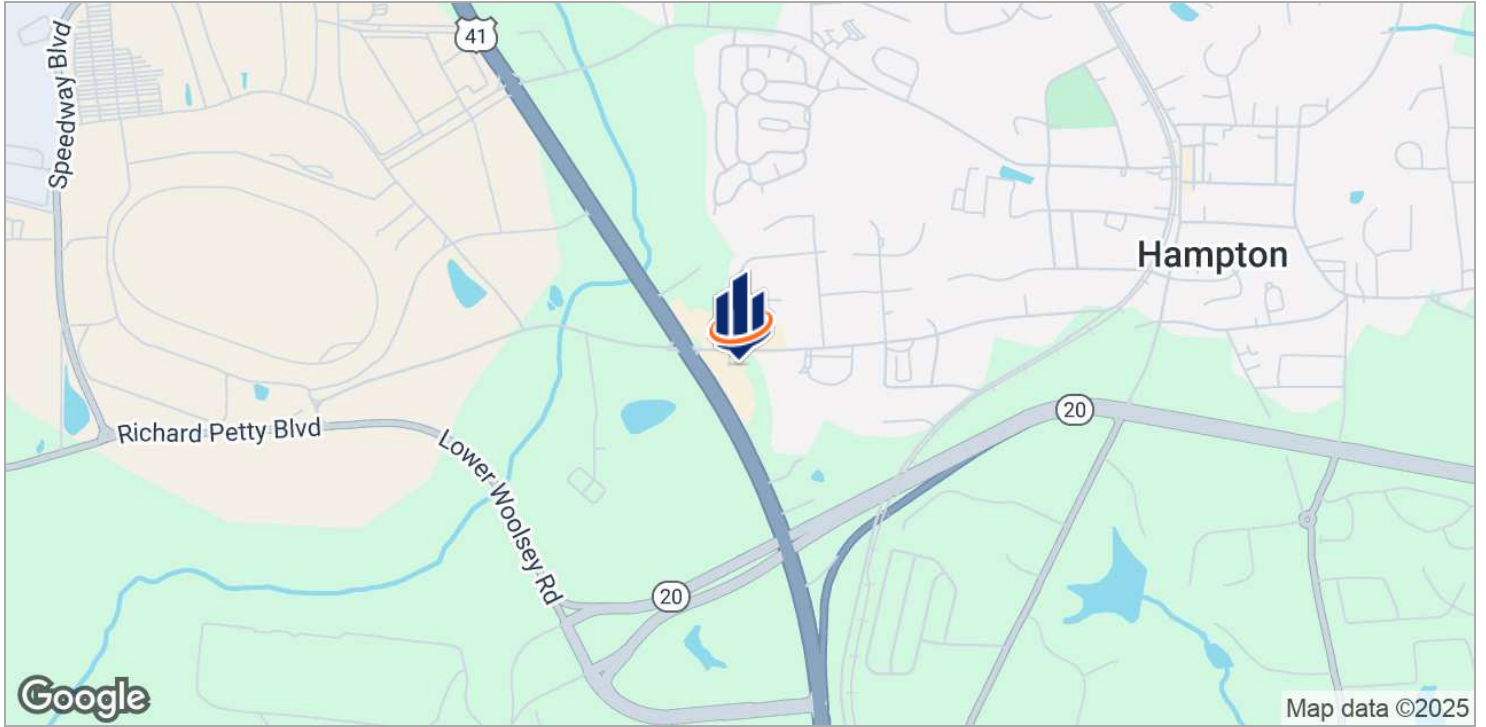
Aerial Map



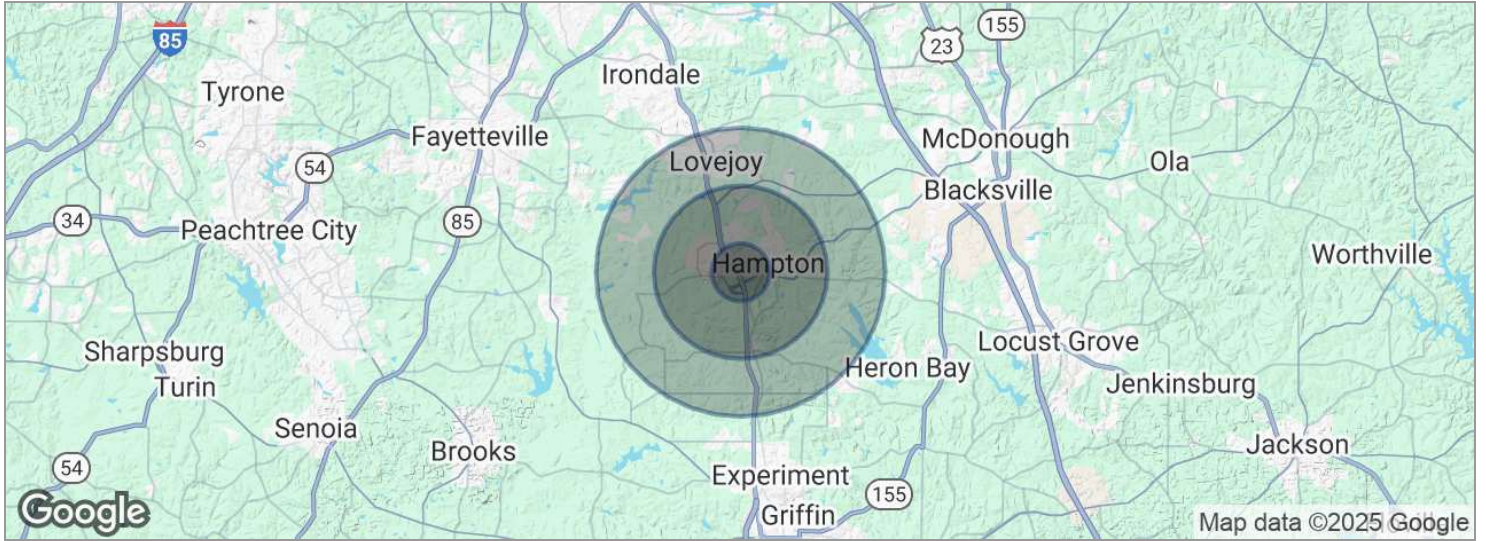
Site Plan



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,597	18,383	43,406
Median age	37	37	38
Median age (Male)	35	36	37
Median age (Female)	38	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	848	5,946	14,296
# of persons per HH	3.1	3.1	3
Average HH income	\$76,365	\$81,947	\$80,817
Average house value	\$216,932	\$229,826	\$236,512

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio



MATTHEW LEVIN, CCIM

Senior Advisor

levinm@svn.com

Direct: 770.209.1700 | Cell: 678.467.9658

GA #119351

PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

SVN | Interstate Brokers

3300 Holcomb Bridge Rd, Ste 240
Peachtree Corners, GA 30092
404.303.1232