



OFFERING MEMORANDUM

Actual Property

ABSOLUTE NNN FAMILY DOLLAR - 10% RENT INCREASE IN 2026
11753 BLUE GRAY TRAIL, BRANDYWINE, WV 26802

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BANG
REALTY

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BRANDYWINE, WV

\$1,196,598 | 7.75% CAP

- Rare Absolute NNN Family Dollar With 7+ Years Remaining on Primary Term
- 10% Rental Increase in Year 11 (2026) – Increasing CAP Rate to 8.5% during Primary Term (Assuming List Price)
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Lower Price Point ABS NNN Lease Opportunity with Attractive Yield
- Store Located on Corner Lot with Two Points of Access Along Main Corridor Through Town
- Family Dollar has Strong Brand Recognition in Area – Only Dollar Store in Town
- Limited Local Retailer Competition, Store Would Serve Retail Needs for the Immediate Area

EXCLUSIVELY MARKETED BY:

BRIAN BROCKMAN

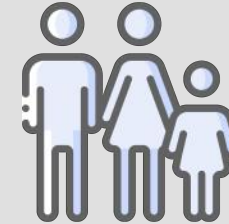
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$92,736
Rent Per SF:	\$11.15
Rent Commencement Date:	5/27/2016
Lease Expiration Date:	9/30/2031
Lease Term Remaining:	7+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2015, Dollar Tree Acquired Family Dollar for \$8.5B, Combining for 13,000+ Stores



For Over 60 Years, Family Dollar has Provided Value and Convenience for Customers



Dollar Tree, Inc. is a Fortune 500 Company and the World-Leader in \$1 Price-Point Stores

PROPERTY DETAILS:

Building Area:	8,320 SF
Land Area:	.73 AC
Year Built:	2016
Guarantor:	Dollar Tree Inc (NYSE: DLTR)
Price Per SF:	\$143.82

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Years 1-10	5/27/2016-9/30/2026	\$92,736	\$11.15	7.75%
Years 11-15	10/1/2026-9/30/2031	\$102,012	\$12.26	8.53%
Six (6), 5-Year Options 10% Increase	10/1/2031-9/30/2036	\$112,212	\$13.49	9.38%
	10/1/2036-9/30/2041	\$123,432	\$14.84	10.32%
	10/1/2041-9/30/2046	\$135,780	\$16.32	11.35%
	10/1/2046-9/30/2051	\$149,352	\$17.95	12.48%
	10/1/2051-9/30/2056	\$164,292	\$19.75	13.73%
	10/1/2056-9/30/2061	\$180,720	\$21.72	15.10%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Tenant shall pay directly to taxing authority all real estate taxes which may be levied against Demised Premises.

Tenant shall obtain & keep in force a commercial property insurance covering the Demised premises for full replacement cost against loss and damage.

HVAC

PAID BY **TENANT**

Tenant shall maintain, keep in good repair, and replace when necessary the HVAC system.

PARKING LOT

PAID BY **TENANT**

Tenant shall maintain, keep in good repair, and replace when necessary the parking lot.

ROOF & STRUCTURE

PAID BY **TENANT**

Tenant shall maintain, keep in good repair, and replace when necessary for the safe and lawful use of Demised Premises all components of the building.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	276	675	1,661
2023 Estimated	181	460	1,290
2028 Projected	173	440	440

HOUSEHOLD INCOME

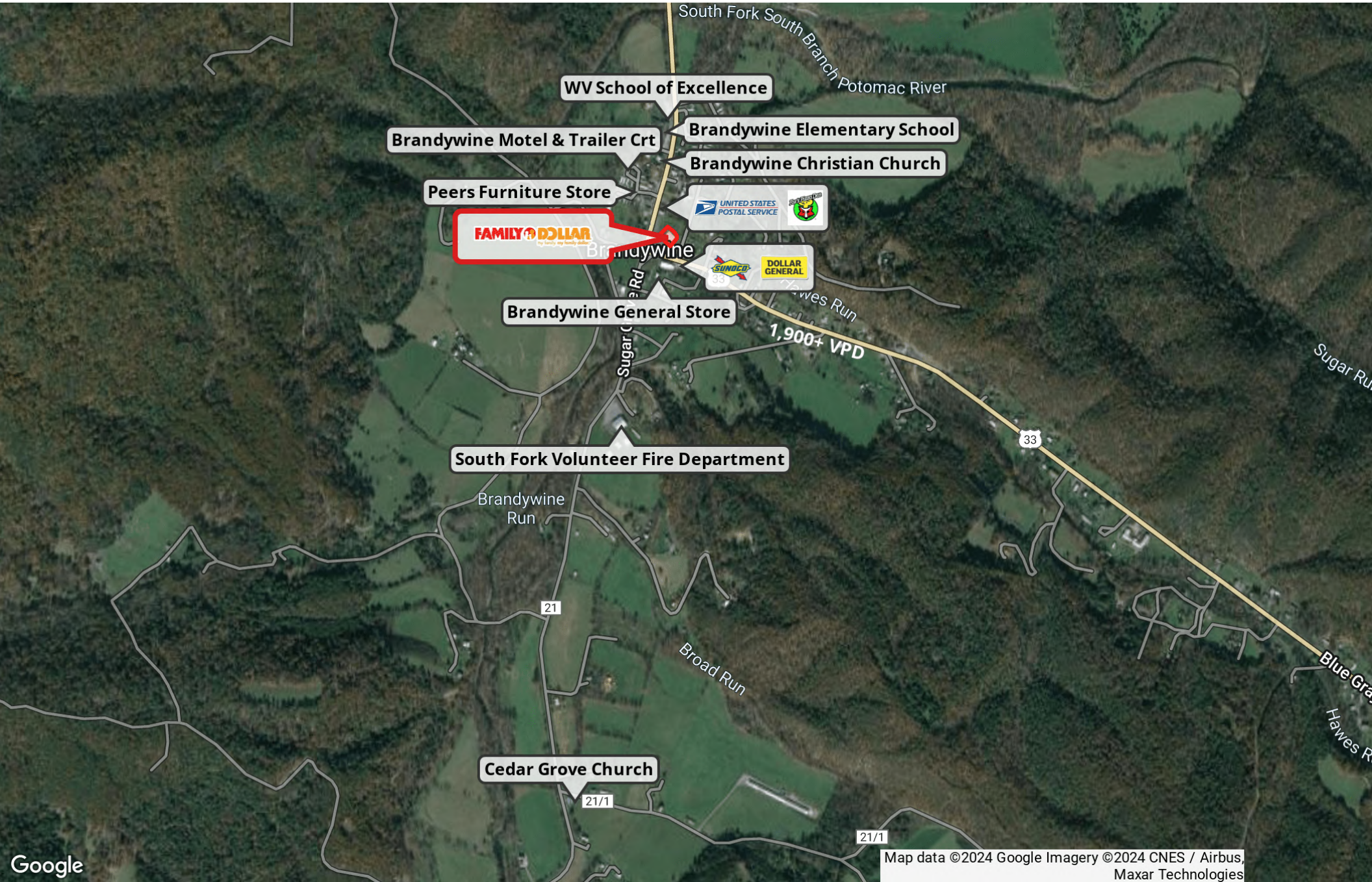


	1 Mile	3 Mile	5 Mile
Median	\$38,808	\$39,512	\$43,631
Average	\$63,280	\$63,179	\$63,294

Demographic data provided by CoStar



154 Miles to Washington, DC



Google

Map data ©2024 Google Imagery ©2024 CNES / Airbus, Maxar Technologies



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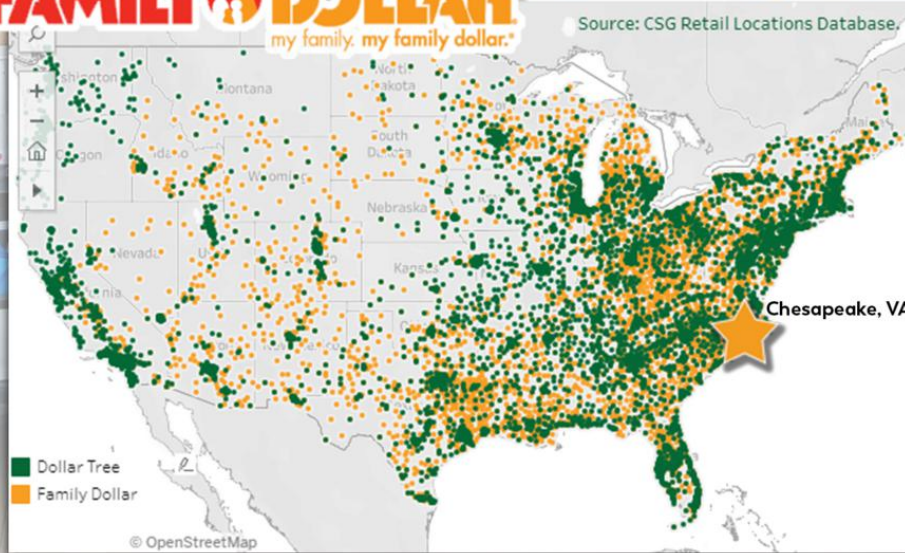


Actual Property



Actual Property





65 Years
of Success



Parent Company
NASDAQ: DLTR



BBB
S&P Rated



\$28.33B
Market Cap
Dollar Tree Inc



8,000
Family Dollar
Locations

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