

**FAMILY DOLLAR - INVESTMENT OPPORTUNITY  
OVER 7 YEARS LEFT- ABSOLUTE TRIPLE NET LEASE  
ZERO LANDLORD RESPONSIBILITIES**



**308 E. Main Street, Amanda, OH 43102**



## INVESTMENT SUMMARY

- Asking Price: \$1,218,060
- Cap Rate: 7.00%
- Net Operating Income: \$85,264.20
- Price Per SF \$146.40
- Occupancy: 100%
- Annual Rent Per SF \$10.25
- Rent Increases: 10%
- Lease Type: Absolute NNN
- Landlord Obligations: None
- Tenant: Family Dollar Stores of Ohio, Inc.
- Guarantor: Family Dollar Stores, Inc.
- Lease Term: Over 7 Years of Original Term Left
- Extension Terms: Six 5 Year Extension Terms with 10% Rent Increases

April 1	Annual Rent	Rent/SF	Cap Rate
2025	\$85,264.20	\$10.25	7.00%
2026	\$85,264.20	\$10.25	7.00%
2027	\$93,790.68	\$11.27	7.70%
*2032	\$103,169.64	\$12.40	8.47%
*2037	\$113,486.64	\$13.64	9.32%
*2042	\$124,835.28	\$15.00	10.25%
*2047	\$137,318.76	\$16.50	11.27%
*2052	\$151,050.72	\$18.16	12.40%
*2057	\$166,155.72	\$19.97	13.64%
*Extension Terms			

**For More Information**

**Shad Phipps, SIOR, CCIM**

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## **PROPERTY DETAILS**



- Building Size: 8,320 Square Feet
- Building Type: Retail Building
- Acreage: 0.71 Acres
- Year Built: 2016
- Parking: 25 Spaces
- Construction: Metal Building and Roof
- Location: Ideal location on Main Street adjacent to Amanda High School to further boost store performance and encourage Tenant to exercise lease options. Columbus MSA (25 Miles to I-270 Outerbelt)



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## **TENANT PROFILE**



### **Delivering Value Every Day**

Ranked 137 on the Fortune 500 list, Dollar Tree, Inc. is two iconic brands — Dollar Tree and Family Dollar — delivering value and convenience through complementary businesses. Serving North America for more than 63 years, we are dedicated to making peoples' lives better

### **Quality, Selection, Convenience**

When it comes to delivering quality and value on family essentials in a convenient location, Family Dollar is THE place to shop. Our stores are conveniently located in neighborhoods, and often in "food deserts" where other stores choose not to locate, providing a convenient, close-to-home option where customers can shop for essentials. By locating stores in places where others won't, Family Dollar is improving the affordability and availability of essential goods. We're saving our customers time and money and helping them do more, even on a tight budget.

### **Our Aisles Are Stocked with Savings**

Our Family Dollar stores focus on delivering top value for family essentials with merchandise that generally ranges from \$1 to \$10. We offer competitively-priced national brands from leading manufacturers alongside brand-name, equivalent-value, lower-priced private labels. Our aisles are stocked with food and beverages, paper products, health & beauty supplies, and pet food; home products such as housewares, gifts, bed linens, and home decor; apparel and accessories such as clothing, fashion accessories, and footwear; and seasonal and electronics merchandise such as holiday items, party supplies, and personal electronics.

**NASDAQ: DLTR**

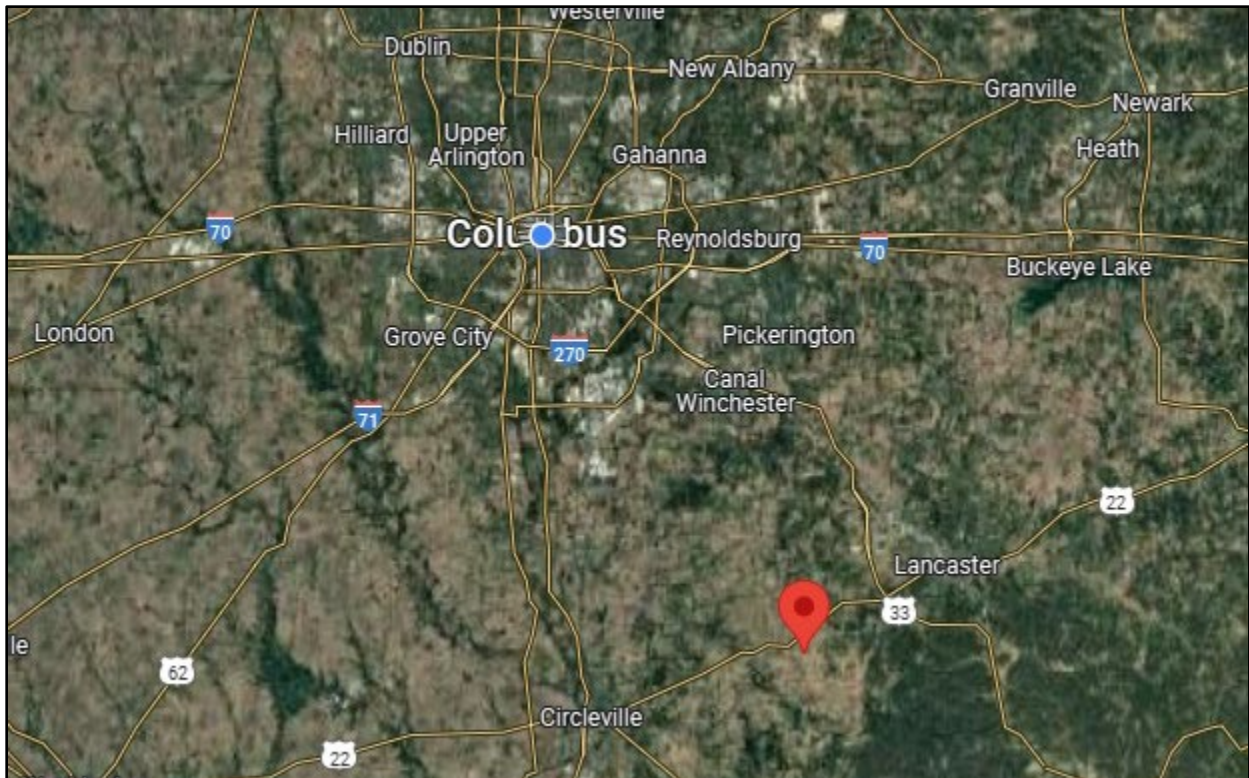
**Source: [https:// corporate.dollartree.com/](https://corporate.dollartree.com/)**



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## **AERIAL MAPS**



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