

Family Dollar

\$545,500

Purchase Price

9.00%

Cap Rate



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Best-in-Class Operator

A wholly owned subsidiary of Dollar Tree, Inc. (S&P: BBB)



Renewal Options with Rental Increases

Four (4), five (5) year options with increases



Long-Term Tenant Commitment

Tenant has operated at this location since 2002



Primary Thoroughfare Along Highway 165

More than 25,000 Vehicles Per Day



Net Lease with Minimal Landlord Responsibilities

Tenant Overview

Family Dollar Stores, Inc. is a U.S. chain of variety stores headquartered in Matthews, North Carolina.

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960s, the company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

As of February 3, 2018, Dollar Tree, Inc. had a net income in excess of \$1.71 million, and a net worth in excess of \$7 billion.