



FAMILY DOLLAR - DOLLAR TREE COMBO STORE

802 4TH ST SW, STANLEY, ND 58784

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In Association with ParaSell, Inc. | A Licensed
North Dakota Broker #3285

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PROPERTY INFORMATION

SECTION 1



PROPERTY HIGHLIGHTS

- New 10 Year Net Leased Family Dollar
- Brand New Hybrid Store Concept
- Minimal Landlord Obligations
- Corporate Guarantee
- New Construction
- Well Positioned along 4th St
- Nearby Access to U.S. Route 2

PROPERTY DESCRIPTION

This is an opportunity to purchase a new 10-year net-leased Family Dollar in Stanley, North Dakota. The lease calls for minimal landlord obligations. This building features the latest dual-branded format, offering both Family Dollar and Dollar Tree merchandise. The lease includes six 5-year renewal options with \$0.50/SF rent increases in each option period. The asset is ideally situated along 4th Street, offering convenient access to U.S. Route 2.

LOCATION DESCRIPTION

Stanley, North Dakota, is a small but thriving city located in Mountrail County in the northwestern part of the state. With a population of approximately 2,500 residents, Stanley serves as the county seat and a regional hub for commerce and community activities. It has experienced growth in recent years due to its strategic location within the Bakken oil region.

OFFERING SUMMARY

Sale Price:	\$1,760,063
Building Size:	10,500 SF
NOI:	\$140,805.00
Cap Rate:	8.00%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,040	1,102	1,341
Total Population	2,389	2,529	3,075
Average HH Income	\$127,205	\$126,654	\$125,071



FINANCIAL ANALYSIS

SECTION 2

INVESTMENT OVERVIEW	
Price	\$1,760,063
CAP Rate	8.00%
Net Operating Income	\$140,805
Lease Term	10 Years
Lease End	4/30/2034
Options	Six, 5-Year Options
Increases	\$.50/SF Increases in Each Option



DEMOGRAPHICS

SECTION 3

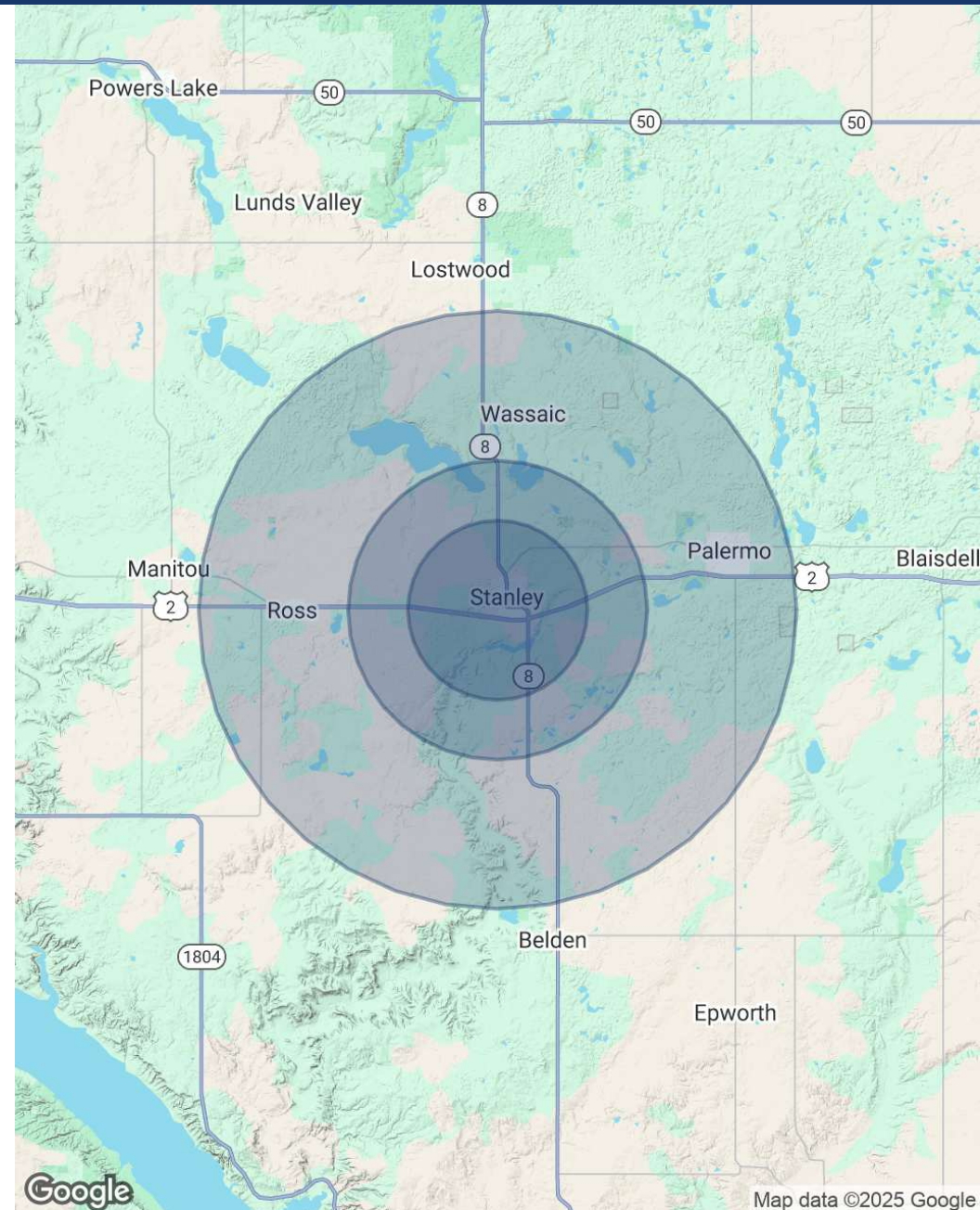
DEMOGRAPHICS MAP & REPORT

802 4TH ST SW
STANLEY, ND 58784

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,389	2,529	3,075
Average Age	37	38	38
Average Age (Male)	37	37	38
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,040	1,102	1,341
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$127,205	\$126,654	\$125,071
Average House Value	\$228,761	\$230,448	\$237,002

* Demographic data derived from 2020 ACS - US Census





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