



Offering Memorandum

# 5800 N. Main St. Dayton, OH

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# Executive Summary

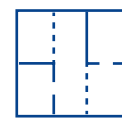
Colliers is pleased to offer an exceptional investment opportunity: the sale of a Family Dollar property located at 5800 N. MAIN ST. DAYTON, OH. Situated along the primary retail corridor just South of Dayton International Airport, this property boasts a prime location with high visibility and accessibility.

The building enjoys strong sales performance, underscoring its significance as a valuable retail asset within the area.

Offered at \$1,176,471, the property presents an attractive investment proposition, with a compelling 8.50% capitalization rate based on a net operating income of \$100,000. This pricing structure ensures an attractive return on investment.

The sale opportunity of the Family Dollar property at 5800 N. MAIN ST. DAYTON, OH represents a lucrative investment with a prime location, strong sales performance, and favorable financial metrics. Don't miss out on the chance to secure this promising asset.





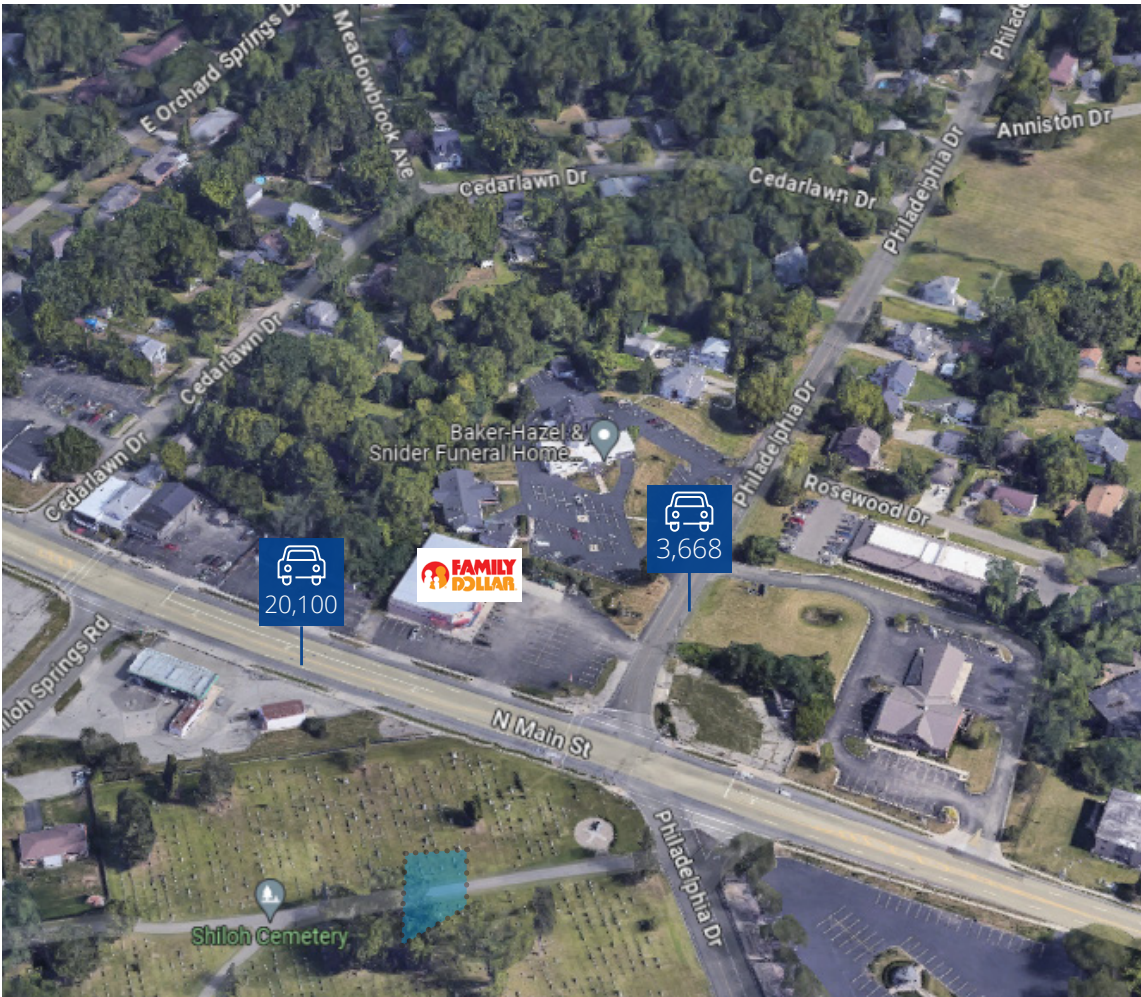
# Offering Highlights

## PROPERTY DESCRIPTION

PROPERTY ADDRESS	5800 N. Main St. Dayton, OH
OFFERING PRICE	\$1,176,471
NOI	\$100,000
CAP RATE	8.50%
Building Size	8,320 SF
Land Size	.83 acres
YEAR BUILT/RENOVATED	2013

## LEASE SUMMARY

LEASE TYPE	NN – Roof & Structure
LEASE TERM	1 Year
LEASE EXPIRATION	March 31, 2026
RENEWAL OPTIONS	Four, five-year options
ESCALATIONS	10% every five years
CREDIT	Corporate



## Property Detail Profile

### Strategic Location

- > Located on the main retail corridor.
- > Directly Off Heavily Traffic I-48
- > Popular College Town
- > Highly Populated Residential Area

### Strong Investment Fundamentals

- > High Sales
- > Corporate Guarantee
- > Large Format Location
- > Upcoming Rent Bump
- > Strongly Recognized Brand



### Property Address

5800 N. Main St.  
Dayton, OH

Offering Price  
**\$1,176,471**

NOI  
**\$100,000**

CAP Rate  
**8.50%**



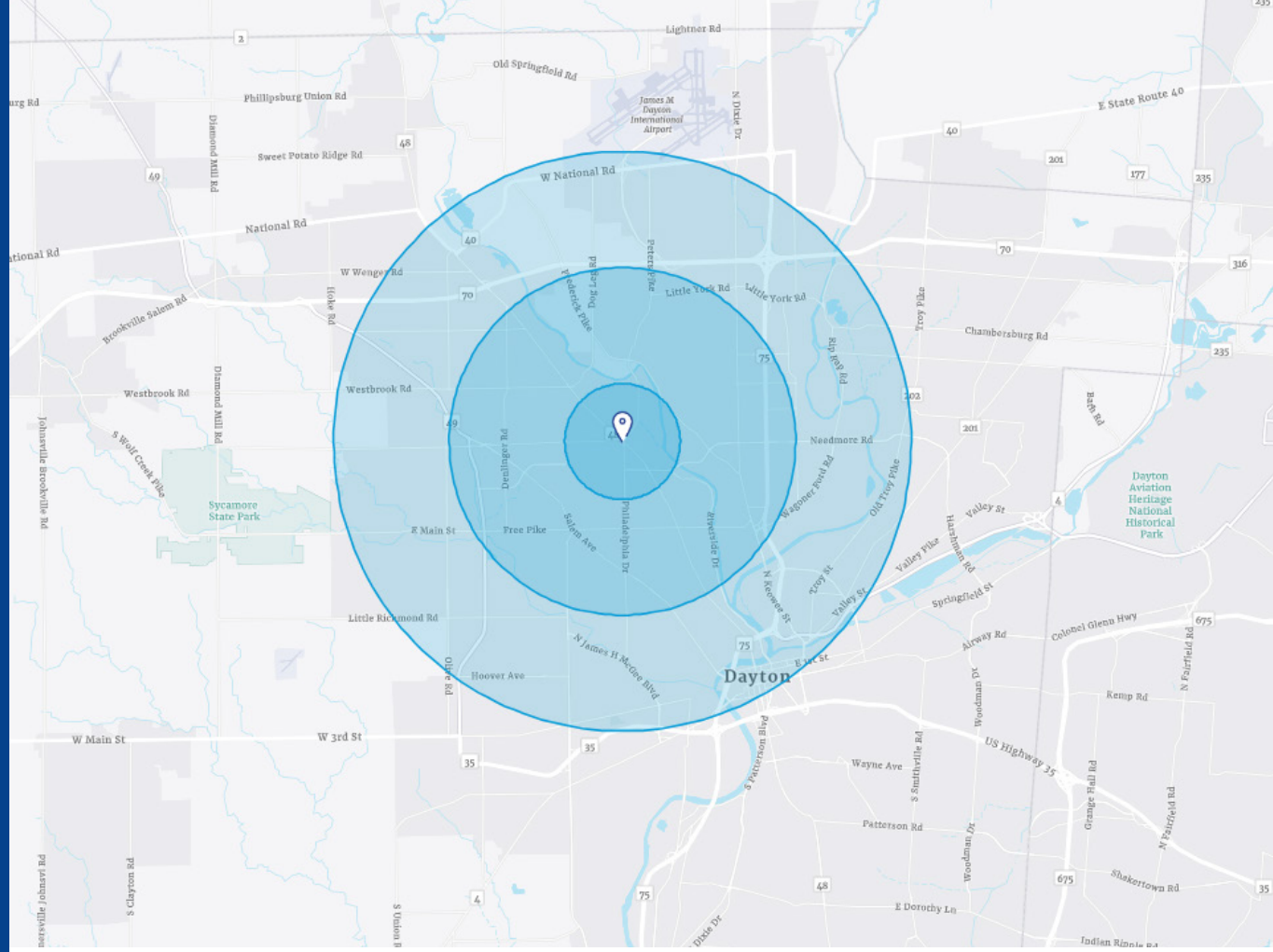
# Location Overview



Located in southwestern Ohio, Dayton boasts a rich history intertwined with aviation, notably as the birthplace of the Wright brothers and the site of their groundbreaking achievements in flight. Once a manufacturing hub, particularly in automotive, aerospace, and defense industries, Dayton’s economy has evolved to embrace sectors like healthcare, education, technology, and logistics. The city hosts esteemed institutions of higher learning such as the University of Dayton and Wright State University. Culturally, Dayton flourishes with attractions like the Dayton Art Institute and the National Museum of the United States Air Force, both offering enriching experiences. Outdoor enthusiasts can explore the expansive Five Rivers MetroParks system and the picturesque Great Miami Riverway. Throughout the year, Dayton pulsates with community events and festivals, from the Dayton Celtic Festival to the Dayton Air Show, reflecting its diverse heritage and lively spirit. With accessible transportation options and a blend of history, culture, and recreational opportunities, Dayton warmly invites residents and visitors alike to explore its dynamic offerings.



# Demographics



		1 MILE	3 MILE	5 MILE
<b>PEOPLE</b>		5,791	64,107	138,009
<b>HOUSEHOLDS</b>		2,671	28,234	60,912
<b>AVERAGE HH INCOME</b>		\$75,071	\$63,844	\$65,161



Family Dollar is a well-known discount retail chain headquartered in Chesapeake, VA, with over 8,000 stores across the United States. The company was founded in 1959 by Leon Levine, who aimed to provide affordable merchandise to families in low- and middle-income neighborhoods. Initially focused on offering a variety of goods priced at or below \$1, the store has expanded its product range to include household essentials, groceries, clothing, and seasonal items, while still maintaining its commitment to providing value to customers.

In 2015, Family Dollar was acquired by Dollar Tree, another prominent discount retail chain, forming a powerhouse in the industry. Despite the acquisition, Family Dollar continues to operate under its own brand, catering to its loyal customer base with a focus on convenience and affordability.

Family Dollar stores are typically located in urban and rural areas, serving as convenient one-stop shops for everyday needs. The company's store layout and merchandising strategy prioritize simplicity and efficiency, allowing customers to quickly find what they need at affordable prices.

Family Dollar's business model revolves around offering a wide range of products at competitive prices, often leveraging its purchasing power to secure deals and pass on savings to customers. Additionally, the company frequently runs promotions, discounts, and loyalty programs to enhance customer value and loyalty.

Overall, Family Dollar has established itself as a trusted destination for budget-conscious shoppers seeking affordable essentials and everyday items, contributing to its enduring popularity and widespread presence across the United States.



**REVENUE**  
\$26.3 billion



**HEADQUARTERS**  
Chesapeake, VA



**EMPLOYEES**  
±60,000



**LOCATIONS**  
16,000+



**OWNERSHIP**  
Public



**States**  
48



**FOUNDED**  
1959



**CREDIT RATING**  
BBB-



# Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 5800 N. Main St. Dayton, OH It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Christian Pera from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 5800 N. Main St. Dayton, OH or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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