

# FAMILY DOLLAR TREE



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### OFFERING HIGHLIGHTS

- NNN Lease with 10 Years Remaining
- Brand New Construction
- Corporate Guarantee by Family Dollar Stores, Inc (S&P BBB Credit)
- Attractive Entry Cap Rate
- Full Access from KY-11, the Primary Retail Thoroughfare in the Trade Area
- 3-Mile Median Household Income Growing at 3.2x the National Average
- On Average there is 43% less crime in the Trade Area than the state of Kentucky
- Directly Across from Girdler Elementary School

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	366	2,614	5,781
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	19	39	90
2024 Estimated Total Employees	159	218	864
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$40,678	\$40,434	\$41,452
2024 Estimated Median Household Income	\$28,499	\$29,157	\$27,702





### FINANCIAL SUMMARY

Price	\$1,420,588
Cap Rate	8.50%
Net Operating Income	\$120,750
Lot Size (AC)	1.24
Building Size (SF)	10,500 SF
Year Built	2023

### LEASE SUMMARY

Address	5399 KY-11 Girdler, KY 40953
Lease Type	NNN
Tenant	Family Dollar Tree
Guarantor	Family Dollar Stores, LLC
Lease Commencement	10/2/2023
Lease Expiration	11/30/2034
Lease Term Remaining	9.9 Years
Rental Increases	\$0.50/SF Every 5 years Starting in Options
Renewal Options	5, 5 year options
Roof & Structure	Landlord

### RENT SCHEDULE

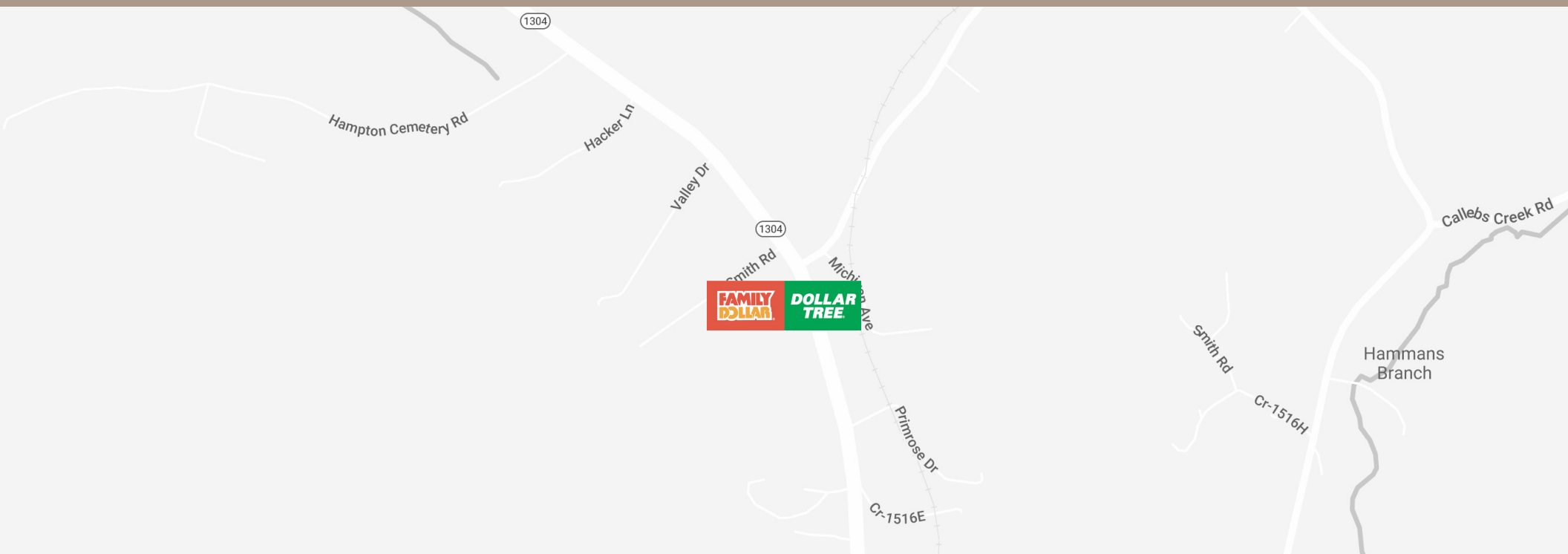
Lease Years	Annual Rent	Cap Rate	Rent/SF
1-10	\$120,750	8.50%	\$11.50

### OPTIONS

Lease Years	Annual Rent	Cap Rate	Rent/SF
11-15	\$126,000	8.87%	\$12.00
16-20	\$131,250	9.24%	\$12.50
21-25	\$136,500	9.61%	\$13.00
26-30	\$141,750	9.98%	\$13.50
31-35	\$147,000	10.35%	\$14.00







**Economic Landscape:** Girdler, KY, thrives on a diverse economic base, with key industries including agriculture, forestry, and small businesses. While rural in nature, the area demonstrates economic resilience and offers untapped opportunities for commercial real estate investments in sectors such as retail, warehousing, and agribusiness.

**Rural Connectivity:** Nestled in the scenic Appalachian region, Girdler benefits from its peaceful rural setting and strategic access via State Route 11 and other key local roads. This connectivity supports the transportation of goods and services, making the area attractive for businesses seeking a balance between tranquility and accessibility.

**Community Development Initiatives:** Girdler is actively pursuing community development projects to enhance infrastructure and support local enterprises. These initiatives focus on improving public spaces, fostering business growth, and promoting tourism, creating a favorable environment for commercial investment and revitalization.

**Cultural Heritage:** Girdler is rich in Appalachian traditions and history, offering a unique cultural appeal. The community celebrates its heritage through festivals, crafts, and local attractions, presenting opportunities for commercial real estate investments in areas like tourism, hospitality, and event spaces. These ventures can enhance the town's identity while stimulating economic activity.









Family Dollar Tree Stores, Inc., a leading operator of discount variety stores, serves as a one-stop shop for millions of customers seeking affordable, everyday essentials. Formed through the merger of Family Dollar and Dollar Tree, the company has created a powerful retail synergy, capitalizing on the strengths and market presence of both brands. With over 15,000 stores across 48 states and five Canadian provinces, Family Dollar Tree Stores is committed to providing value-driven products, including household goods, groceries, apparel, and seasonal items, catering to a broad customer base.

Family Dollar Tree Stores' unique business model leverages the low-cost, high-volume approach of Dollar Tree, where every item is priced at one dollar or less, and the more flexible pricing structure of Family Dollar, which offers a variety of products at multiple price points. This combination allows the company to serve diverse consumer needs and preferences, driving customer loyalty and repeat business. The strategic integration of supply chains, purchasing power, and distribution networks has also enhanced operational efficiencies, leading to significant cost savings and improved product availability across all locations.

In addition to its robust retail operations, Family Dollar Tree Stores is committed to community engagement and corporate social responsibility. The company supports numerous charitable initiatives, including literacy programs, disaster relief efforts, and local community projects. By focusing on sustainability and ethical business practices, Family Dollar Tree Stores strives to create a positive impact on the communities it serves while maintaining its mission of delivering exceptional value and convenience to its customers.



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Buyer agrees to indemnify and hold PREG harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

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No employee of the Owner is to be contacted without the written approval of PREG and doing so would be a violation of this confidentiality agreement. Buyer agrees not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Owner.

By accepting this Offering Memorandum, Buyer agrees to release and hold Broker harmless from any claim, cost, expense, or liability arising out of Buyer's investigation and/or purchase of this property.

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