



FAMILY DOLLAR

The Kase Group

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FAMILY DOLLAR
NET LEASED OFFERING
436 Fuller Street, Doyline, LA



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Family Dollar

436 Fuller Street, Doyline, LA

PROPERTY INFORMATION

PROPERTY SUMMARY

This is an excellent opportunity to acquire a newly leased Family Dollar property located at 436 Fuller Street, Doyline, Louisiana, priced at \$1,369,667. The property is secured by a 10-year net lease, offering minimal landlord obligations. The lease commenced recently and is set to expire on May 31, 2034. Additionally, the lease includes six 5-year renewal options, each with \$0.50/SF rent increases in the option periods. The lease is backed by a corporate guarantee, further ensuring a reliable income stream for investors.

The property is situated in a well-traveled area with strong visibility and access, benefiting from local and regional traffic. Family Dollar, a well-known national retailer, serves the community with a wide range of products, and the Doyline location is positioned to capture both local shoppers and customers from surrounding areas.

PROPERTY HIGHLIGHTS

- 10-Year Net Lease – Minimal Landlord Obligations
- Corporate Guarantee by Family Dollar (NYSE: FDO)
- New Lease with Six 5-Year Renewal Options
- \$0.50/SF Rent Increases in Each Renewal Period
- Densely Populated Area with Strong Residential and Retail Demand
- Well-Positioned in a Growing Retail Market in Doyline, LA



OFFERING SUMMARY



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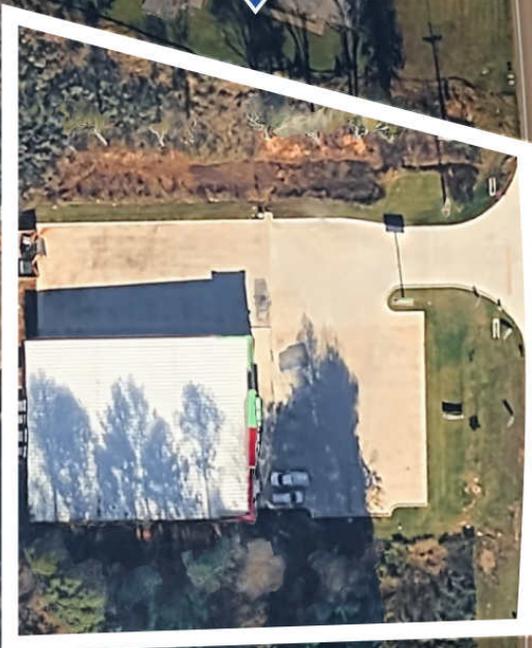
Property Name	Family Dollar
Address	436 Fuller Street, Doyline, LA
Sale Price	\$1,369,667
Cap Rate	9.00%
Net Operating Income	\$123,270
Lease Start	01/06/2024
Lease Expiration	5/31/2034
Options	Six 5-Year Renewal Options
Increases	\$0.50/SF Rent Increase in Each Renewal Period

Family Dollar - Doyline
436 - Fuller Street



FAMILY DOLLAR

436 FULLER STREET
DOYLINE, LA



FULLER ST



LOCATION DESCRIPTION

Doyline, Louisiana, is a small yet steadily growing community located in the heart of the Ark-La-Tex region, with a population of approximately 1,000. The town benefits from its proximity to larger metropolitan areas like Shreveport, LA (20 miles) and Longview, TX (40 miles), offering residents and businesses access to a broader market while maintaining the charm and affordability of rural living. This unique combination of small-town appeal and close access to urban amenities makes Doyline an attractive location for those seeking a balance between convenience and tranquility. The town's growth is expected to continue as more individuals and families discover its potential.

The property at 436 Fuller Street is strategically positioned in Doyline's primary retail corridor, benefiting from high visibility along major roadways and its proximity to key community services. The surrounding area features a mix of residential homes, schools, and essential services, making it a prime spot for retail businesses looking to engage with the community and capitalize on consistent consumer activity. This offers a unique opportunity for businesses to thrive in a community with a strong sense of local support.

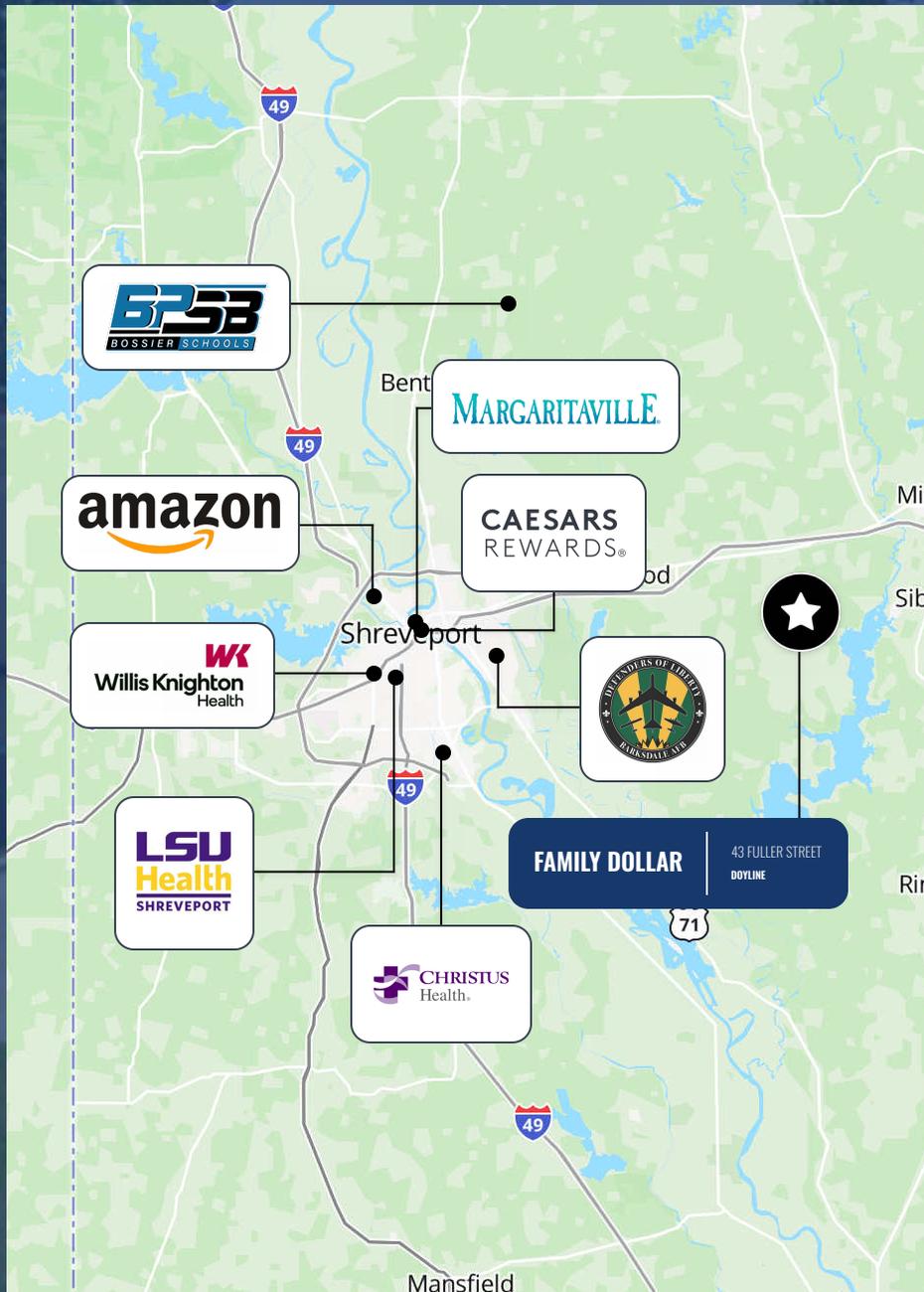
With continued development along U.S. Highway 80 and ongoing infrastructure improvements, Doyline is well-positioned for future growth. The local economy benefits from a low unemployment rate and a growing workforce, with key sectors like retail, healthcare, and education expanding in the region. Affordable housing, coupled with easy access to larger cities, makes Doyline an increasingly attractive location for both new residents and investors, offering long-term potential for growth and development. The town's expansion plans and improvements to its infrastructure ensure that it remains an appealing place for investment and future business opportunities.

AREA MAP



Family Dollar - Doyline
436 - Fuller Street

MAJOR EMPLOYERS



The regional economy is distinguished by a resilient and diversified employment landscape, providing a stable foundation for investment. Barksdale Air Force Base serves as the economic bedrock, offering significant, non-cyclical employment that insulates the market from broader economic fluctuations. This stability is complemented by a robust healthcare sector, featuring major employers such as Willis Knighton Health, Ochsner LSU Health Shreveport, and CHRISTUS Highland Medical Center. Further diversification is evident through the significant presence of the Bossier Parish School District and the recent addition of the Amazon Fulfillment Center, which bolsters the logistics sector. The combination of recession-resistant defense, government, and healthcare employment, coupled with growth in e-commerce and hospitality, creates a deep and varied tenant pool, underpinning sustained housing demand throughout the Bossier-Shreveport metropolitan area.

Employer	Industry	Employees	Distance
Barksdale Air Force Base	Military	15,000	21.6 mi
Willis-Knighton Health System	Healthcare	7,300	25.5 mi
Ochsner LSU Health Shreveport	Healthcare	3,400	25.4 mi
Bossier Parish School Board	Education	2,800	27.7 mi
City of Shreveport	Government	2,500	23.2 mi
Horseshoe Bossier City	Entertainment	2,000	22.4 mi
CHRISTUS Shreveport-Bossier Health System	Healthcare	1,800	26.5 mi
Margaritaville Resort Casino	Entertainment	1,400	23.0 mi
Amazon Fulfillment Center	Logistics	1,300	26.7 mi



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Family Dollar - Doyline

436 Fuller Street

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