

FAMILY DOLLAR

507 S TELEGRAPH RD, MONROE, MI 48161

Exceptional Covered Land Opportunity:

Subject Property is Being Offered at \$931,000

Significantly Below its Estimated \$2,000,000 Vacant Value

Creating a Compelling Long-Term Value-Add/Appreciation Proposition



SINGLE TENANT FAMILY DOLLAR FOR SALE (LOW RENT & BELOW REPLACEMENT COST)



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OFFERING SUMMARY

Sale Price	\$931,000
Cap Rate	6%
NOI	\$55,900
Price/PSQF	\$83.27
Tenant	Family Dollar
Guarantor	Corporate
Building Size	11,180
Total Lot Size	1.15 Acres
Lease Commencement	April 1, 2023
Lease Expiration	April 30, 2028
Primary Lease Term	5 Years
Term Remaining	3 Years +/-
Original Lease Term	5 Years
Rental Increases	10% Every Five Years
Renewal Options	Three, Five Year Options
Lease Type	NNN
Roof	Landlord
Parking Lot	Repairs (Tenant) & Replacement (Landlord)
HVAC	Tenant
CAM	Tenant
Taxes	Landlord Pays, Tenant Reimburses
Insurance	Tenant

BASE RENT

LEASE TERM	LEASE YEARS	PER SQFT	MONTHLY	ANNUALLY
Original Lease Term	1-5	\$5.00	\$4,658.33	\$55,900.00
1st Renewal Term	6-10	\$5.50	\$5,124.17	\$61,490.00
2nd Renewal Term	11-15	\$6.00	\$5,590.00	\$67,080.00
3rd Renewal Term	16-20	\$6.50	\$6,055.83	\$72,670.00



PROPERTY HIGHLIGHTS

- Exceptionally Low Rent – Current rent is only \$5.00 PSF annually, well below market averages for retail in the region
- Low Basis Price – Priced at just \$83 PSF on the building, far under replacement cost for a modern 11,180 SF building
- Recent Renovation – Property was fully renovated in 2023, minimizing near-term capital expenditure requirements
- Corporate Guarantee – Lease backed by Family Dollar, one of the nation's largest discount retailers with over 8,200 locations
- Stable Income Stream – Net operating income of \$55,900 annually with scheduled 10% rent increases every 5 years
- Favorable Lease Economics – Double net lease with tenant covering HVAC, CAM, insurance, and tax reimbursements
- Strong Local Demographics – Over 51,000 residents within a 5-mile radius with average household incomes above \$80,000, providing a solid customer base for discount retail
- Surrounded by National Tenants – Located along a dense retail corridor with neighbors including Walmart Supercenter, Meijer, Kroger, Home Depot, McDonald's, and other major national retailers, driving consistent traffic to the area

ADDITIONAL PHOTOS

FAMILY DOLLAR

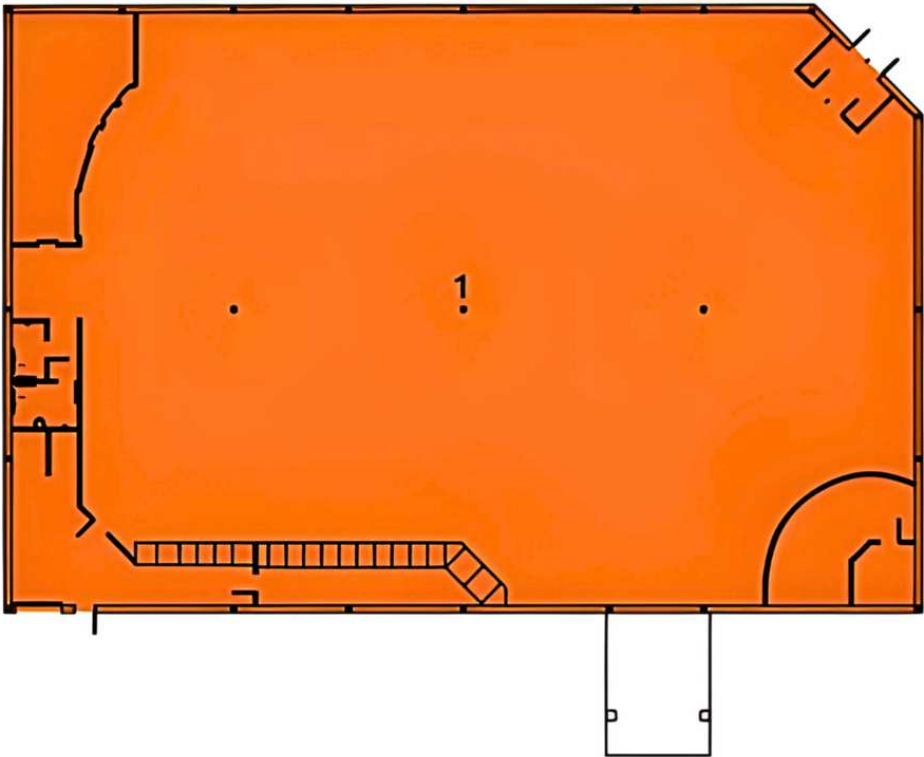




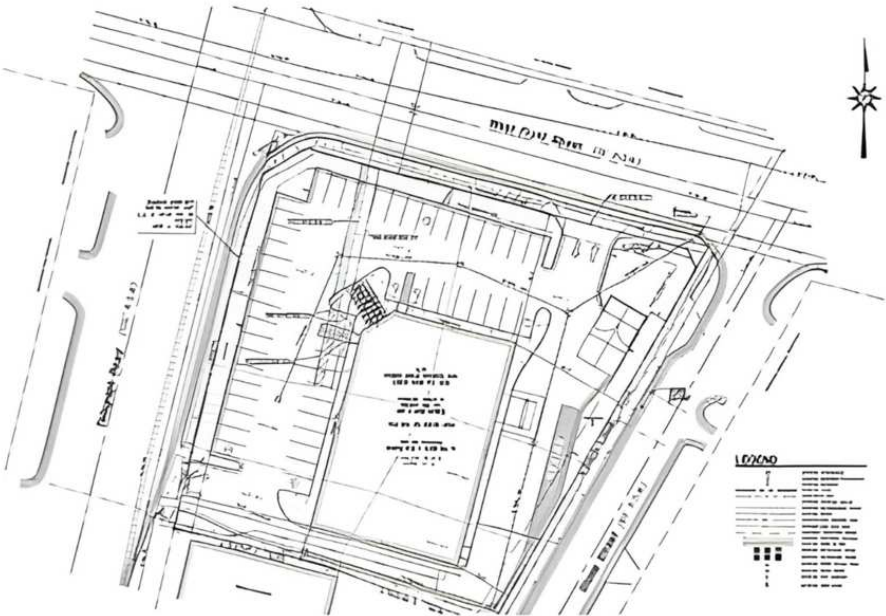


FLOOR PLAN

507 S TELEGRAPH RD | MONROE, MI



NUMBER	SQUARE FEET
1	11,180 SF



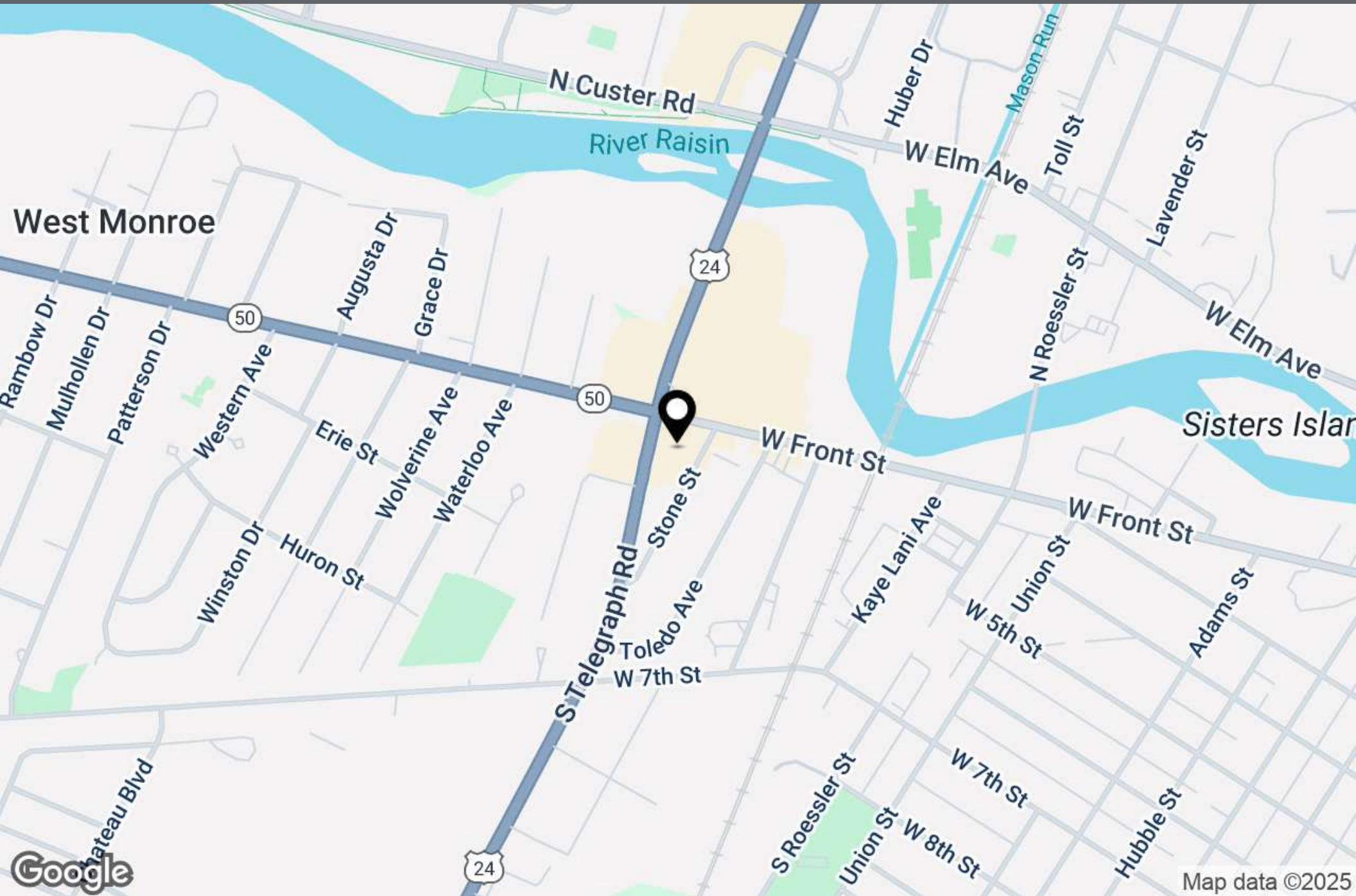


OVERVIEW

Family Dollar is a nationwide discount retailer with a strong presence in local communities, operating over 8,000 stores across 48 states. The chain offers a wide selection of affordable products including groceries, cleaning supplies, household goods, health and beauty items, seasonal merchandise, and basic apparel, making it a one-stop shop for budget-conscious customers. The company targets both urban and rural markets, often positioning its stores in easily accessible, high-traffic areas to drive consistent foot traffic. Family Dollar became a subsidiary of Dollar Tree, Inc. in 2015, giving it the financial strength and operational support of one of the largest discount retailers in the country. With its diverse product mix, essential goods focus, and steady demand, Family Dollar is viewed as a stable and reliable tenant in retail properties.

TENANT OVERVIEW

Company:	Family Dollar
Founded:	1959
Locations:	8,200
Total Revenue:	\$3.03B (2024)
Headquarters:	Chesapeake, Virginia
Website:	www.FamilyDollar.com

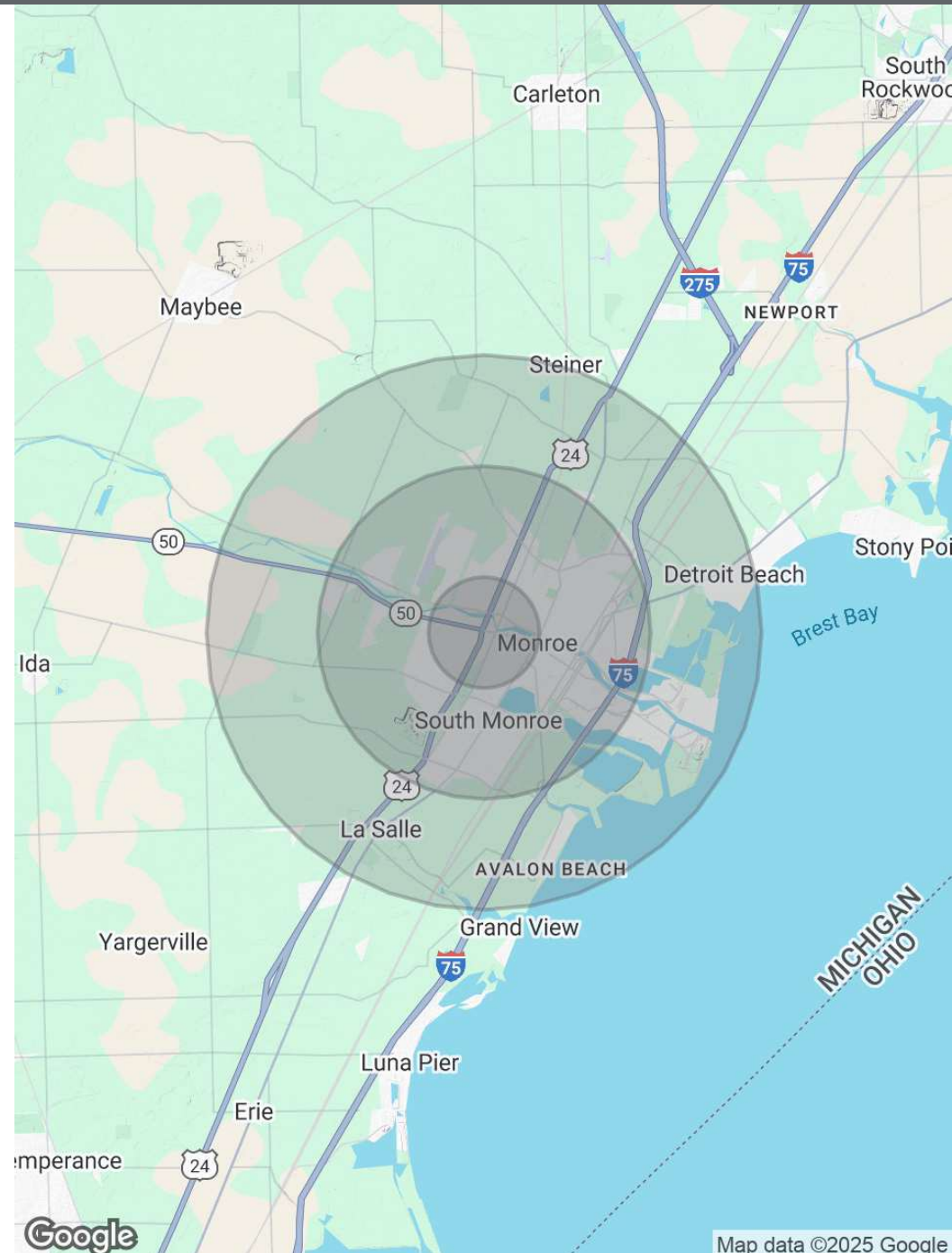


DEMOGRAPHICS MAP & REPORT

FAMILY DOLLAR

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,865	40,631	51,245
Average Age	41	42	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,136	17,026	21,255
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$63,542	\$75,697	\$80,126
Average House Value	\$148,954	\$199,014	\$210,777
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	9,689	32,750	41,932
Total Population - Black	716	3,006	3,225
Total Population - Asian	66	377	443
Total Population - Hawaiian	2	6	8
Total Population - American Indian	82	215	255
Total Population - Other	227	857	1,217

Demographics data derived from AlphaMap





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