

FAMILY DOLLAR

10+ YEAR NN INVESTMENT OPPORTUNITY

66 STATE HIGHWAY 20 E, FREEPORT, FL, 32439



13,500 SF
FOR SALE

REPRESENTATIVE PHOTO



JJ LAMBERSON | PRESIDENT AND FOUNDER
TWIN RIVERS CAPITAL, LLC REAL ESTATE DEVELOPMENT
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OFFERING SUMMARY

OFFERING	
PRICE:	\$2,682,720.00 \$2,484,000
NOI:	\$167,670.00
CAP:	6.25% 6.75%
GUARANTY:	FAMILY DOLLAR STORES, INC.
TENANT:	FAMILY DOLLAR STORES OF FLORIDA, LLC
LEASE TYPE:	10 YEAR NN
RENTABLE AREA:	13,500 SF
LAND AREA:	2.35 ACRES
YEAR BUILT:	2023 BUILDING RENOVATION
PARCEL #:	15-15-19-23040-008-0030
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	62
ZONING:	COMMERCIAL



INVESTMENT HIGHLIGHTS

FAMILY DOLLAR

66 STATE HIGHWAY 20 E, FREEPORT, FL, 32439



13,500 SF
BUILDING



10+ YEAR LEASE



INVESTMENT
GRADE CREDIT
TENANT



E-COMMERCE
RESISTANT TENANT



RECESSION-PROOF
TENANT



VPD ON SR 20
19,600



PANDEMIC
RESISTANT TENANT



CORPORATE GUARANTY
FROM FAMILY DOLLAR
STORES, INC.

PROPERTY OVERVIEW

FAMILY DOLLAR

66 STATE HIGHWAY 20 E, FREEPORT, FL, 32439



62 PARKING SPACES



BUILDING RENOVATION

PARCEL
NUMBER

15-16-19-23040-008-0030



FAMILY DOLLAR STORES OF FLORIDA, LLC

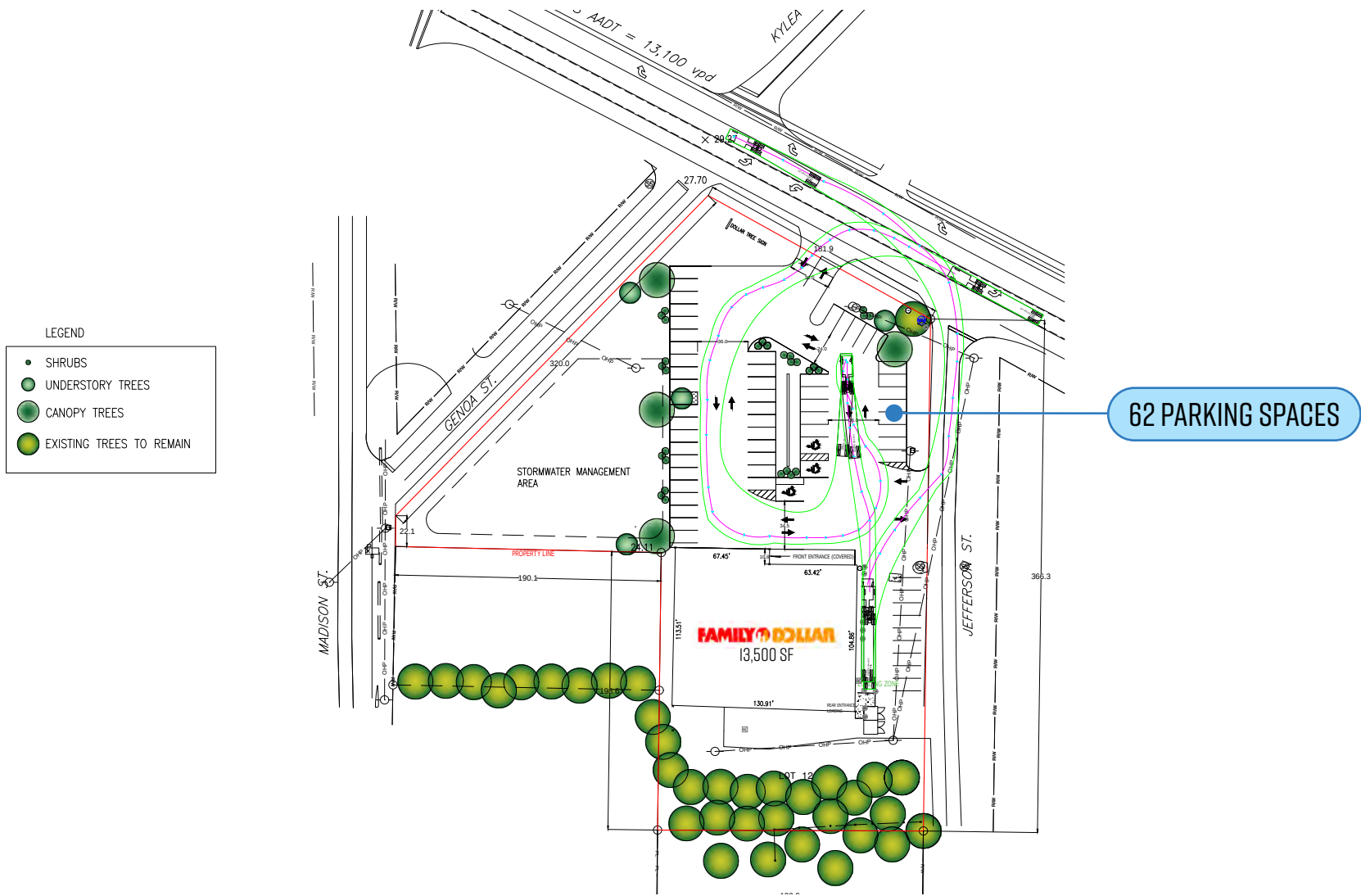


VPD ON SR 20 - 19,600

SITE PLAN

FAMILY DOLLAR

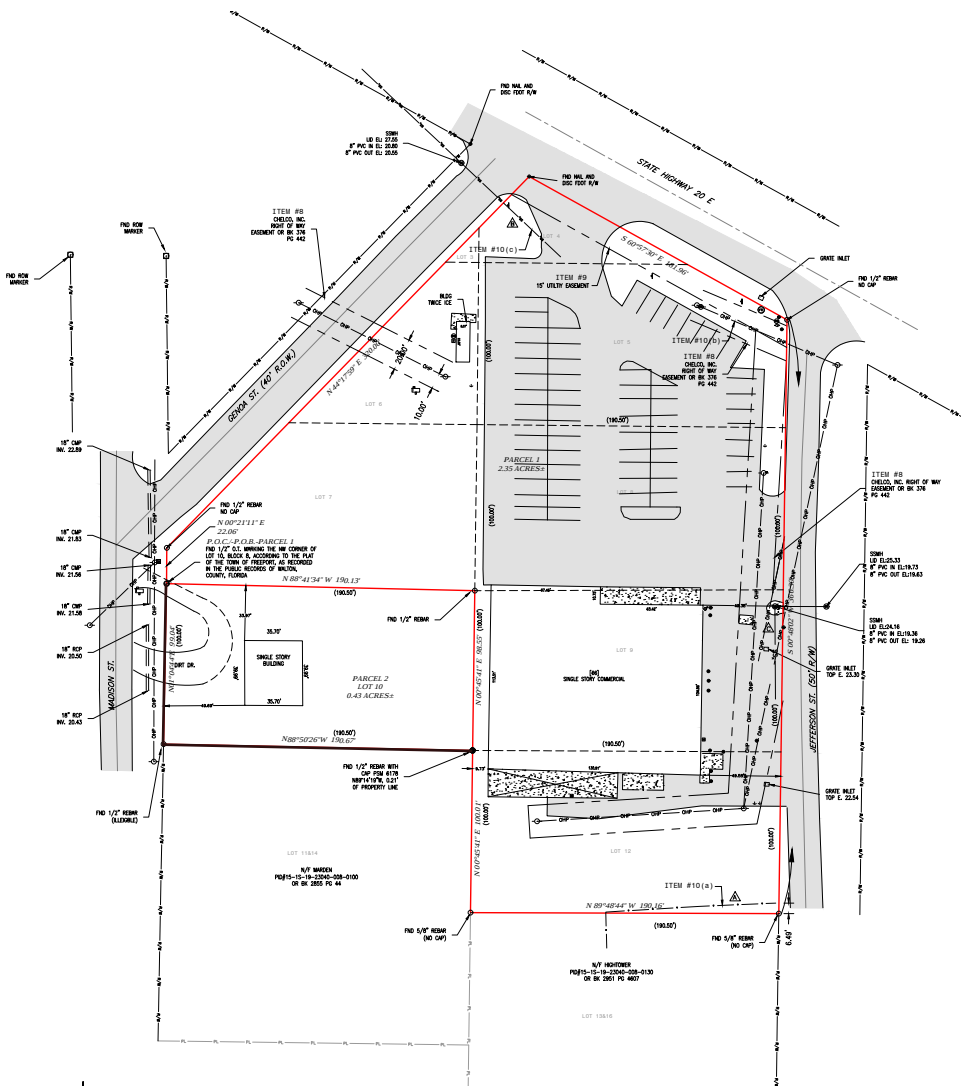
66 STATE HIGHWAY 20 E, FREEPORT, FL, 32439



SURVEY

FAMILY DOLLAR

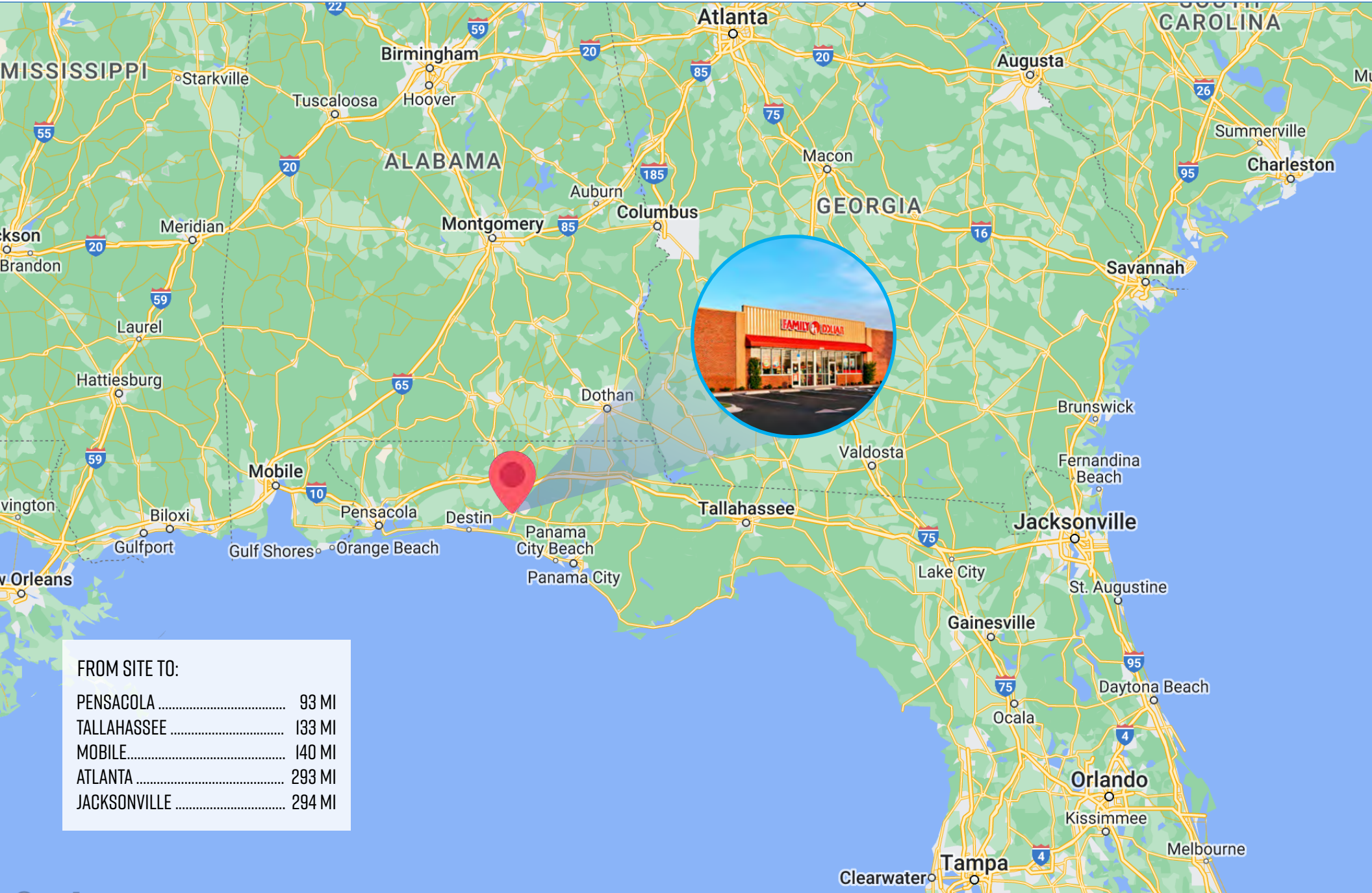
66 STATE HIGHWAY 20 E, FREEPORT, FL, 32439



LOCATION OVERVIEW

FAMILY DOLLAR

66 STATE HIGHWAY 20 E, FREEPORT, FL, 32439



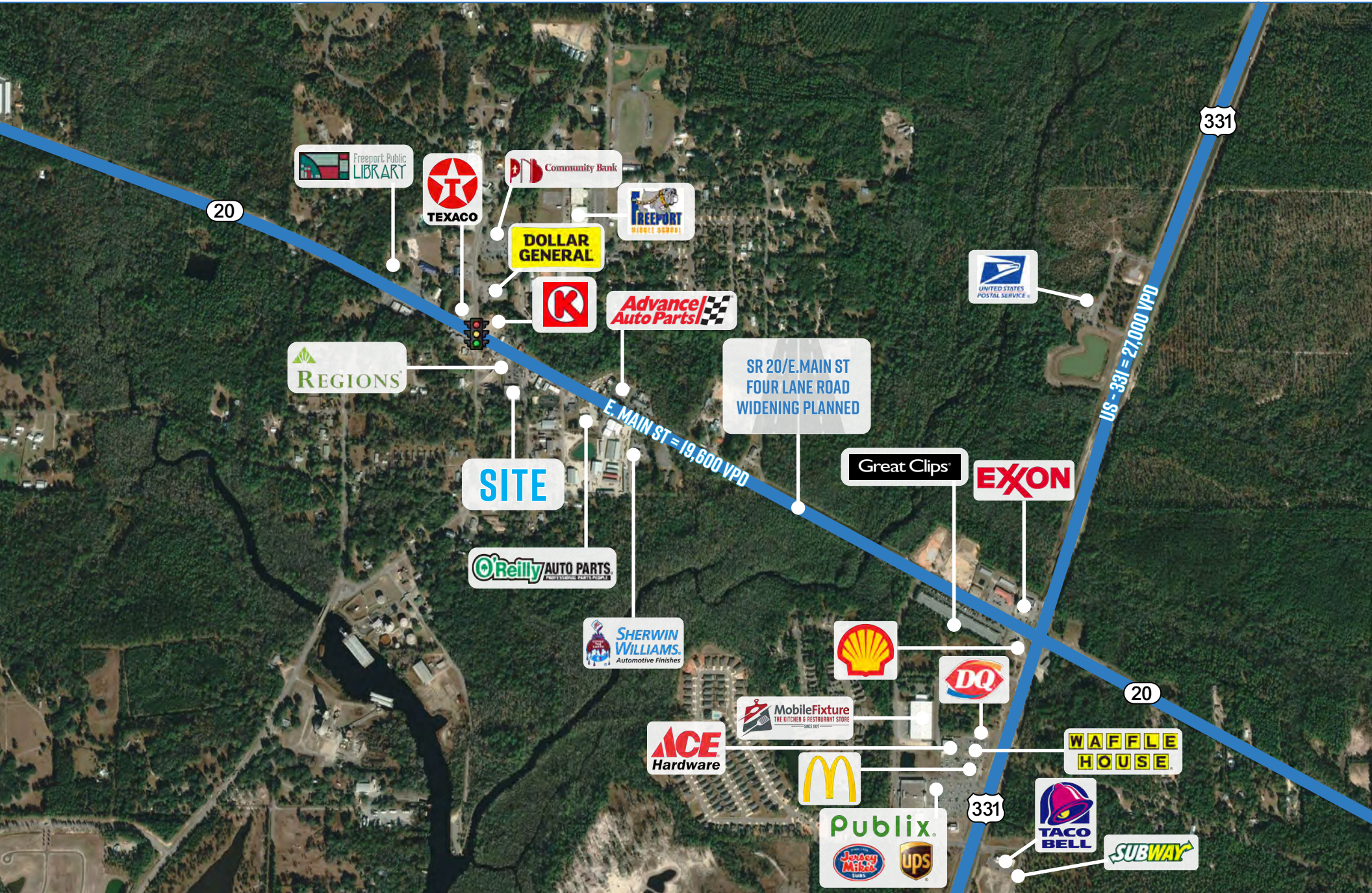
FROM SITE TO:

PENSACOLA	93 MI
TALLAHASSEE	133 MI
MOBILE.....	140 MI
ATLANTA	293 MI
JACKSONVILLE	294 MI

HIGH AERIAL

FAMILY DOLLAR

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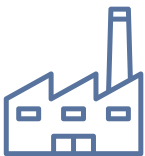
LOW AERIAL

FAMILY DOLLAR

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BUSINESS



WALTON COUNTY ECONOMIC
DEVELOPMENT ALLIANCE

FROM THE BEACHES OF SOUTH WALTON TO THE RURAL BEAUTY OF NORTHWEST FLORIDA, WALTON COUNTY HAS SOMETHING TO OFFER FOR EVERYONE. OUR AREA HAS SEEN SUBSTANTIAL GROWTH IN THE LAST 10 YEARS AND BUSINESSES ARE LOOKING TO MOVE HERE BOTH FOR OUR WORKFORCE AND THE QUALITY OF PLACE THAT WALTON COUNTY OFFERS.



HIGHWAY
US - 331



DESTIN-FORT
WALTON BEACH AIRPORT



LIFESTYLE / INDUSTRIES



PARKS
HARRY
A. LAIRD PARK



MEDIAN HOUSEHOLD
INCOME
\$89,451 ON A 3 MI RANGE



POPULATION
24,641 ON A 5 MI RANGE



AVERAGE HOUSEHOLD
INCOME
\$121,720 ON A 3 MI RANGE

DEMOGRAPHICS

FAMILY DOLLAR

66 STATE HIGHWAY 20 E, FREEPORT, FL, 32439



AVERAGE HOUSEHOLD INCOME
WITHIN 3 MILES



LEADING INDUSTRIES

AGRICULTURE, OIL & GAS AND MINING,
CONSTRUCTION, MANUFACTURING,
WHOLESALE, RETAIL,
TRANSPORTATION, UTILITIES

2024 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	9,611	14,178	24,641
HOUSEHOLDS	3,600	5,501	9,637
FAMILIES	2,654	3,907	6,595
AVERAGE HOUSEHOLD SIZE	2.67	2.58	2.55
OWNER OCCUPIED HOUSING UNITS	2,889	4,344	7,292
RENTER OCCUPIED HOUSING UNITS	711	1,157	2,345
MEDIAN AGE	40.4	40.7	40.8
MEDIAN HOUSEHOLD INCOME	\$89,451	\$83,184	\$83,525
AVERAGE HOUSEHOLD INCOME	\$121,720	\$111,032	\$113,966
2029 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	10,730	16,027	28,016
HOUSEHOLDS	4,054	6,280	11,074
FAMILIES	2,983	4,444	7,553
AVERAGE HOUSEHOLD SIZE	2.65	2.55	2.53
OWNER OCCUPIED HOUSING UNITS	3,173	4,917	8,424
RENTER OCCUPIED HOUSING UNITS	881	1,363	2,650
MEDIAN AGE	41.3	41.7	42.0
MEDIAN HOUSEHOLD INCOME	\$102,670	\$94,151	\$93,891
AVERAGE HOUSEHOLD INCOME	\$141,012	\$128,192	\$131,356



CITY OF FREEPORT, FL

FREEPORT, FL LIES AT THE CROSSROADS BETWEEN NORTH AND SOUTH WALTON COUNTY. IT IS ADVANTAGEOUSLY SITUATED AND WITHIN DRIVING PROXIMITY TO TALLAHASSEE, PENSACOLA, MONTGOMERY, FT. WALTON BEACH, AND PANAMA CITY. IT IS WITHIN AN HOUR OF THE NORTHWEST FLORIDA REGIONAL AIRPORT, THE NWFL BEACHES INTERNATIONAL REGIONAL AIRPORT, THE DESTIN MUNICIPAL AIRPORT AND THE DEFUNIAK SPRINGS MUNICIPAL AIRPORT. IT IS A HALF-HOUR DRIVE FROM THE BEACHES AND GOLF COURSES OF SOUTH WALTON.

GULFSTREAM SHIP BUILDING AND MURPHY, USA DOMINATE THE ORIGINAL PORT AREA AT THE JUNCTURE OF FOUR MILE CREEK AND LAFAYETTE CREEK AT THE HEAD OF LAGRANGE BAYOU. MANY RESIDENTS ARE EMPLOYED BY EGLIN AIR FORCE BASE AS MILITARY PERSONNEL, CONTRACTORS, AND CIVIL SERVANTS. RESIDENTS ALSO WORK IN SOUTH WALTON COUNTY IN COUNTY EMPLOYMENT, CONSTRUCTION, OR IN ONE OF THE SERVICE INDUSTRIES ASSOCIATED WITH THE TOURIST TRADE OF THAT AREA (REAL ESTATE, HOTELS, RESTAURANTS, RETAIL, ETC.).



With over 8,000 stores nationwide, Family Dollar was founded in 1959 and is headquartered in Chesapeake, Virginia. The company is a national discount retailer offering value-driven merchandise, with most items priced below \$10. Family Dollar provides a combination of nationally recognized brands and competitively priced private label products across key categories, including food and beverages, household essentials, health and beauty, apparel, home goods, and seasonal items.

Family Dollar stores are designed to deliver a convenient, one-stop shopping experience for everyday needs, making it a reliable destination for budget-conscious consumers.



Sources: familydollar.com, en.wikipedia.org

FINANCIALS

FAMILY DOLLAR

66 STATE HIGHWAY 20 E, FREEPORT, FL, 32439

TENANT NAME:	FAMILY DOLLAR STORES OF FLORIDA, LLC
GUARANTOR:	FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
LEASE TYPE:	NN
SF:	13,500 SF
INITIAL LEASE TERM:	10 YEARS INITIAL LEASE TERM AND FOUR (4) FIVE (5) YEAR OPTIONS
LEASE START:	APRIL 5, 2023
LEASE EXPIRATION:	FEBRUARY 28, 2033
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS

EXTENSION OPTIONS:		
FOUR 5-YEAR OPTIONS WITH \$0.50 PSF INCREASES EACH EXTENSION		
EXT. OPTION #1	YRS:11-15	\$174,420.00
EXT. OPTION #2	YRS:16-20	\$181,170.00
EXT. OPTION #3	YRS:21-25	\$187,920.00
EXT. OPTION #4	YRS:26-30	\$194,670.00

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$167,670.00
MONTHLY	\$13,972.50
PER SF	\$12.42