

FAMILY DOLLAR TREE COMBO STORE | 10+ YEAR NN INVESTMENT OPPORTUNITY

WINSTON-SALEM, NC MSA | 114 E NC 67 BYPASS HWY, EAST BEND, NC 27018

NEW CONSTRUCTION



10,500 SF
FOR SALE



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656 ELLIS OAK AVENUE

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DOLLAR TREE®

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OFFERING SUMMARY

OFFERING	
PRICE:	\$\$\$1,652,806 \$1,617,887
NOI:	\$114,870.00
CAP:	6.95% 7.10%
GUARANTY:	FAMILY DOLLAR STORES, INC.
TENANT:	FAMILY DOLLAR STORES OF NORTH CAROLINA INC.
LEASE TYPE:	10 YEAR NN
RENTABLE AREA:	10,500 SF
LAND AREA:	14± ACRES
YEAR BUILT:	2022
PARCEL #:	PORTION OF 147234, 147236, 147241
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	32
ZONING:	HIGHWAY COMMERCIAL



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INVESTMENT HIGHLIGHTS

FAMILY DOLLAR TREE

WINSTON-SALEM, NC MSA | I14 E NC 67 BYPASS HWY., EAST BEND, NC 27018



10,500± SF
BUILDING




INVESTMENT
GRADE CREDIT
TENANT



E-COMMERCE
RESISTANT TENANT



RECESSION-PROOF
TENANT



VPD ON NC HWY
67 = 4,700,
FLINT HILL RD = 3,400



PANDEMIC
RESISTANT TENANT

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PROPERTY OVERVIEW

FAMILY DOLLAR TREE

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32 PARKING SPACES



2022



PORTION OF 147234, 147236, 147241



FAMILY DOLLAR STORES OF NORTH CAROLINA, INC.

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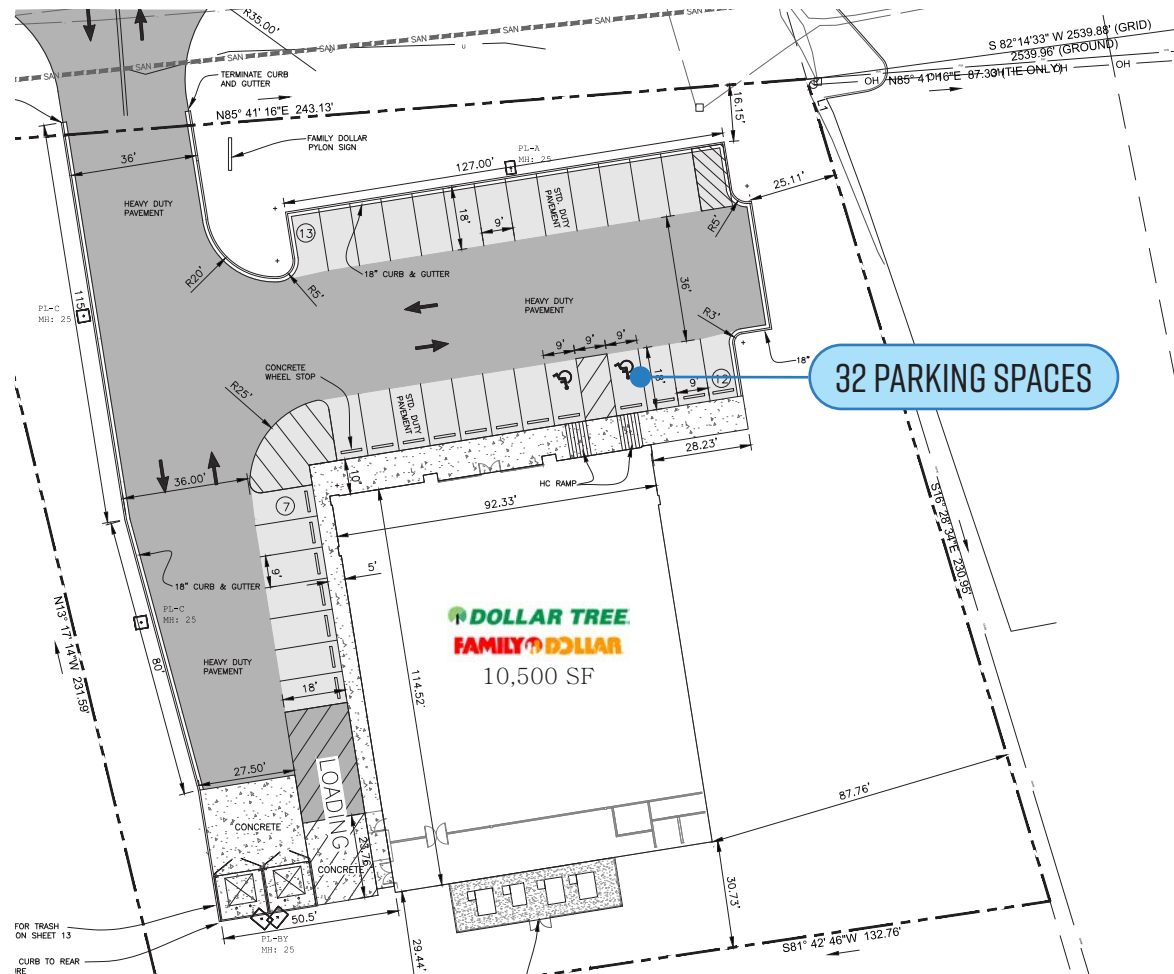
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SITE PLAN

FAMILY DOLLAR TREE

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PHOTOS

FAMILY DOLLAR TREE

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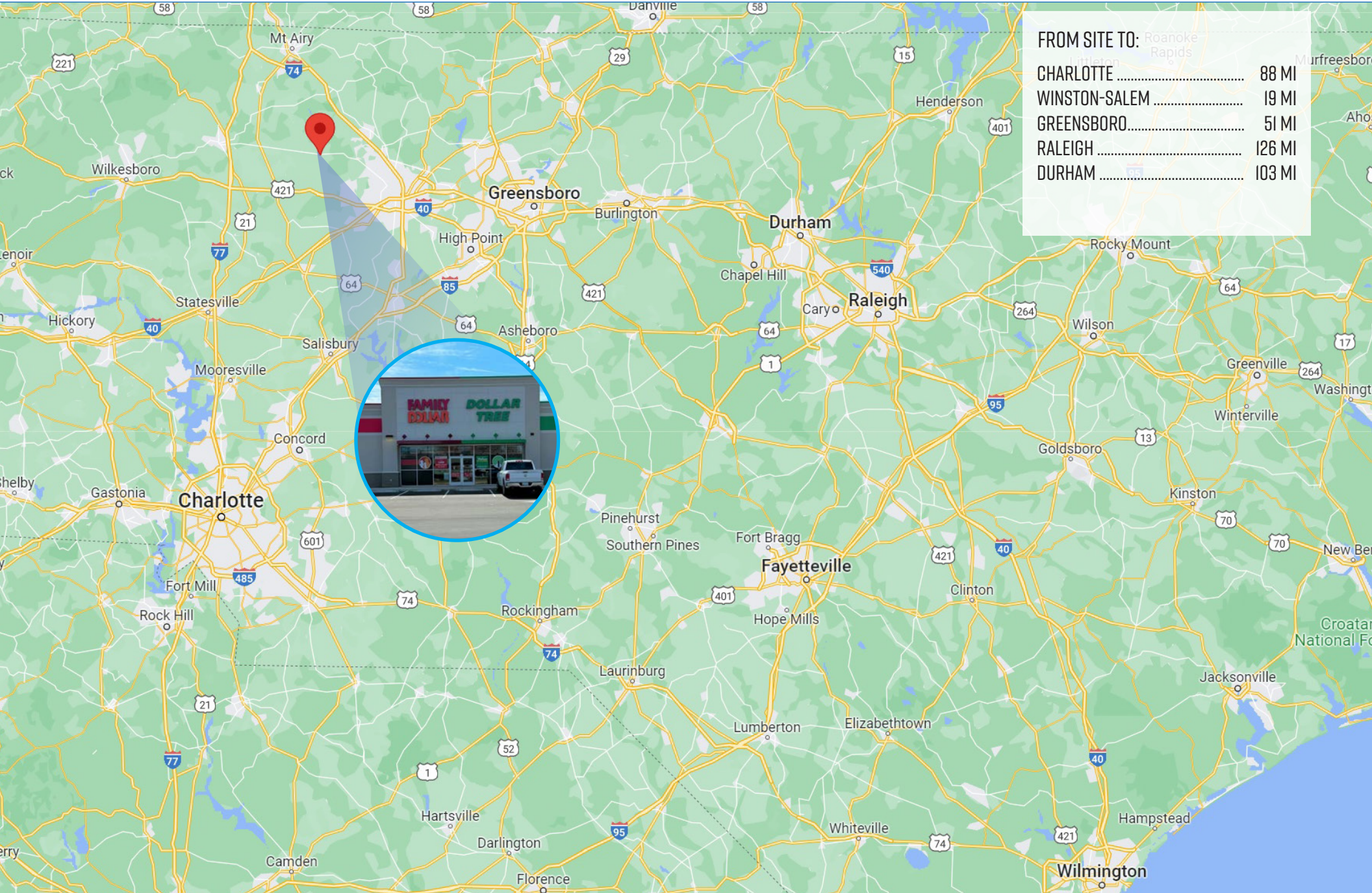
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LOCATION OVERVIEW

FAMILY DOLLAR TREE

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HIGH AERIAL

FAMILY DOLLAR TREE

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LOW AERIAL

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MAIN ST = 1,100 VPD

DOLLAR GENERAL



NC HWY 67 = 4,700 VPD

ONLY STOPLIGHT IN TOWN

EAST BEND FIRE DEPT

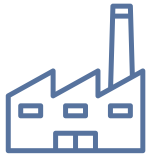
**EAST BEND SCHOOL
272 STUDENTS**

FLINT HILL RD = 3,400 VPD

SITE
DOLLAR TREE
FAMILY DOLLAR

**YADKIN CHRISTIAN
MINISTRIES FOOD PANTRY**

BUSINESS



PIEDMONT TRIAD

THE NEARBY PIEDMONT TRIAD AREA IS HOME TO A COLLECTION OF BANKING CENTERS, IS A WORLD TRADE CENTER FOR FURNITURE, BOASTS SEVERAL UNIVERSITIES INCLUDING WAKE FOREST UNIVERSITY, AND IS THE SITE OF KRISPY KREME'S HEADQUARTERS.

LIFESTYLE / INDUSTRIES



PARKS

PILOT MOUNTAIN STATE PARK



POPULATION

6,130 ON A 5 MI RANGE



MEDIAN HOUSEHOLD INCOME

\$52,782 ON A 5 MI RANGE



AVERAGE HOUSEHOLD INCOME

\$70,686 ON A 5 MI RANGE



HIGHWAY
US - 67



PIEDMONT TRIAD
INTERNATIONAL AIRPORT



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DEMOGRAPHICS

FAMILY DOLLAR TREE

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AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

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

2022 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	673	3,000	6,130
HOUSEHOLDS	256	1,286	2,563
FAMILIES	174	878	1,775
AVERAGE HOUSEHOLD SIZE	2.63	2.33	2.39
OWNER OCCUPIED HOUSING UNITS	196	981	2,037
RENTER OCCUPIED HOUSING UNITS	60	305	526
MEDIAN AGE	42.4	43.1	44.6
MEDIAN HOUSEHOLD INCOME	\$51,989	\$51,732	\$52,782
AVERAGE HOUSEHOLD INCOME	\$68,645	\$68,151	\$70,686
2027 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	666	2,973	6,081
HOUSEHOLDS	255	1,278	2,546
FAMILIES	172	869	1,758
AVERAGE HOUSEHOLD SIZE	2.61	2.33	2.39
OWNER OCCUPIED HOUSING UNITS	200	995	2,052
RENTER OCCUPIED HOUSING UNITS	55	283	494
MEDIAN AGE	43.7	44.4	45.9
MEDIAN HOUSEHOLD INCOME	\$62,483	\$62,174	\$63,435
AVERAGE HOUSEHOLD INCOME	\$78,667	\$78,502	\$82,531



EAST BEND IS A SMALL TOWN LOCATED IN THE FOOTHILLS OF NORTH CAROLINA IN NORTHEASTERN YADKIN COUNTY. IT WAS INCORPORATED IN 1887 AND WAS NAMED FOR THE EAST BEND OF THE YADKIN RIVER. EAST BEND IS A POPULAR BEDROOM COMMUNITY FOR RESIDENTS WHO COMMUTE TO WORK IN THE NEARBY PIEDMONT TRIAD AREA (WINSTON-SALEM, GREENSBORO, AND HIGH POINT).

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FAMILY DOLLAR TREE



Dollar Tree, a **Fortune 200 Company** which acquired Family Dollar in July, 2015, now operates more than 16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, Deals, and Family Dollar with a Market Capitalization of \$28.19 BN. Dollar Tree and Family Dollar are leading national operators of multi price-point stores offering merchandise generally ranging in price from \$1-\$10 including consumables, home products, apparel and accessories, electronics, and seasonal goods to primarily low and middle-income consumers in convenient neighborhood stores. **The Combo Store concept focuses on providing small towns and rural locations with Family Dollar’s great value and assortment and Dollar Tree’s “thrill of the hunt”.**



16,000±
STORES



\$28.19B
MARKET CAP



200,000±
EMPLOYEES

\$28.32B
IN ANNUAL SALES

for quarter ending October 28, 2023

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FINANCIALS

FAMILY DOLLAR TREE

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TENANT NAME:	FAMILY DOLLAR STORES OF NORTH CAROLINA, INC.
GUARANTOR:	FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
LEASE TYPE:	NN
SF:	10,500 SF
INITIAL LEASE TERM:	10 YEARS INITIAL LEASE TERM AND FOUR (4) FIVE (5) YEAR OPTIONS
LEASE START:	12/8/2022
LEASE EXPIRATION:	12/31/2032
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS

EXTENSION OPTIONS: FOUR 5-YEAR OPTIONS WITH 5% INCREASES EACH EXTENSION		
EXT. OPTION #1	YRS:11-15	\$120,613.56
EXT. OPTION #2	YRS:16-20	\$126,644.28
EXT. OPTION #3	YRS:21-25	\$132,976.44
EXT. OPTION #4	YRS:26-30	\$139,625.28

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$114,870.00
MONTHLY	\$9,572.50
PER SF	\$10.94



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