



Family Dollar Tree

Vernon, AL

ASKING PRICE:

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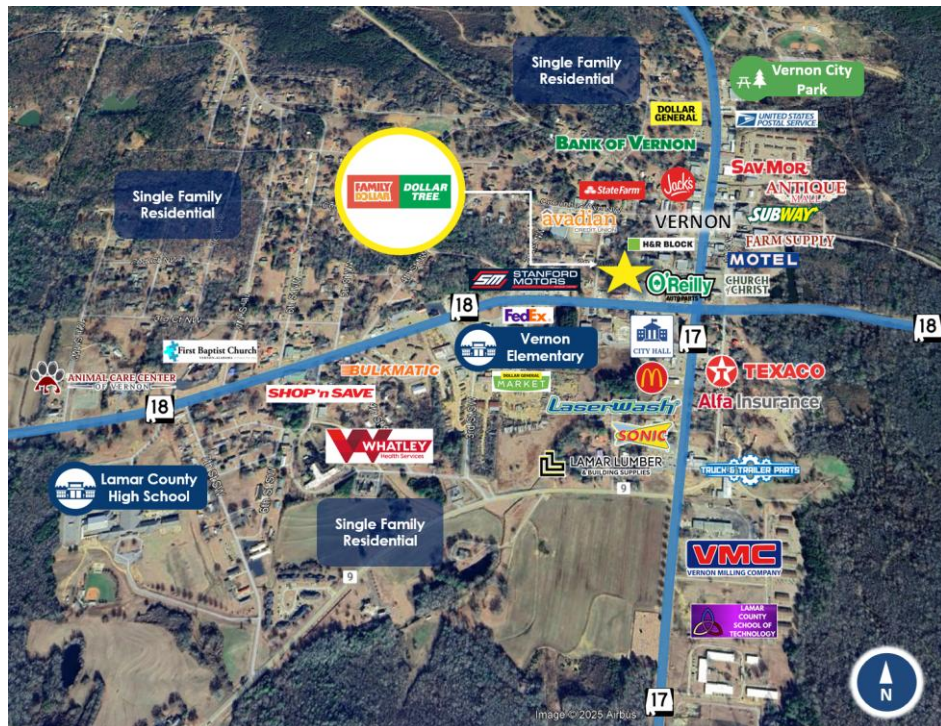
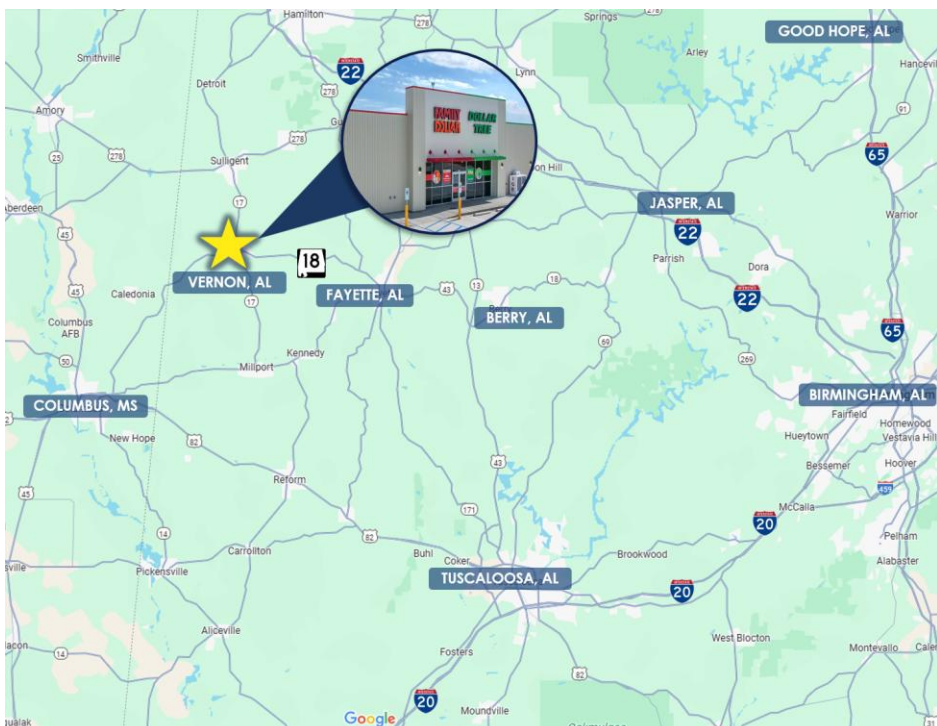
SUMMARY

YEAR BUILT:	2022
BUILDING SIZE:	10,500 SF
LEASE TYPE:	NN
LEASE TERM:	10 YRS

HIGHLIGHTS

- *Freestanding **Family Dollar / Dollar Tree Combo Store**
- *Brand New 2022 Construction
- *Property benefits from combined visibility to **13,454 vehicles per day** along Highway 18 (7,680 VPD) and Highway 17 (5,774 VPD), driving consistent customer traffic
- *High-Performing Location – **Store is trending at nearly 2x the average sales volume of the chain**, reflecting exceptional local demand and strong market penetration
- *Lamar County average household income exceeds \$55,705 within a 5- mile radius of site
- ***Adjacent to O'Reilly Auto Parts**, increasing visibility and daily traffic to the site
- ***Located in a Community Hub** – Near Lamar County High School & Vernon Elementary School, the Lamar County Courthouse, and downtown Vernon

PHOTOS



FOR MORE INFORMATION

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