



NN Lease

# FAMILY DOLLAR TREE

Exclusively Listed With: Bang Realty

864 E Highway 44,  
Winner, SD 57580

Purchase Price: **\$765,030**

Cap Rate: **11.57%**

## HIGHLIGHTS

- ✓ Recently Renovated FD to Combo Store
- ✓ Percentage Rent Being Paid
- ✓ Average HHI at 1-Mile: \$73K+
- ✓ 2023 Store Sales: \$1.8M



\*Actual location not shown\*

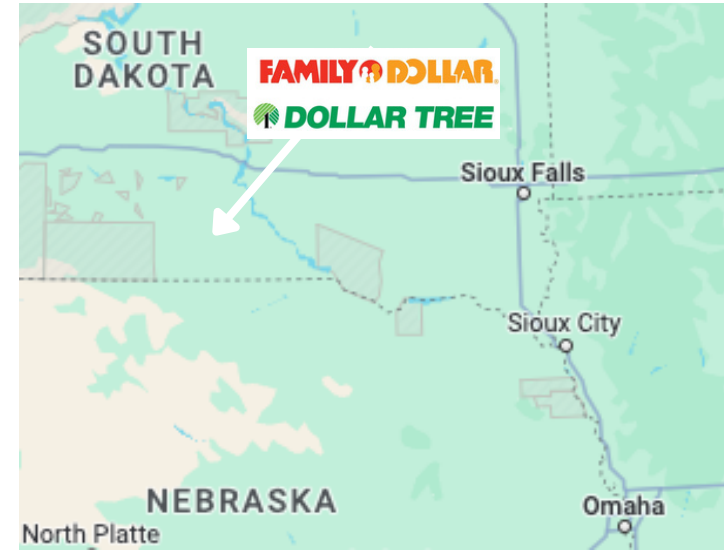
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## Property Summary ◆

<b>Asking Price:</b>	\$765,030
<b>Cap Rate:</b>	11.57%
<b>NOI:</b>	\$88,514
<b>Lease Commencement:</b>	06/03/2016
<b>Lease Expiration:</b>	06/30/2026
<b>Renewal Options:</b>	Four / 5-Year
<b>Building Size:</b>	11,200 +/- SF
<b>Land Size:</b>	1.16 +/- Approx. Acres
<b>Parking:</b>	Adequate
<b>Area Tenants:</b>	Dairy Queen, Dollar General, McDonald's, Ace Hardware, Shell, Subway

## Responsibility ◆

<b>Tenant</b>	RE Taxes, Insurance, HVAC Maintenance, Parking Lot Maintenance & Minor Capital Improvements up to \$1,500
<b>Lessor</b>	Roof, Structure, and Major Capital Improvements to Parking Lot
<b>Lease</b>	Family Dollar Corporation
<b>Guarantor</b>	A wholly owned subsidiary of Dollar Tree, Inc. NASDAQ: DLTR



## Demographics ◆

	1-Mile	3-Mile	5-Mile
<b>Population:</b>	2,033	3,361	3,520
<b>% Change from 2020-2023:</b>	1.21%	0.11%	-0.01%
<b>Median Income:</b>	\$54,788	\$53,043	\$53,087
<b>Average Income:</b>	\$73,825	\$68,169	\$68,395

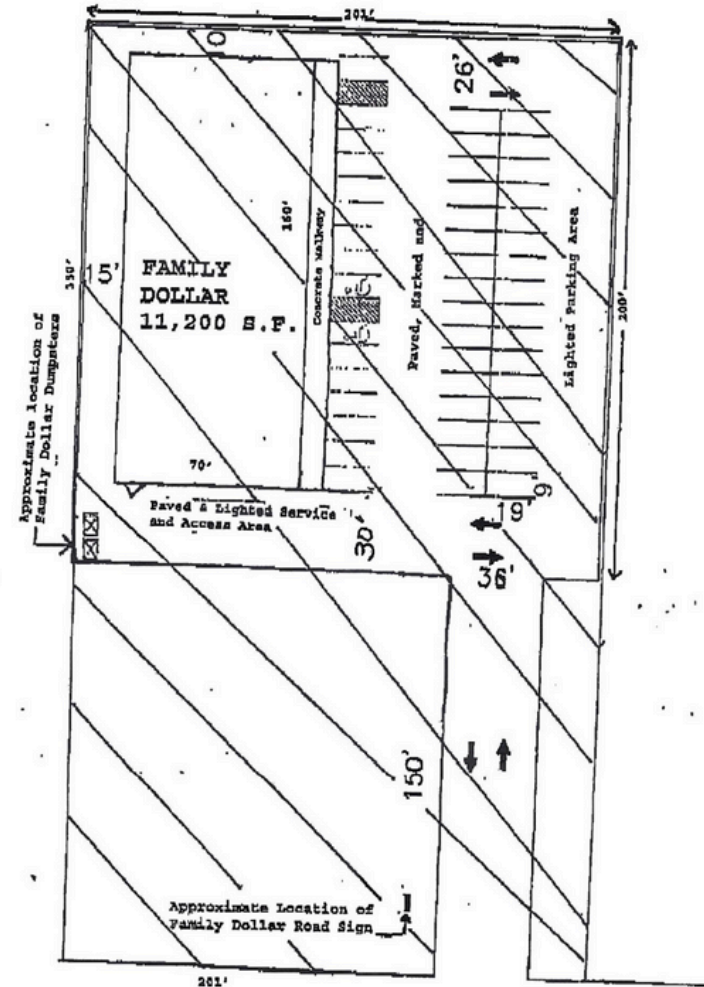
## CONTACT INFORMATION

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Aerial View ◆



Site Plan ◆





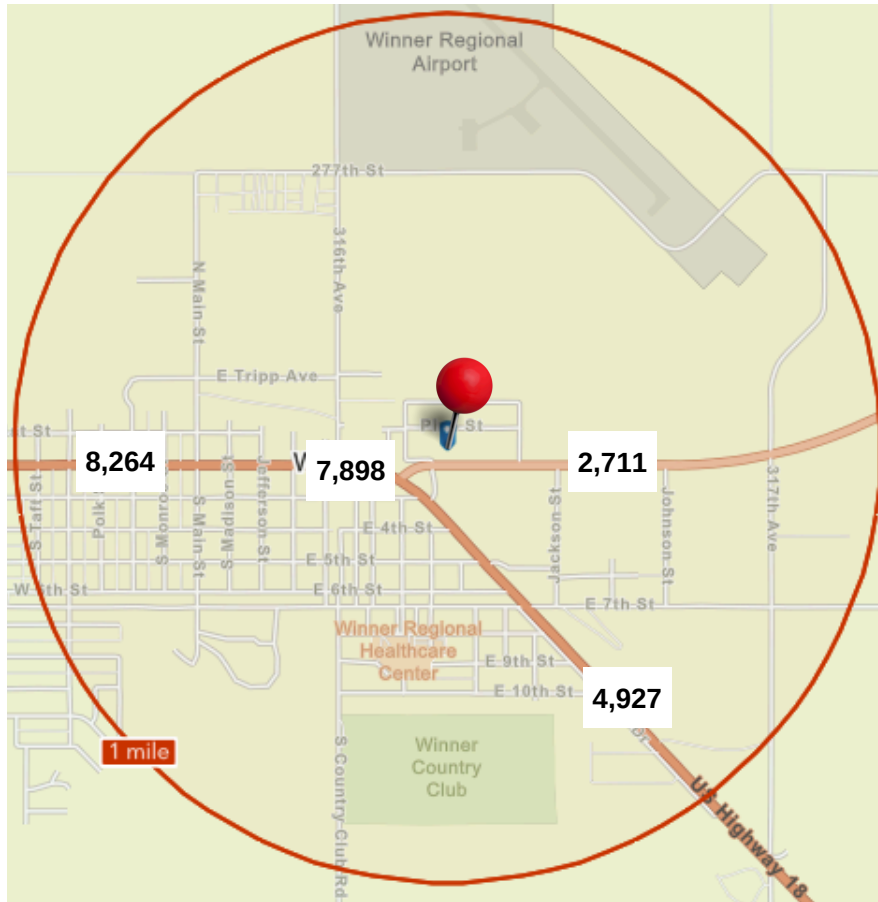
## Aerial View with Tenants



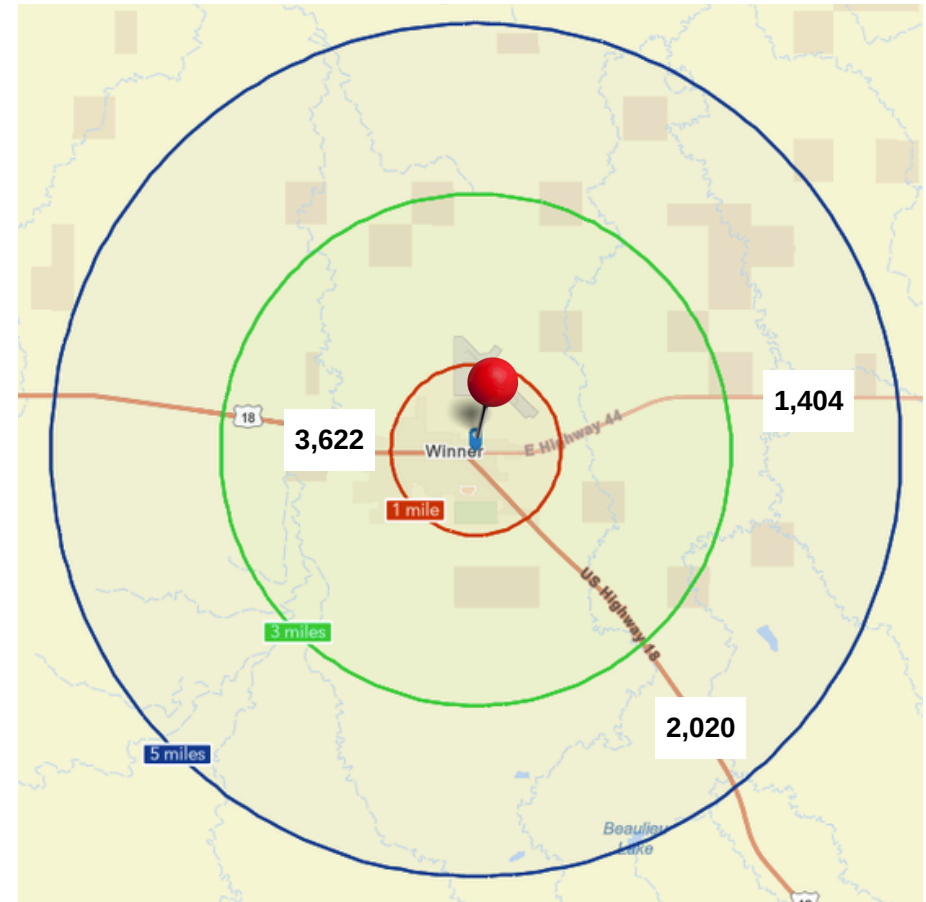
## Traffic Counts ◆

Data from 2020

Red: 1 Mile Radius



Red: 1 Mile Radius  
 Green: 3 Mile Radius  
 Blue: 5 Mile Radius





Dollar Tree, Inc. operates discount variety retail stores. It operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise, including candy and food, and health and personal care, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationary, party goods, greeting cards, soft-lines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise. As of January 29, 2022, this segment operated 8,061 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and 2 distribution centers in Canada. The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. It also provides accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine's Day merchandise as well as personal electronics, which comprise pre-paid cellular phones and services, stationary and school supplies, and toys. As of January 29, 2022, this segment operated 8,016 stores under the Family Dollar brand; and 11 distribution centers. The company was founded in 1986 and is based in Chesapeake, VA.



\*Includes impact of extra calendar week.