



ACTUAL SITE

CIA commercial
investment
advisors **BANG**
REALTY
OFFERING MEMORANDUM

FAMILY DOLLAR
607 Fir Street | Perry, Oklahoma 73077

ADVISORY TEAM

CIA commercial
investment
advisors

JUSTIN ZAHN
Vice President

**COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY**

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BANG
REALTY

BRIAN BROCKMAM
Principal Broker

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In Conjunction with:

Le LANDMARK
COMMERCIAL
REAL ESTATE





PRICE

\$1,494,000

CAP RATE

8.00%

NOI

\$119,490

POINTS OF INTEREST

Retailers | Entertainment: Perry has retailers such as Dollar General, True Value, Tractor Supply Co., Homeland Grocery; Dining options include McDonald's, Sonic Drive-In, Pizza Hut, Subway, Braum's Ice Cream; Accommodations include Holiday Inn Express, Comfort Inn & Suites, Microtel Inn, Super 8

Public Education: Perry has Perry Elementary (580 students); Perry Junior High School (168 students) & Perry High School (292 students) with a total of 1,040 students within 1.5-mile radius

Healthcare: Less than 1 mile from Stillwater Medical Perry - 26 beds

1½ mile from Ditch Witch Manufacturing Facility - a 240-acre lot with more than 1,300 employees. Ditch Witch designs, manufactures & markets directional drills, drill pipe, trenchers & HDD tooling to name a few.

CORPORATE GUARANTEED NN LEASE

6 years remaining on initial 10-year NN lease with \$0.50 PSF rental escalations every 5 years in renewal options

CORPORATE TENANT

Family Dollar Stores operates 7,145 stores in the U.S.

TRAFFIC COUNTS

Well-positioned just off a signalized, hard corner (US 77 & US 64) with great visibility/access on Fir St with traffic counts of 8,271 CPD!

2025 DEMOGRAPHICS (5-MI)

Population	5,440
Households	2,353
Average Household Income	\$91,513

Financial Analysis

SITE ADDRESS	607 Fir Street Perry, Oklahoma
TENANT	Family Dollar Stores of Oklahoma, LLC
GUARANTY	Family Dollar Stores, Inc.
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±10,500 SF
LOT SIZE	±0.75 acre
YEAR BUILT REMODELED	2022
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is a NN lease . Landlord is responsible for Roof, Structure, Gutters, Downspouts and Parking Lot. (Tenant to reimburse up to \$1,000 per annum of Parking Lot Repairs). Tenant is directly responsible for Landscaping, Snow Plowing, Removing Trash & Debris from the Parking & Landscaped Areas; Restriping the Parking Area & Repairing Parking Area Lights.
LEASE TERM	8 years remaining
RENTAL INCREASES	In Options with \$0.50 PSF every 5 years
RENT COMMENCEMENT DATE	September 3, 2022
EXPIRATION DATE	September 30, 2032
OPTIONS	Five 5-year renewal options



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
	Years 1-10 09/03/22 to 09/30/32	\$119,490	8.00%
RENEWAL OPTIONS			
	1st Option 10/01/32 to 09/30/37	\$124,740	
	2nd Option 10/01/37 to 09/30/42	\$129,990	
	3rd Option 10/01/42 to 09/30/47	\$135,240	
	4th Option 10/01/47 to 09/30/52	\$140,490	
	5th Option 10/01/52 to 09/30/57	\$145,740	

Tenant Profile



When it comes to delivering quality and value on everyday family essentials in convenient neighborhood locations, **Family Dollar** is a leading national discount retailer. The brand strategically locates its stores within residential communities, often in areas underserved by traditional grocery or retail options, providing customers with a convenient, close-to-home destination for essential goods.

By establishing stores in markets where other retailers may not operate, Family Dollar enhances both the accessibility and affordability of everyday necessities, helping customers save both time and money while shopping on a budget.

Family Dollar stores focus on delivering strong value with merchandise typically priced between \$1 and \$10, offering a combination of well-known national brands from leading manufacturers alongside high-quality private label products at competitive prices.

Product offerings include a broad assortment of food and beverages, paper products, health and beauty items, household cleaning supplies, and pet food, as well as home goods such as housewares, gifts, bedding, and décor. Stores also carry apparel and accessories, including clothing, fashion accessories, and footwear, in addition to seasonal merchandise and select electronics such as holiday décor, party supplies, and personal electronics.

Through its value-focused merchandising strategy and neighborhood-oriented locations, Family Dollar continues to serve as a reliable and convenient retail option for communities across the country.

Family Dollar was founded in 1959 by Leon Levine in Charlotte, North Carolina and is currently headquartered in Chesapeake, Virginia.

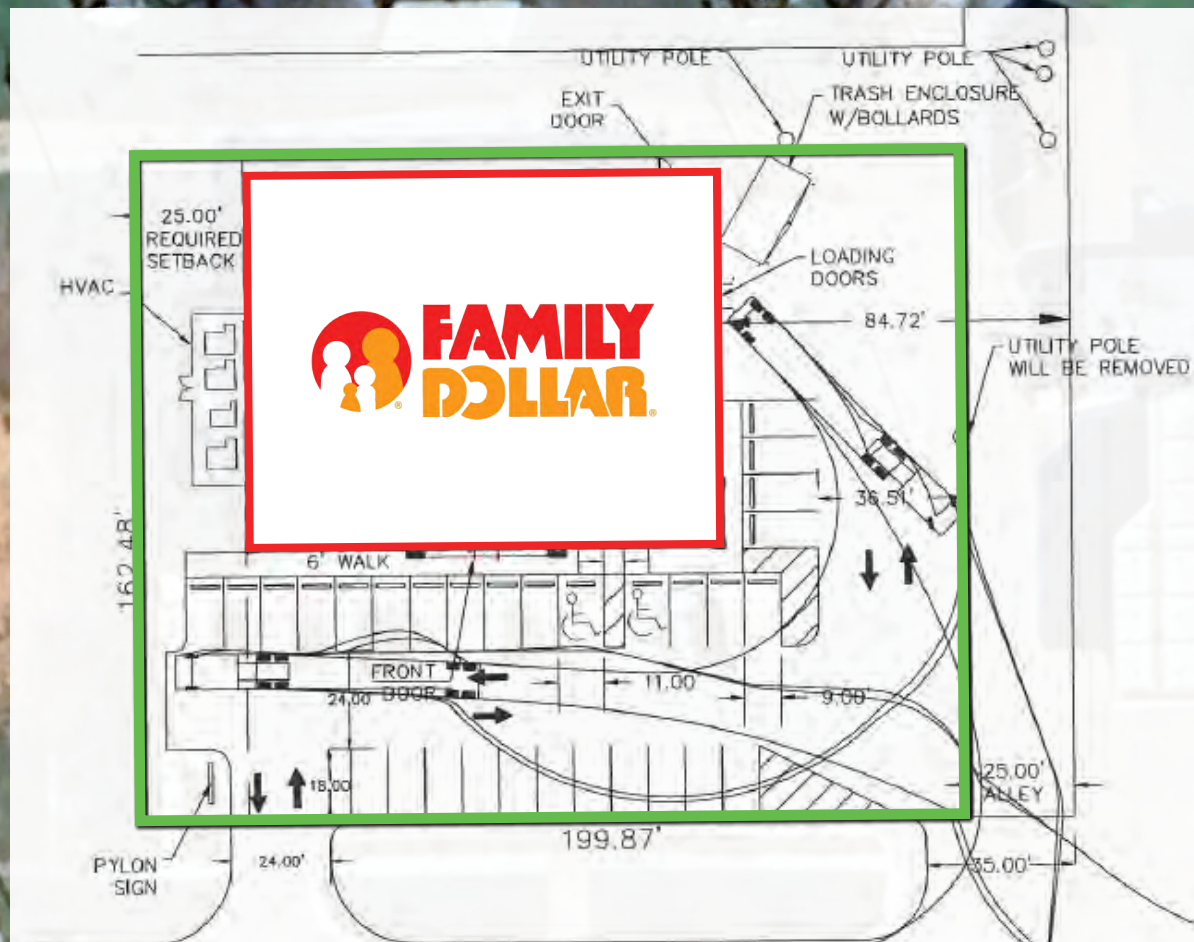


Site Plan



N 7TH ST | 1,622 CPD

N 6TH ST | 2,335 CPD



FIR ST | 5,936 CPD



Ditch Witch invented the underground utility construction industry, and today the Ditch Witch Division designs, manufactures and markets the most complete line of directional drills, drill pipe, HDD tooling, Underground Awareness electronics, vacuum excavators, trenchers, surface miners, fluid recycling systems, chain, teeth and sprockets, stand-on skid steers and vibratory plows.

- 240-acre lot
- 1,300+ employees



PERRY RODEO GROUNDS



PERRY UPPER/LOWER ELEMENTARY
580 STUDENTS

PERRY JUNIOR HIGH
168 STUDENTS

NOBLE COUNTY FAIRGROUNDS



CHERRY STRIP MUSEUM



Perry BMAC
Baseball
Complex



Stillwater Medical
PERRY - 26 BEDS



Manufactures truck flat beds, bale beds, trailers & cattle feeders



OKLAHOMA TRANSPORTATION DEPARTMENT



PERRY HIGH SCHOOL
292 STUDENTS



OKLAHOMA HIGHWAY PATROL



Perry Synopsis



Perry is the seat of Oklahoma’s Noble County. Named for J.A. Perry, a member of the Cherokee Strip Commission, the town was founded in 1893. Perry is a shipping centre for agriculture produce and contains several manufacturing plants such as **Subsite Electronics, Ground Zero Shelters, Noble County Meats, Mid-Continent Packaging**, etc.

Nestled just 2 miles off Highway 77, Perry Lake is a hidden gem for those interested in outdoor activities. Perry Lake offers camping as well as RV parking. Boating, skiing, swimming & fishing are just a few activities visitors can engage in.

The city is home to **Charles Machine Works**, which is the headquarters and manufacturing facility of **Ditch Witch** machinery and employs over 1,300 people.

2025 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	3,843	4,912	5,440
Households	1,663	2,124	2,353
Labor Population Age 16+	3,087	3,938	4,366
Median Age	39.7	40.2	40.6
Average Household Income	\$87,126	\$90,123	\$91,513
Total Household Expenditure	\$147.87 M	\$194.67 M	\$218.85 M

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FOR MORE INFORMATION:

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