

FAMILY DOLLAR TREE - BRAND NEW ALL MASONRY CONSTRUCTION

FLORIDA PANHANDLE | 204 HIGHWAY 98, CARRABELLE, FL 32322



10,500 SF FOR SALE
10 YR INITIAL TERM

REPRESENTATIVE PHOTO



CONTACT:

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656 ELLIS OAK AVENUE

CHARLESTON, SC 29412





DOLLAR TREE[®]

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OFFERING SUMMARY

OFFERING	
PRICE:	\$2,856,000 \$2,746,154.00
NOI:	\$178,500.00
CAP:	6.25% 6.50%
GUARANTY:	CORPORATE
TENANT:	FAMILY DOLLAR STORES OF FLORIDA, LLC
LEASE TYPE:	MODIFIED NN
RENTABLE AREA:	10,500 SF
LAND AREA:	2.08 ACRES
YEAR BUILT:	2023
PARCEL #:	20-07S-04W-4190-0002-0010
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	42
ZONING:	COMMERCIAL
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING LOT REPAIRS.



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INVESTMENT HIGHLIGHTS

FAMILY DOLLAR TREE

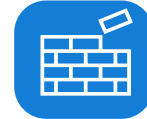
FL PANHANDLE | 204 HIGHWAY 98, CARRABELLE, FL 32322



NEW HYBRID
STORE CONCEPT



MINIMAL LANDLORD
RESPONSIBILITIES
WITH ROOF WARRANTY



NEW UPGRADED
HIGH-QUALITY
CONSTRUCTION,
ALL MASONRY



RECESSION-PROOF
TENANT



LARGER,
2± AC SITE



5,900± VPD
ON US HWY 98



LOCATED IN CENTER
OF TOWN NEXT TO
POST OFFICE



10+ YEAR LEASE

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PROPERTY OVERVIEW

FAMILY DOLLAR TREE

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42 PARKING SPACES



YEAR BUILT: 2023

PARCEL
NUMBER

20-07S-04W-4190-0002-0010



FAMILY DOLLAR STORES OF FLORIDA, LLC

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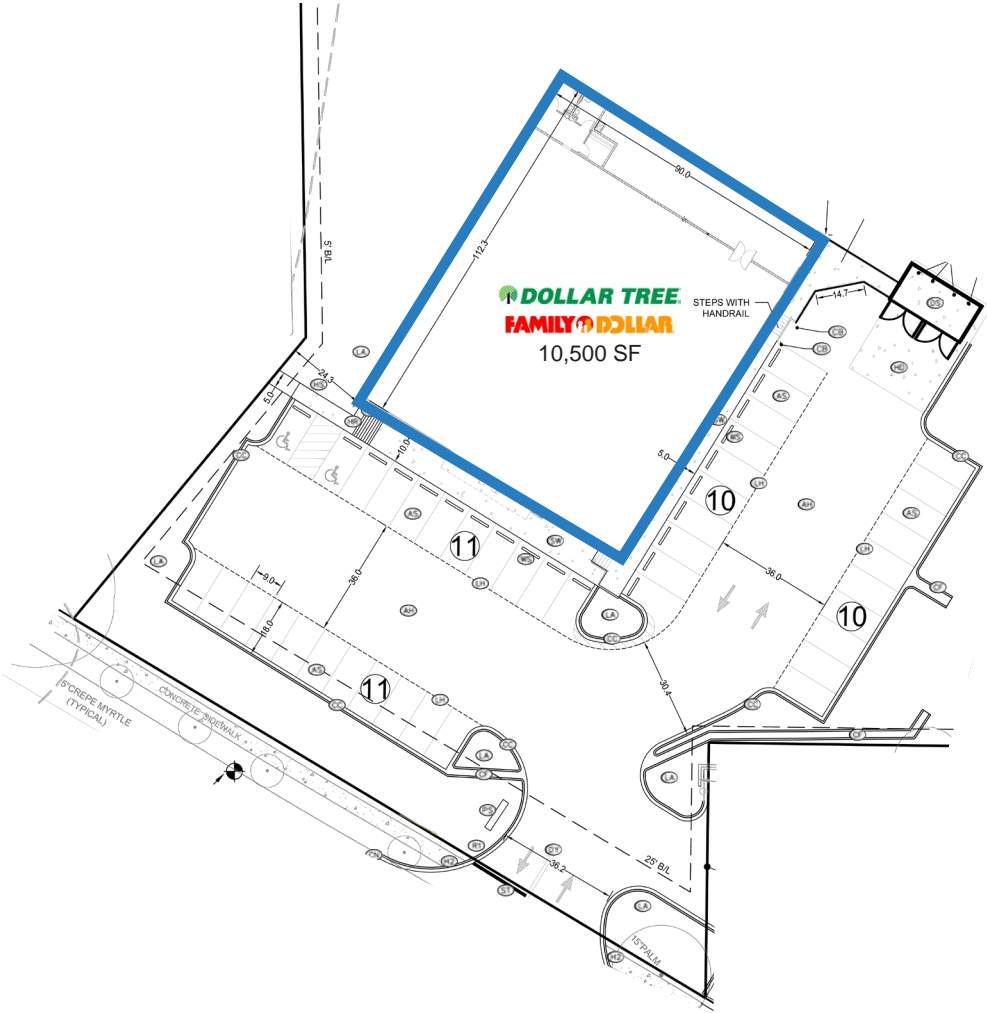
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SITE PLAN

FAMILY DOLLAR TREE

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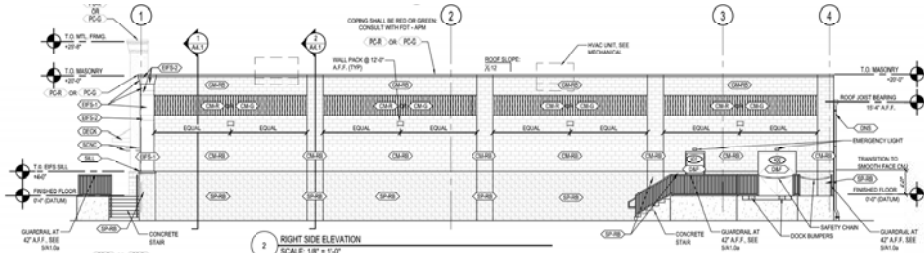
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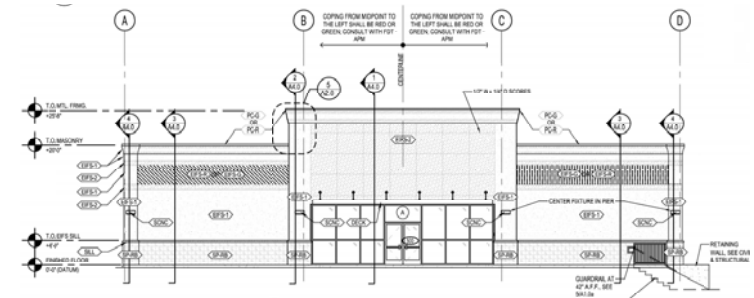
ELEVATIONS

FAMILY DOLLAR TREE

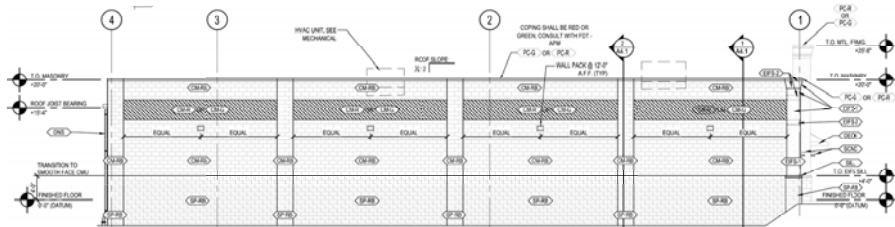
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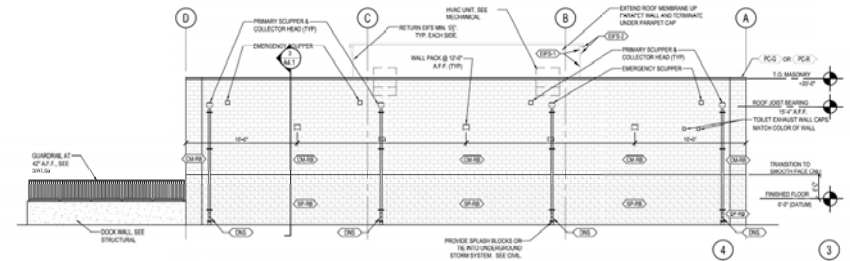
RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

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RENDERINGS

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REPRESENTATIVE RENDERING



REPRESENTATIVE RENDERING

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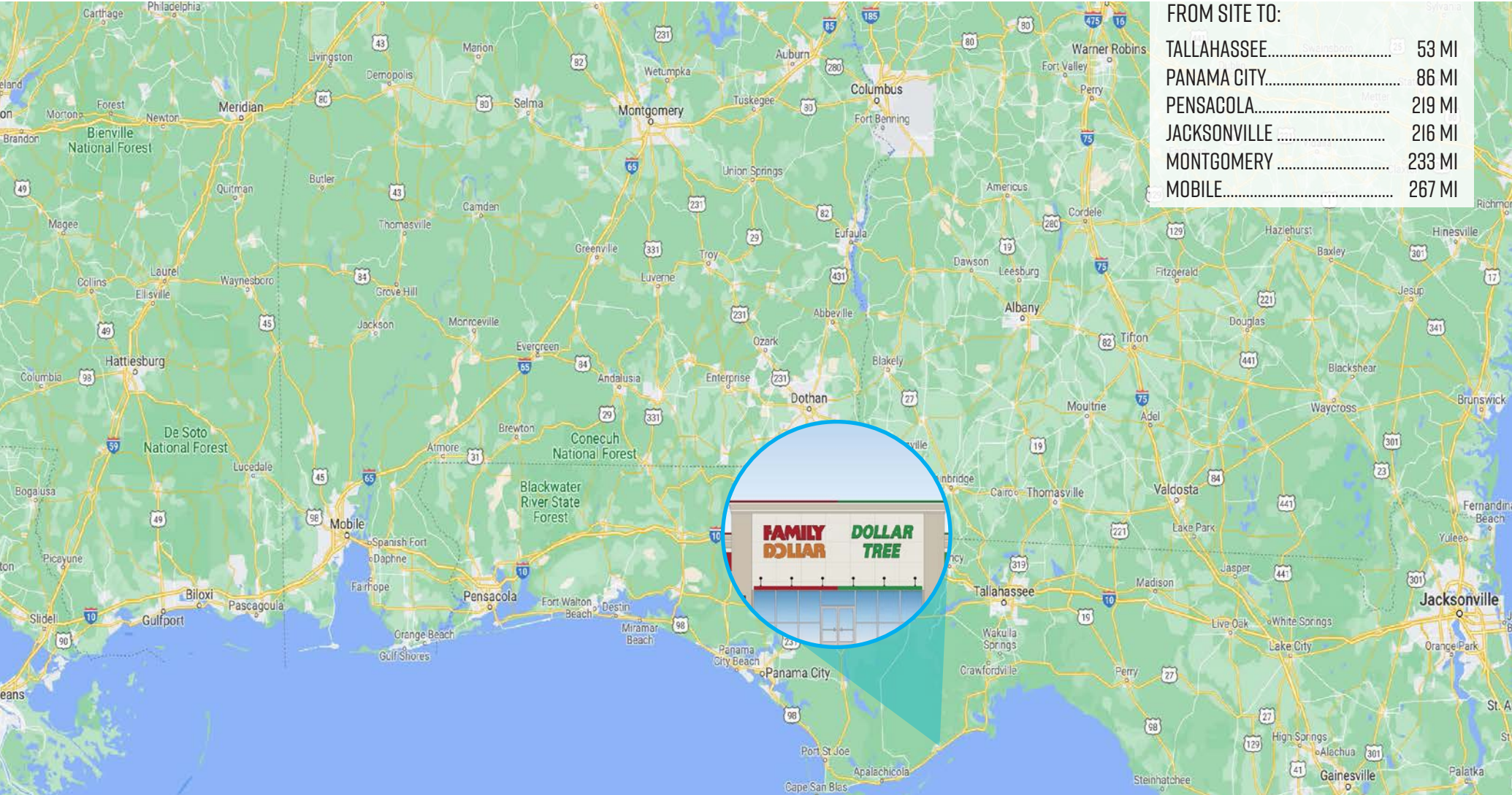
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LOCATION OVERVIEW

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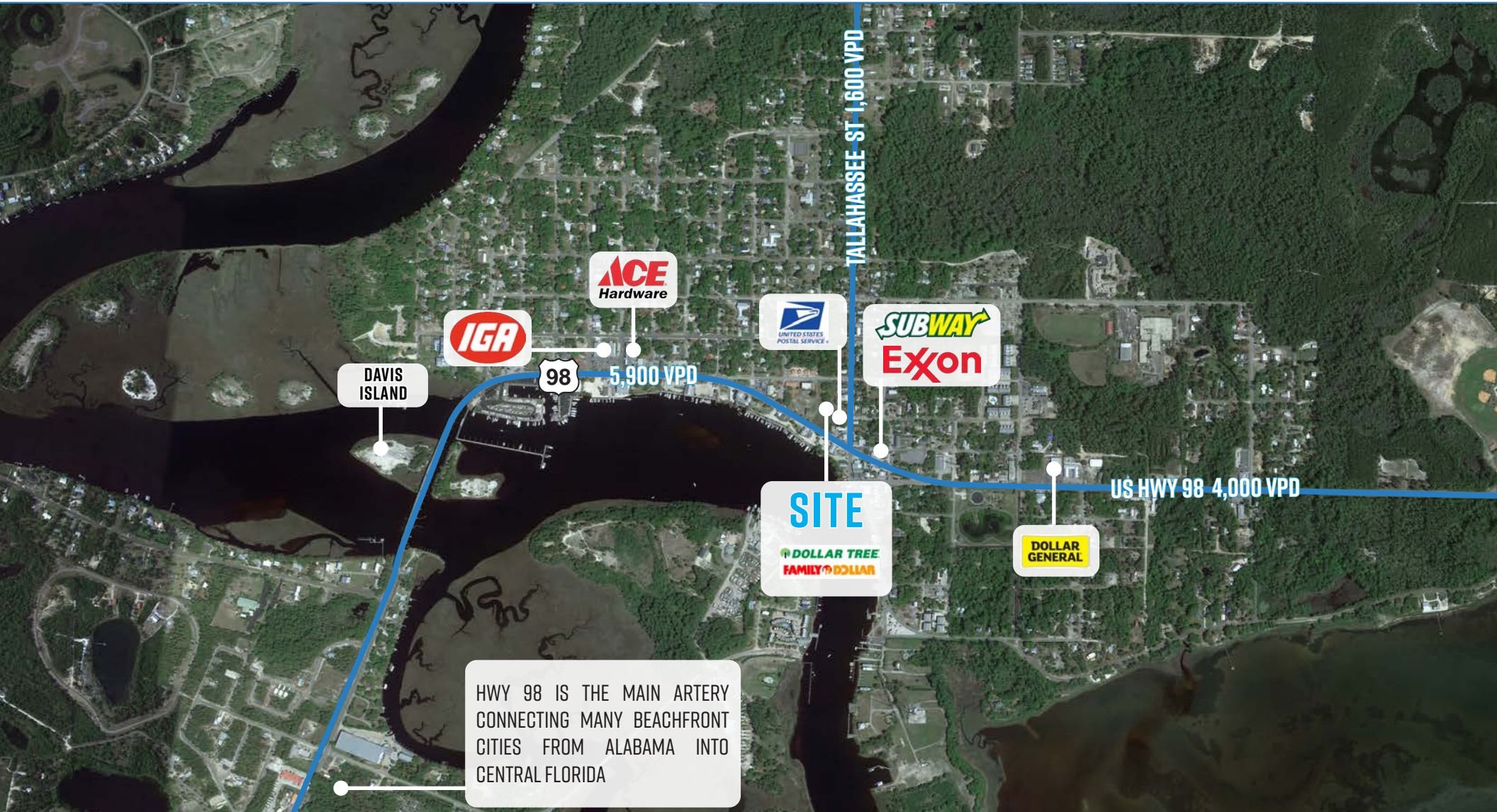
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HIGH AERIAL

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LOW AERIAL

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CARRABELLE CITY BOAT RAMP

98

5,900 VPD

C-QUARTERS LIQUORS

Fathoms
Restaurant & Bar



DOLLAR TREE
FAMILY DOLLAR
SITE

TALLAHASSEE ST | 1,600 VPD

HOTEL CARRABELLE

THE OLD CARRABELLE HOTEL

GANDER'S HARDWARE

FIRST BAPTIST CHURCH

WORLD'S SMALLEST POLICE STATION

CARRABELLE CORNER STORE

COASTAL REALTY GROUP



CARRABELLE HISTORY MUSEUM

US HWY 98 4,000 VPD



JUST RIGHT MARINE

GEORGIAN HOTEL

GEORGE SANDS PARK

BUSINESS



COMMERCIAL FISHING



TOURISM

LIFESTYLE / INDUSTRIES



PARKS
GEORGE SANDS PARK



MEDIAN HOUSEHOLD INCOME
\$53,001 ON A 10 MI RANGE



POPULATION
3,445 ON A 10 MI RANGE

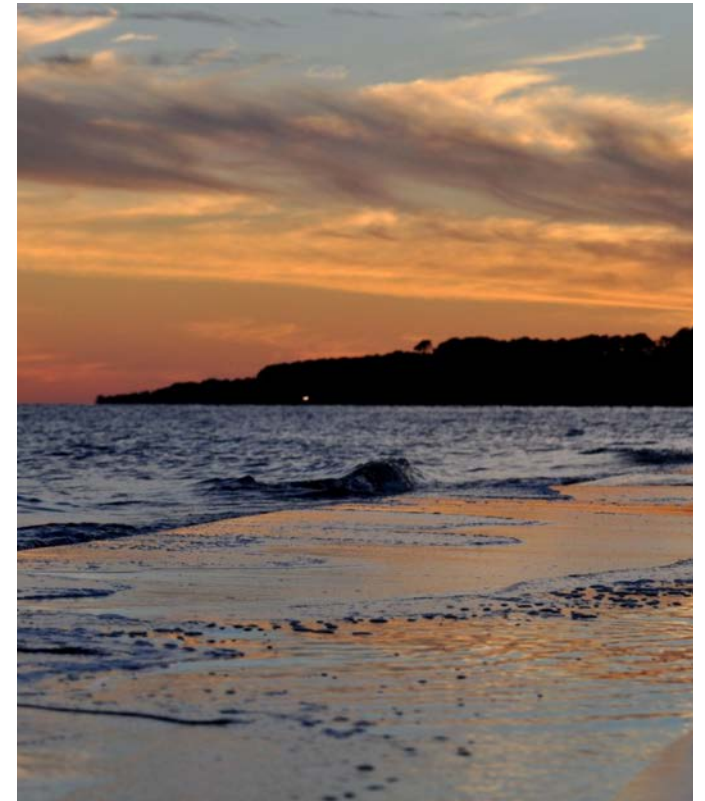


AVERAGE HOUSEHOLD INCOME
\$81,691 ON A 10 MI RANGE

HIGHWAY
US 98



CARRABELLE
AIRPORT



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DEMOGRAPHICS

FAMILY DOLLAR TREE

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AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

MANUFACTURING, RETAIL TRADE, WHOLESALE TRADE, CONSTRUCTION, TRANSPORTATION & WAREHOUSING, INFORMATION, FINANCE & INSURANCE, ADMINISTRATIVE & SUPPORT & WASTE MANAGEMENT & REMEDIATION, OTHER SERVICES

2024 EST SUMMARY	1 MILE	10 MILES	15 MILES
POPULATION	1,146	4,227	6,600
HOUSEHOLDS	542	1,505	2,440
FAMILIES	336	890	1,520
AVERAGE HOUSEHOLD SIZE	1.40	2.12	2.26
OWNER OCCUPIED HOUSING UNITS	412	1,197	1,965
RENTER OCCUPIED HOUSING UNITS	130	308	475
MEDIAN AGE	43.3	49.1	49.6
MEDIAN HOUSEHOLD INCOME	\$50,815	\$55,824	\$58,185
AVERAGE HOUSEHOLD INCOME	\$69,593	\$76,879	\$78,271
2029 EST SUMMARY	1 MILE	10 MILES	15 MILES
POPULATION	1,137	4,260	6,769
HOUSEHOLDS	550	1,529	2,520
FAMILIES	340	901	1,568
AVERAGE HOUSEHOLD SIZE	1.37	2.11	2.25
OWNER OCCUPIED HOUSING UNITS	426	1,238	2,067
RENTER OCCUPIED HOUSING UNITS	123	291	453
MEDIAN AGE	43.0	48.5	49.3
MEDIAN HOUSEHOLD INCOME	\$55,776	\$61,631	\$65,083
AVERAGE HOUSEHOLD INCOME	\$79,867	\$87,919	\$89,433



CARRABELLE, FL

KNOWN AS THE FLORIDA PANHANDLE'S GATEWAY TO THE GULF, CARRABELLE IS A NATURE LOVER'S PARADISE, KNOWN FOR ITS BEAUTIFUL BEACHES. A TRUE FISHING VILLAGE, CARRABELLE IS LOCATED RIGHT ON THE GULF OF MEXICO, AND ITS PEOPLE HAVE BEEN HARVESTING FROM THE SEA FOR MORE THAN 100 YEARS. SHRIMPING, OYSTERING, COMMERCIAL AND RECREATIONAL GAME FISHING. TOGETHER WITH LUMBER, TURPENTINE, FLOUR MILLS, THE RAILROAD AND TOURISM ARE THE MAINSTAYS OF CARRABELLE'S ECONOMIC DEVELOPMENT.

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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

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TENANT NAME:	FAMILY DOLLAR STORES OF FLORIDA, LLC
GUARANTOR:	FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
LEASE TYPE:	MODIFIED NN
SF:	10,500 SF
INITIAL LEASE TERM:	10+ YEARS
LEASE START:	SUMMER 2024
LEASE EXPIRATION:	10 YEARS FROM RENT COMMENCEMENT DATE
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING LOT REPAIRS.

EXTENSION OPTIONS: FOUR 5-YEAR OPTIONS WITH 5% INCREASES EACH EXTENSION		
EXT. OPTION #1	YRS:11-15	\$187,425.00
EXT. OPTION #2	YRS:16-20	\$196,770.00
EXT. OPTION #3	YRS:21-25	\$206,640.00
EXT. OPTION #4	YRS:26-30	\$216,930.00

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$178,500.00
MONTHLY	\$14,875.00
PER SF	\$17.00



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