

FAMILY DOLLAR TREE | 10 YEAR NN INVESTMENT OPPORTUNITY BIRMINGHAM, AL MSA | STORE TRENDING CLOSE TO 2X CHAIN AVERAGE SALES

9747 HWY 18 VERNON, AL 35592



10,500± SF
FOR SALE

REPRESENTATIVE PHOTO



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656 ELLIS OAK AVENUE

CHARLESTON, SC 29412



FAMILY DOLLAR TREE

BIRMINGHAM, AL MSA | 9747 HWY 18, VERNON, AL 35592



DOLLAR TREE®

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OFFERING SUMMARY	
OFFERING	
PRICE:	\$1,728,460 \$1,664,444
NOI:	\$112,350.00
CAP:	6.50% 6.75%
GUARANTY:	FAMILY DOLLAR STORES, INC.
TENANT:	FAMILY DOLLAR STORES OF ALABAMA, LLC
LEASE TYPE:	10 YEAR NN
RENTABLE AREA:	10,500 SF
LAND AREA:	1.3 ACRES
YEAR BUILT:	2022
PARCEL #:	11-05-16-4-002-047.0000
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	32
ZONING:	B-1



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INVESTMENT HIGHLIGHTS

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10,500 SF BUILDING
(FAMILY DOLLAR
TYPICAL PROTOTYPE
IS 8,320 SF)



10 YEAR LEASE



INVESTMENT
GRADE CREDIT
TENANT



VPD ON 3RD
AVENUE SW =
5,161± VPD



3-MILE HHI =
\$56,578



NEAR VERNON CITY HALL,
NATIONAL/LOCAL
BUSINESSES; ADJACENT TO
NEW O'REILLY AUTO PARTS



RECESSION &
PANDEMIC
RESISTANT TENANT



BOOMING STORE!
TRENDING CLOSE TO 2X
AVG CHAIN SALES

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PROPERTY OVERVIEW

FAMILY DOLLAR TREE

BIRMINGHAM, AL MSA | 9747 HWY 18, VERNON, AL 35592



32 PARKING SPACES



YEAR BUILT: 2022

PARCEL
NUMBER

11-05-16-4-002-047.0000



FAMILY DOLLAR STORES OF ALABAMA, LLC

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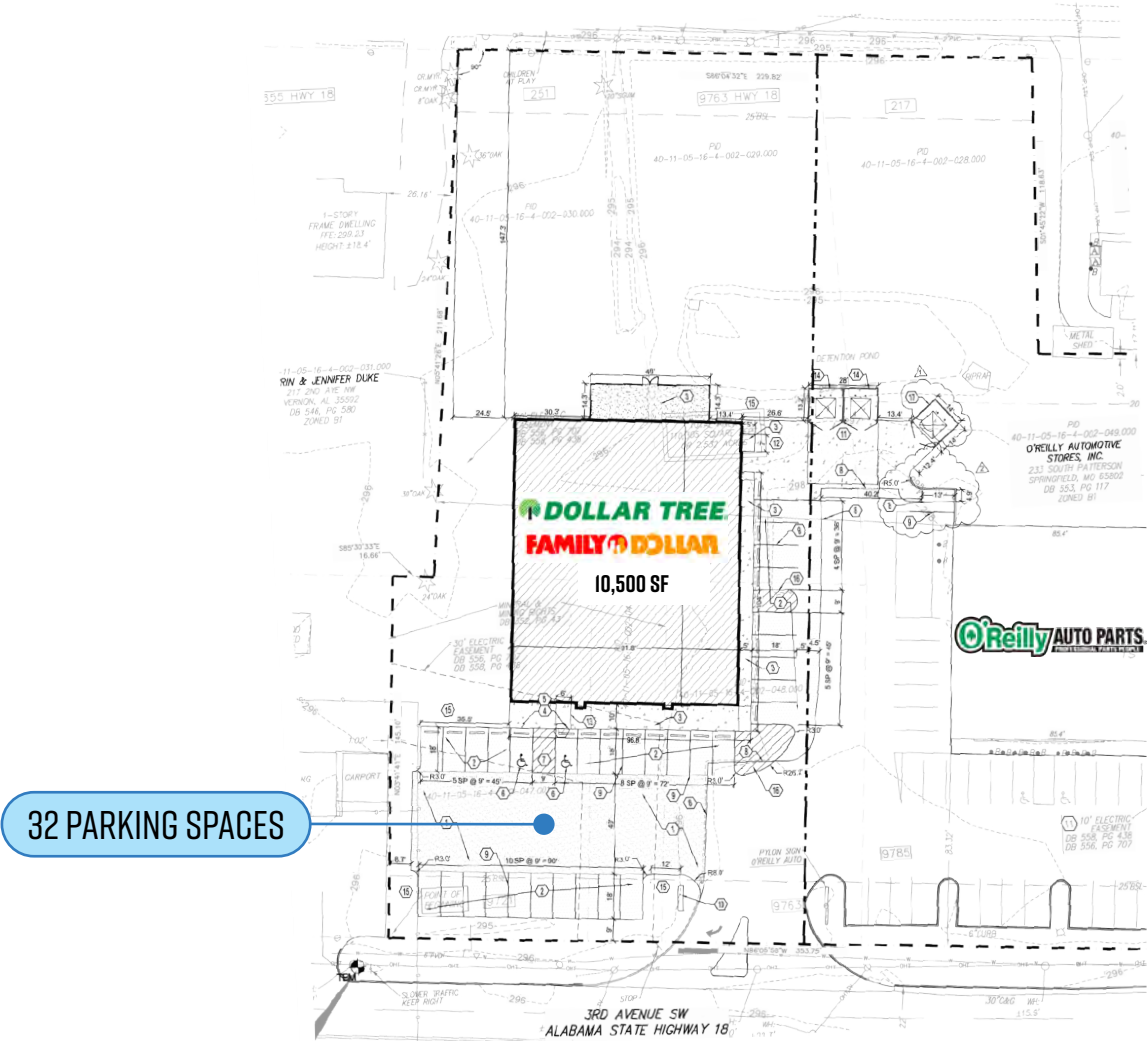
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SITE PLAN

FAMILY DOLLAR TREE

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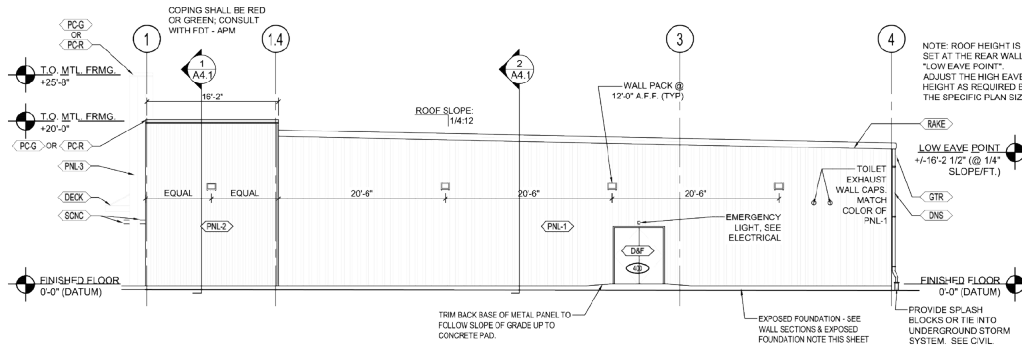
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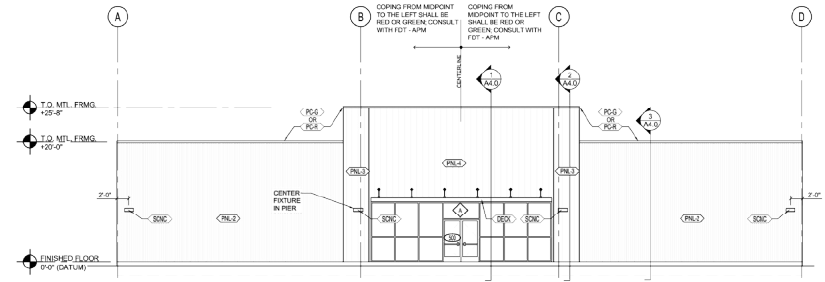
ELEVATIONS

FAMILY DOLLAR TREE

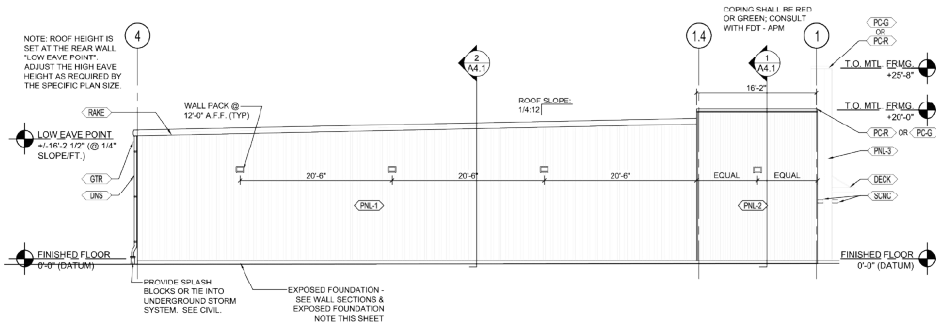
BIRMINGHAM, AL MSA | 9747 HWY 18, VERNON, AL 35592



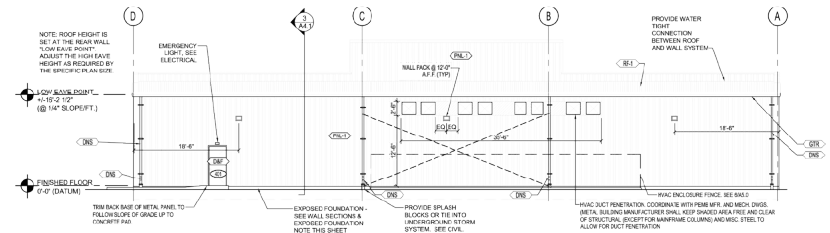
RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

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RENDERINGS

FAMILY DOLLAR TREE

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REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

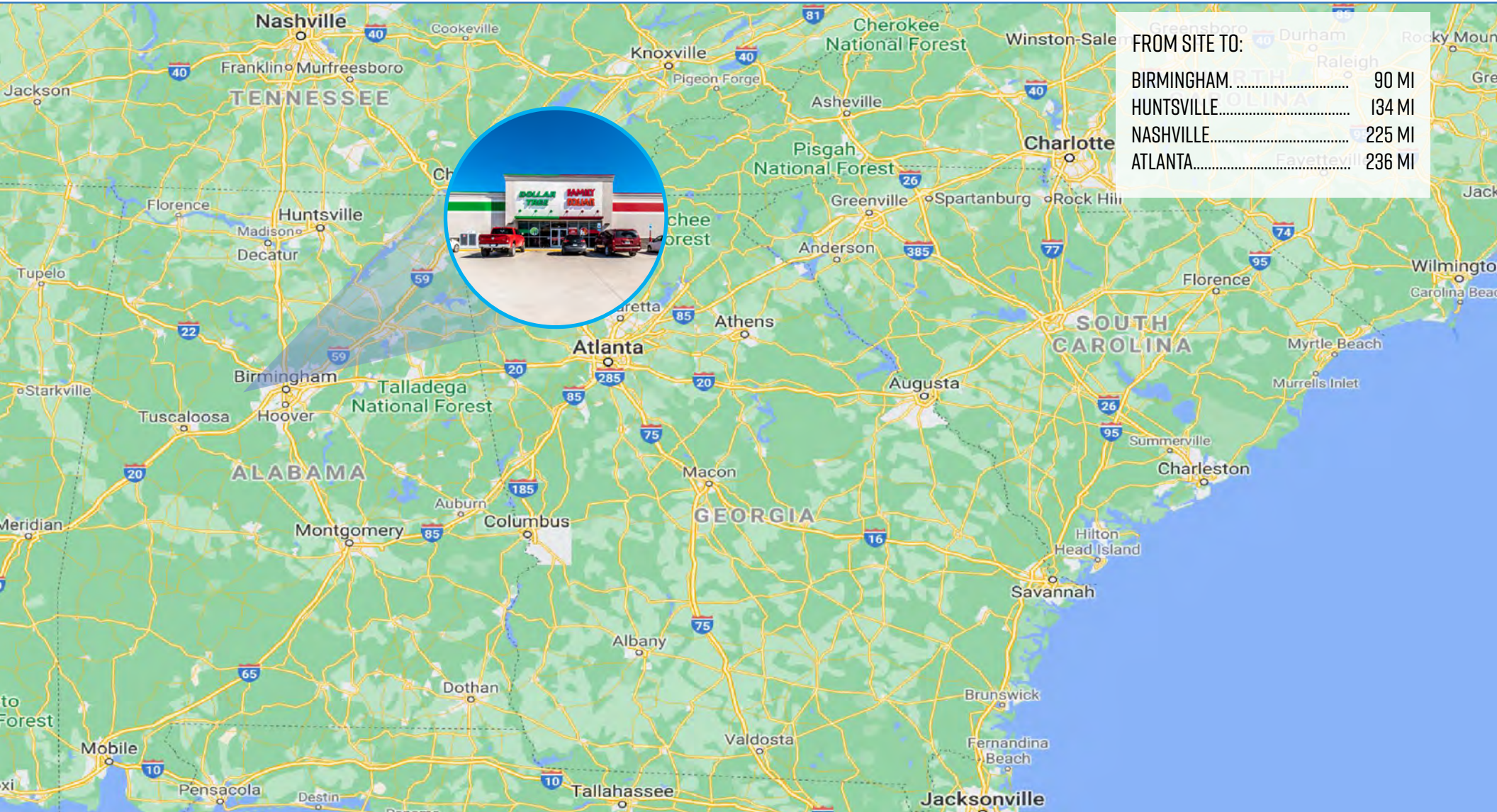
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LOCATION OVERVIEW

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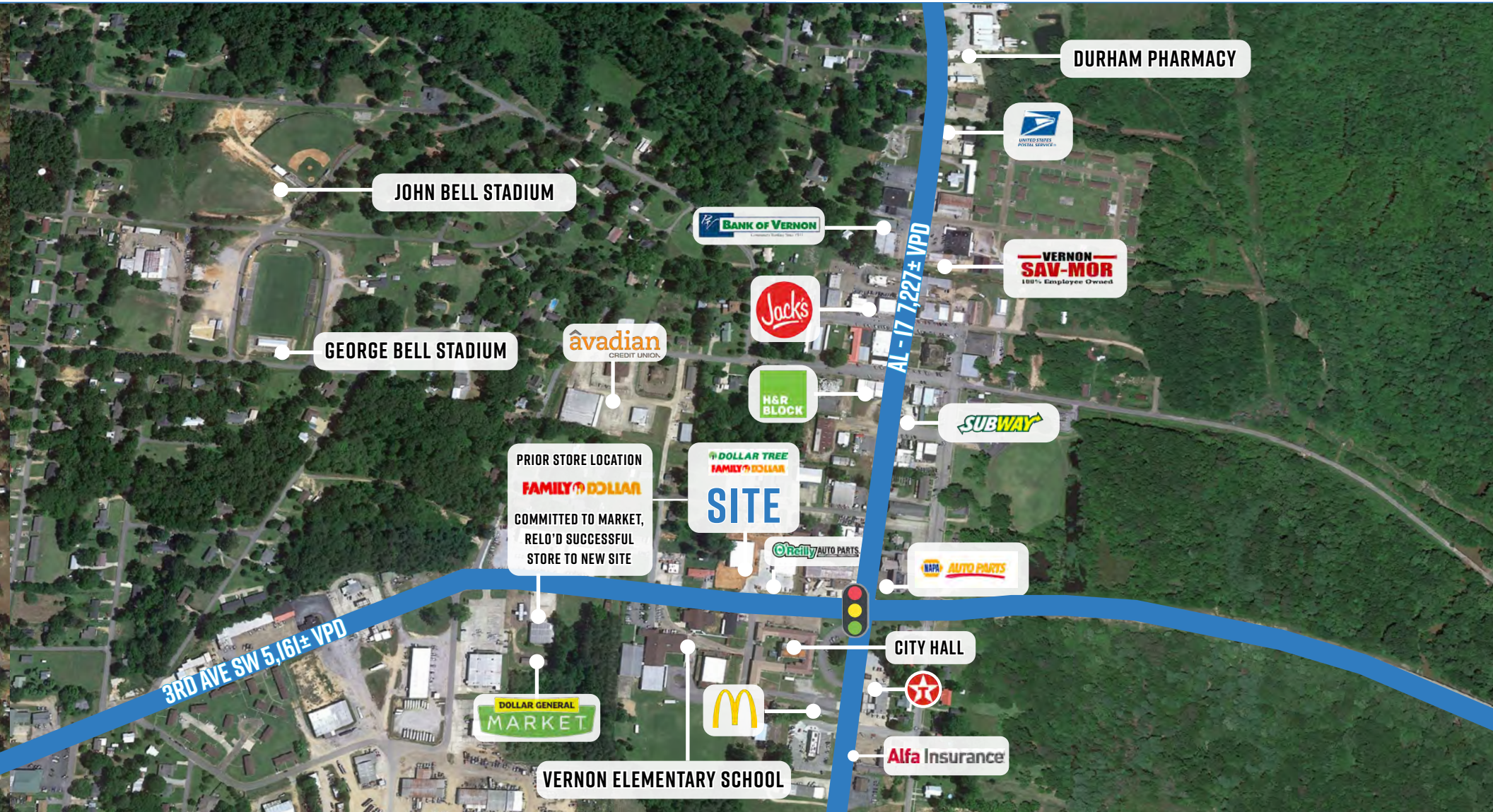
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HIGH AERIAL

FAMILY DOLLAR TREE

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PRIOR STORE LOCATION
FAMILY DOLLAR
COMMITTED TO MARKET,
RELO'D SUCCESSFUL
STORE TO NEW SITE

DOLLAR TREE
FAMILY DOLLAR
SITE

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SITE AERIAL

FAMILY DOLLAR TREE

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DOLLAR TREE
FAMILY DOLLAR
SITE

O'Reilly AUTO PARTS
PROFESSIONAL PARTS SERVICE

NAPA AUTO PARTS



AL-17 7,227± VPD

3RD AVE SW 5,161± VPD

CITY HALL



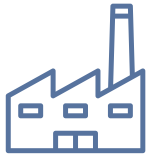
VERNON ELEMENTARY SCHOOL

CITY OVERVIEW | VERNON, AL

FAMILY DOLLAR TREE

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BUSINESS



BAMA BIO-TECH CORPORATION

LOCATED AT VERNON, AL WITH A DISTANCE OF 6.7 MILES FROM SITE. THE COMPANY HAS 30 TOTAL EMPLOYEES ACROSS ITS LOCATION.

LIFESTYLE / INDUSTRIES



PARKS
VERNON CITY PARK



MEDIAN HOUSEHOLD INCOME
\$50,057 ON A 15 MI RANGE



POPULATION
19,469 ON A 15 MI RANGE



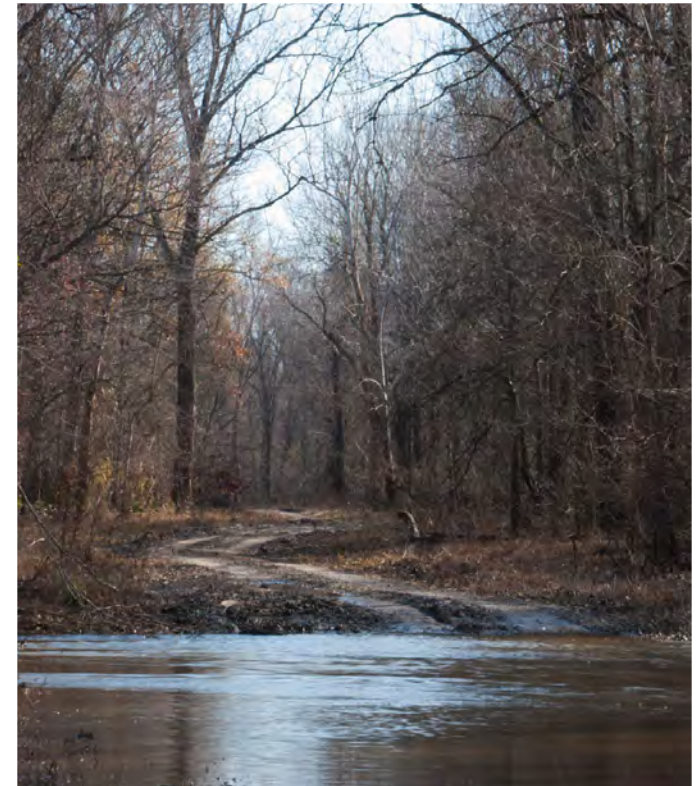
AVERAGE HOUSEHOLD INCOME
\$67,196 ON A 15 MI RANGE



HIGHWAY
STATE ROUTE 17



LAMAR COUNTY AIRPORT



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DEMOGRAPHICS

FAMILY DOLLAR TREE

BIRMINGHAM, AL MSA | 9747 HWY 18, VERNON, AL 35592



AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

MANUFACTURING, RETAIL TRADE, WHOLESALE TRADE, EDUCATIONAL SERVICES, HEALTH CARE & SOCIAL ASSISTANCE, MANAGEMENT OF COMPANIES & ENTERPRISES, CONSTRUCTION, UTILITIES

2023 SUMMARY	3 MILE	10 MILE	15 MILE
POPULATION	2,683	8,872	19,469
HOUSEHOLDS	1,167	3,751	8,054
FAMILIES	761	2,476	5,475
AVERAGE HOUSEHOLD SIZE	2.28	2.33	2.40
OWNER OCCUPIED HOUSING UNITS	804	2,807	6,245
RENTER OCCUPIED HOUSING UNITS	363	944	1,809
MEDIAN AGE	42.4	45.4	44.5
MEDIAN HOUSEHOLD INCOME	\$38,854	\$40,784	\$50,057
AVERAGE HOUSEHOLD INCOME	\$56,578	\$56,448	\$67,196
2028 SUMMARY	3 MILE	10 MILE	15 MILE
POPULATION	2,619	8,703	19,174
HOUSEHOLDS	1,151	3,712	7,997
FAMILIES	746	2,440	5,414
AVERAGE HOUSEHOLD SIZE	2.25	2.31	2.38
OWNER OCCUPIED HOUSING UNITS	787	2,796	6,232
RENTER OCCUPIED HOUSING UNITS	364	917	1,765
MEDIAN AGE	43.8	46.9	45.7
MEDIAN HOUSEHOLD INCOME	\$43,854	\$44,799	\$54,896
AVERAGE HOUSEHOLD INCOME	\$64,240	\$63,033	\$74,786



VERNON IS THE COUNTY SEAT OF LAMAR COUNTY, ALABAMA. THE MOST COMMON INDUSTRIES IN VERNON ARE MACHINERY, HEALTH CARE, EDUCATIONAL SERVICES, CONSTRUCTION, FINANCE AND INSURANCE, AND TRUCK TRANSPORTATION. VERNON ALSO HAS A HISTORY OF MANUFACTURING AND IS CURRENTLY HOME TO MARATHON, AN INTERNATIONAL MANUFACTURER OF WASTE COMPACTORS FOR BUSINESSES AND MUNICIPALITIES.

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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 ALABAMA, LLC
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 FIVE (5) FIVE (5) YEAR OPTIONS
LEASE START:	JULY 28, 2022
LEASE EXPIRATION:	SEPTEMBER 30, 2032
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS

EXTENSION OPTIONS: FIVE 5-YEAR OPTIONS WITH 5% PSF INCREASES EACH EXTENSION		
EXT. OPTION #1	YRS:11-15	\$ 118,020.00
EXT. OPTION #2	YRS:16-20	\$ 123,900.00
EXT. OPTION #3	YRS:21-25	\$ 130,095.00
EXT. OPTION #4	YRS:26-30	\$ 136,500.00
EXT. OPTION #5	YRS:31-35	\$ 143,430.00

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$112,350.00
MONTHLY	\$9,362.50
PER SF	\$10.70



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