



Offering Memorandum

1154 West State St. Fremont, OH

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Executive Summary

Colliers is pleased to offer an exceptional investment opportunity: the sale of a Family Dollar property located at 1154 West State Street, Fremont, OH. Situated along the primary retail corridor just South of Fremont Ross High School, this property boasts a prime location with high visibility and accessibility.

The building enjoys strong sales performance, underscoring its significance as a valuable retail asset within the area.

Offered at \$711,765, this low price point makes this asset a very attractive investment. A compelling 8.50% capitalization rate with a net operating income of \$60,500, makes this asset affordable with above average returns.

The sale opportunity of the Family Dollar property at 1154 West State St. Fremont, OH represents a strong investment with a prime location, strong sales performance, and favorable financial metrics. Don't miss out on the chance to secure this promising asset.

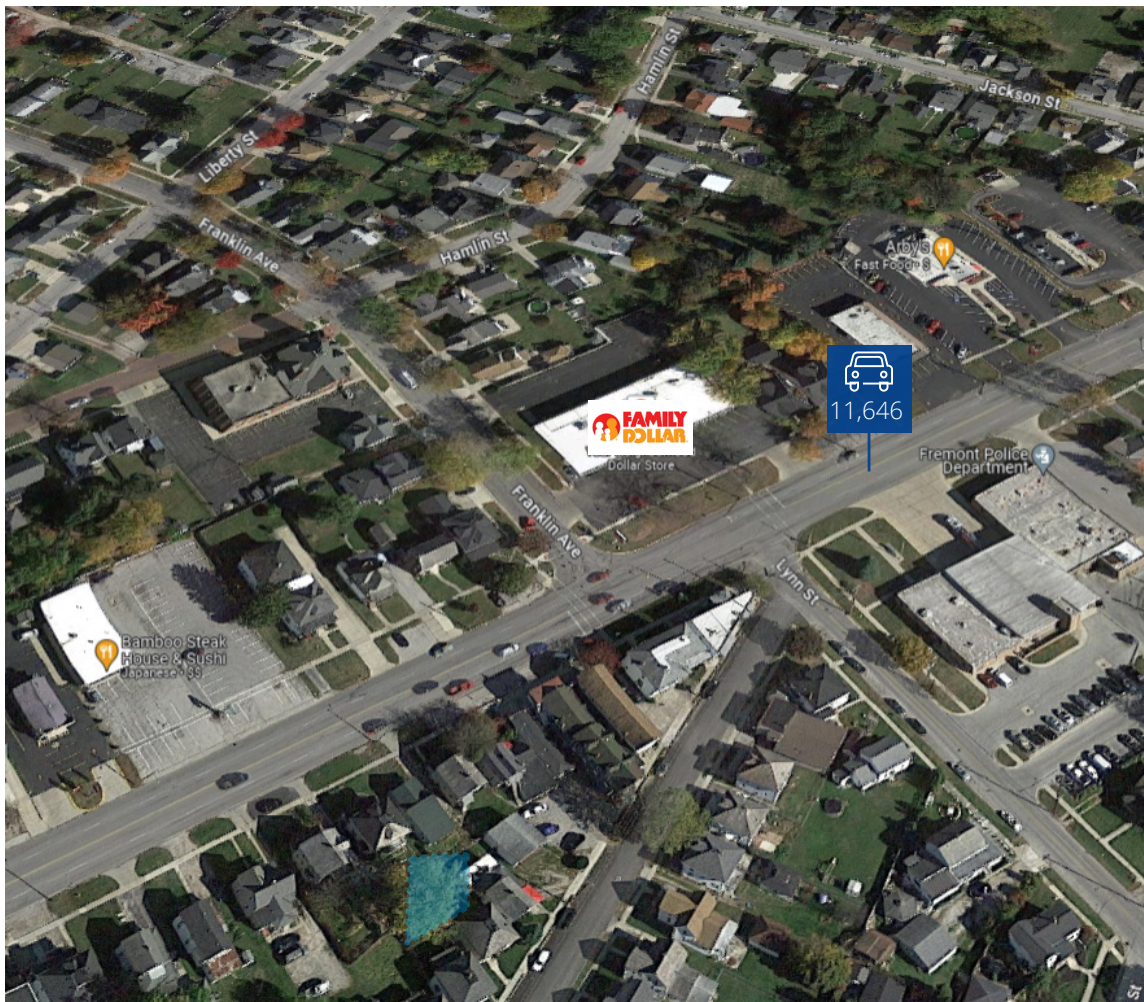
Offering Highlights

PROPERTY DESCRIPTION

PROPERTY ADDRESS	1154 WEST STATE ST. FREMONT, OH
OFFERING PRICE	\$711,765
NOI	\$60,500
CAP RATE	8.50%
Building Size	10,500 SF
Land Size	.69 acres

LEASE SUMMARY

LEASE TYPE	NN – Roof & Structure
LEASE TERM	3.6 Years
LEASE EXPIRATION	December 31,2027
RENEWAL OPTIONS	Two, Five-year options
ESCALATIONS	10% every Five years
CREDIT	Corporate



Property Detail Profile

Strategic Location

- > Located on the main retail corridor.
- > Directly South of Fremont Ross High School
- > Highly Populated Residential Area
- > Near numerous other national brands

Strong Investment Fundamentals

- > Strong Sales
- > Corporate Guarantee
- > Large Store Format
- > Strongly Brand Recognition



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FREMONT, OH

Offering Price
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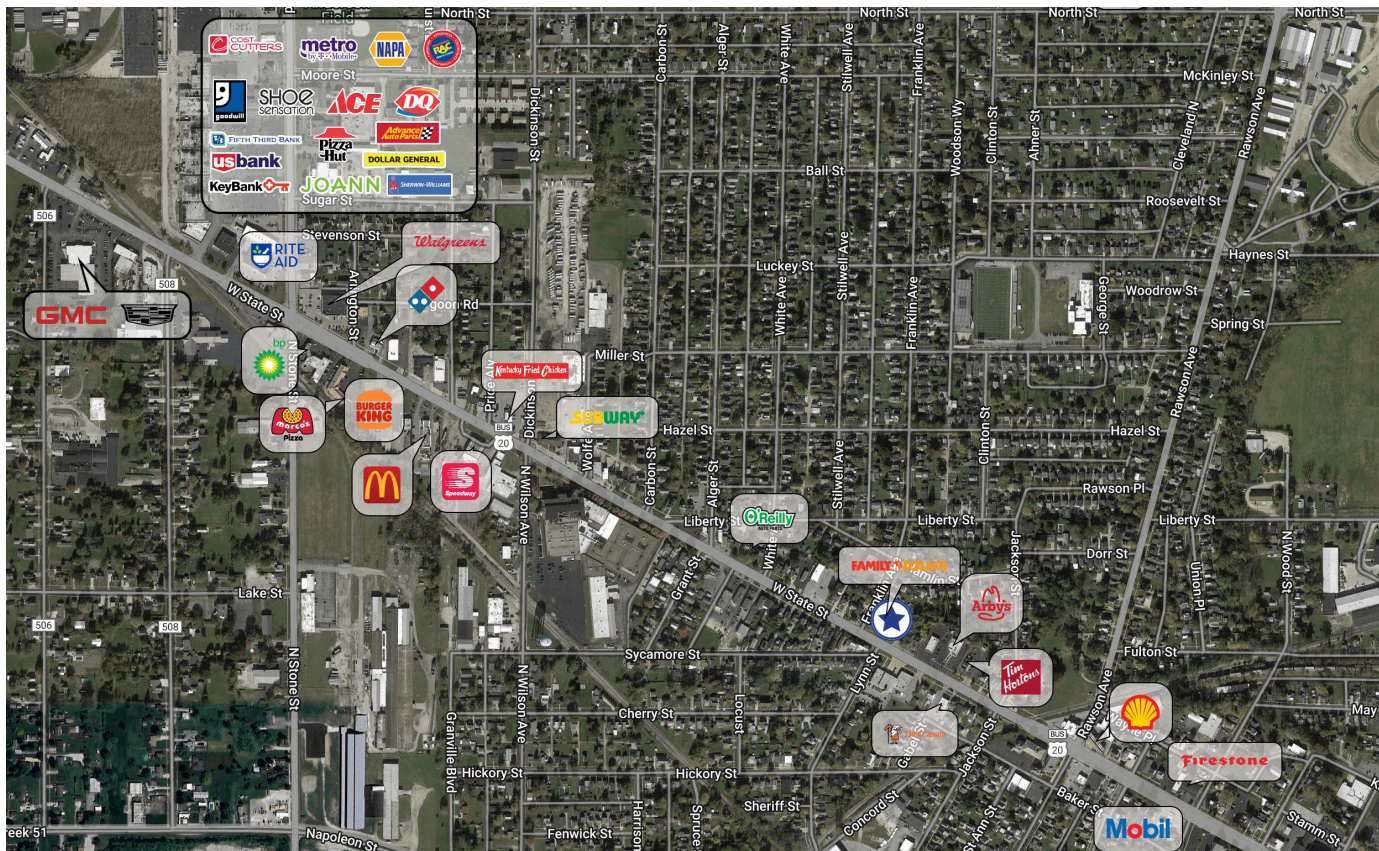
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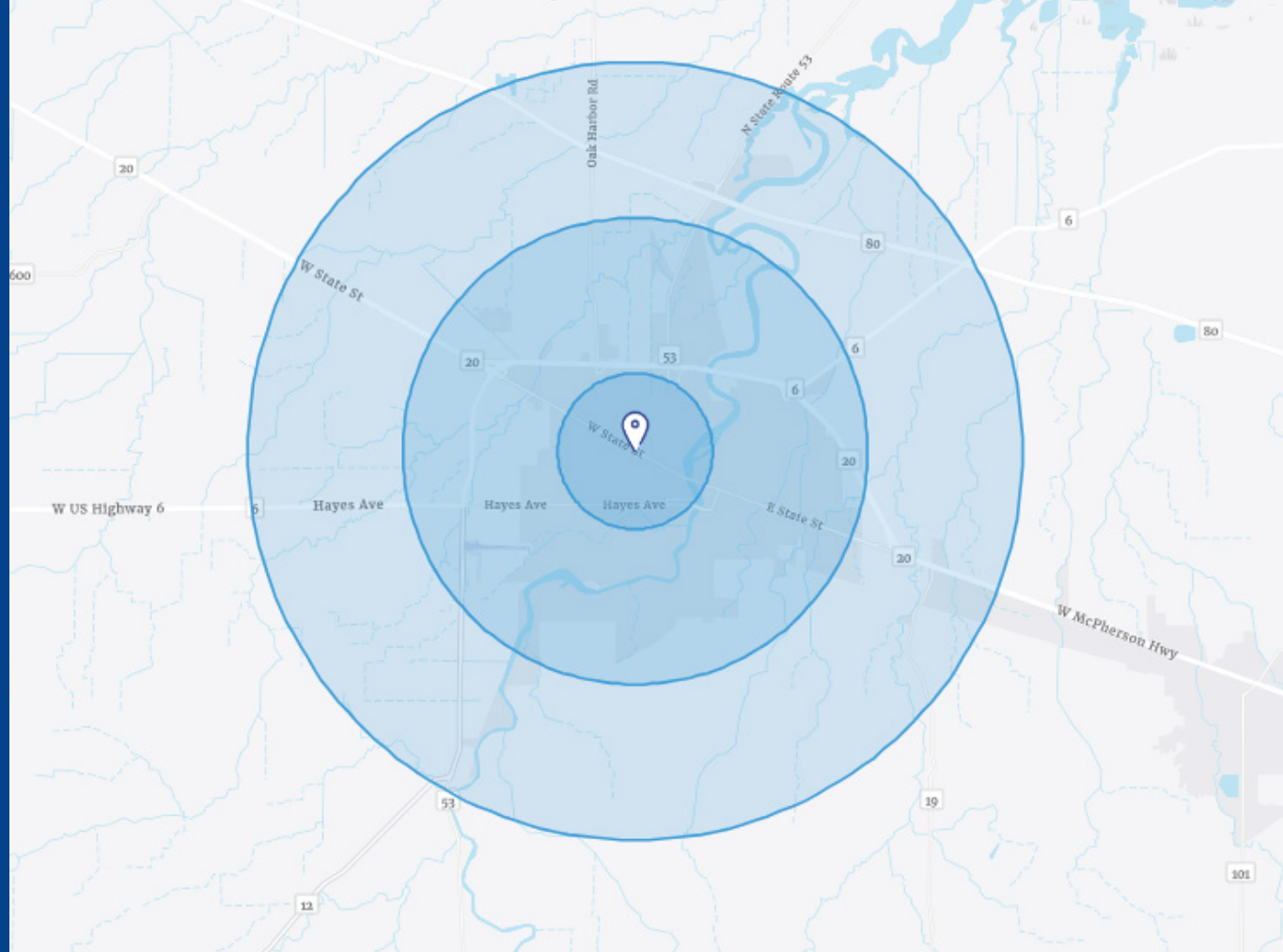
Location Overview

Fremont, Ohio, situated in Sandusky County, is a city steeped in industrial heritage and Midwestern charm. Its flat terrain is intersected by the tranquil waters of the Sandusky River, offering both recreational opportunities and scenic beauty. Once primarily known for its manufacturing sector, Fremont has diversified its economy over the years, now encompassing healthcare, education, and retail. The city proudly preserves its history through sites like the Rutherford B. Hayes Presidential Center, while also embracing modern amenities and community events. With a strong sense of community spirit, diverse population, and convenient access to major highways, Fremont maintains its allure as a welcoming and dynamic place to call home in the heart of Ohio.





Demographics



		1 MILE	3 MILE	5 MILE
PEOPLE		9,921	23,453	27,234
HOUSEHOLDS		2,488	6,186	7,368
AVERAGE HH INCOME		\$59,194	\$67,651	\$70,462



Family Dollar is a well-known discount retail chain headquartered in Chesapeake, VA, with over 8,000 stores across the United States. The company was founded in 1959 by Leon Levine, who aimed to provide affordable merchandise to families in low- and middle-income neighborhoods. Initially focused on offering a variety of goods priced at or below \$1, the store has expanded its product range to include household essentials, groceries, clothing, and seasonal items, while still maintaining its commitment to providing value to customers.

In 2015, Family Dollar was acquired by Dollar Tree, another prominent discount retail chain, forming a powerhouse in the industry. Despite the acquisition, Family Dollar continues to operate under its own brand, catering to its loyal customer base with a focus on convenience and affordability.

Family Dollar stores are typically located in urban and rural areas, serving as convenient one-stop shops for everyday needs. The company's store layout and merchandising strategy prioritize simplicity and efficiency, allowing customers to quickly find what they need at affordable prices.

Family Dollar's business model revolves around offering a wide range of products at competitive prices, often leveraging its purchasing power to secure deals and pass on savings to customers. Additionally, the company frequently runs promotions, discounts, and loyalty programs to enhance customer value and loyalty.

Overall, Family Dollar has established itself as a trusted destination for budget-conscious shoppers seeking affordable essentials and everyday items, contributing to its enduring popularity and widespread presence across the United States.



REVENUE
\$26.3 billion



HEADQUARTERS
Chesapeake, VA



EMPLOYEES
±60,000



LOCATIONS
16,000+



OWNERSHIP
Public



States
48



FOUNDED
1959



CREDIT RATING
BBB-

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 1154 W. State St. Fremont, OH It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Christian Pera from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 1154 W. State St. Fremont, OH or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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