

A photograph of a Family Dollar retail store. The building is a single-story structure with a light beige or tan facade. The roofline is curved. A prominent red awning covers the entrance area, which features large glass windows and doors. Above the entrance, the 'FAMILY DOLLAR' logo is displayed in red, with a circular icon containing a stylized family figure. The sky is blue with some white clouds. In the foreground, there is a dark asphalt parking lot with yellow painted lines. A green rectangular box with the text 'FOR SALE' is overlaid on the left side of the image.

FOR SALE

NNN Family Dollar Investment

Baltimore, MD

Family Dollar - 3801 W Forest Park Ave, Baltimore, MD 21216

**AVISON
YOUNG**

Financial Summary

Family Dollar - 3801 W Forest Park Ave, Baltimore, MD 21216

3801 W Forest Ave | Baltimore, MD 21216

Net Operating Income (NOI)	\$211,772
Rent/Month	\$17,647.64
Rent/SF	\$23.07
Rentable Square Feet	9,180+/- SF
Land Area	0.78+/- Acres
Tenant Name	Family Dollar
Guarantor	Family Dollar Stores, Inc.
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Lease Term Remaining	9 Years
Rent Commencement	May 10, 2018
Lease Expiration	June 30, 2034
Increases	5% in Lease Year 11 & Into Options
Options	Six (6), Five (5) Year
Sales Price	<u>\$3,025,314.29</u> (7% Cap Rate)

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Years 1-10	-	\$211,772.00	\$17,647.64
Years 11-15	5%	\$222,360.24	\$18,530.02
Years 16-20 (Option 1)	5%	\$233,478.24	\$19,456.52
Years 21-25 (Option 2)	5%	\$245,152.20	\$20,429.34
Years 26-30 (Option 3)	5%	\$257,409.84	\$21,450.81
Years 31-35 (Option 4)	5%	\$270,280.32	\$22,523.36
Years 36-40 (Option 5)	5%	\$283,794.36	\$23,649.52
Years 41-45 (Option 6)	5%	\$297,984.00	\$24,832.00

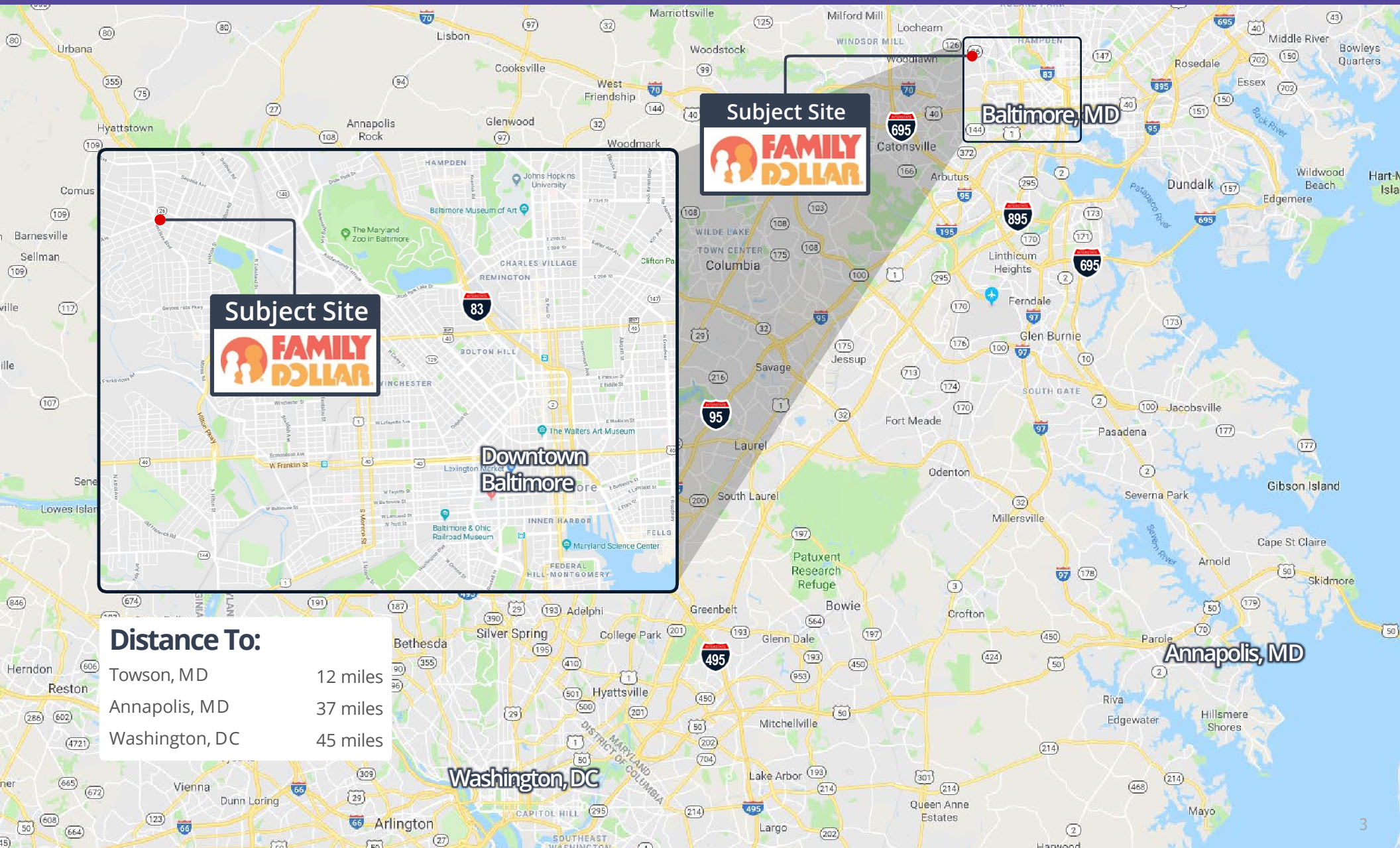
Investment Highlights

- Top Performing Store
- 15-year NNN lease
- 5% rent increases every 5 years starting in year 11 and into options
- Corporate guarantee



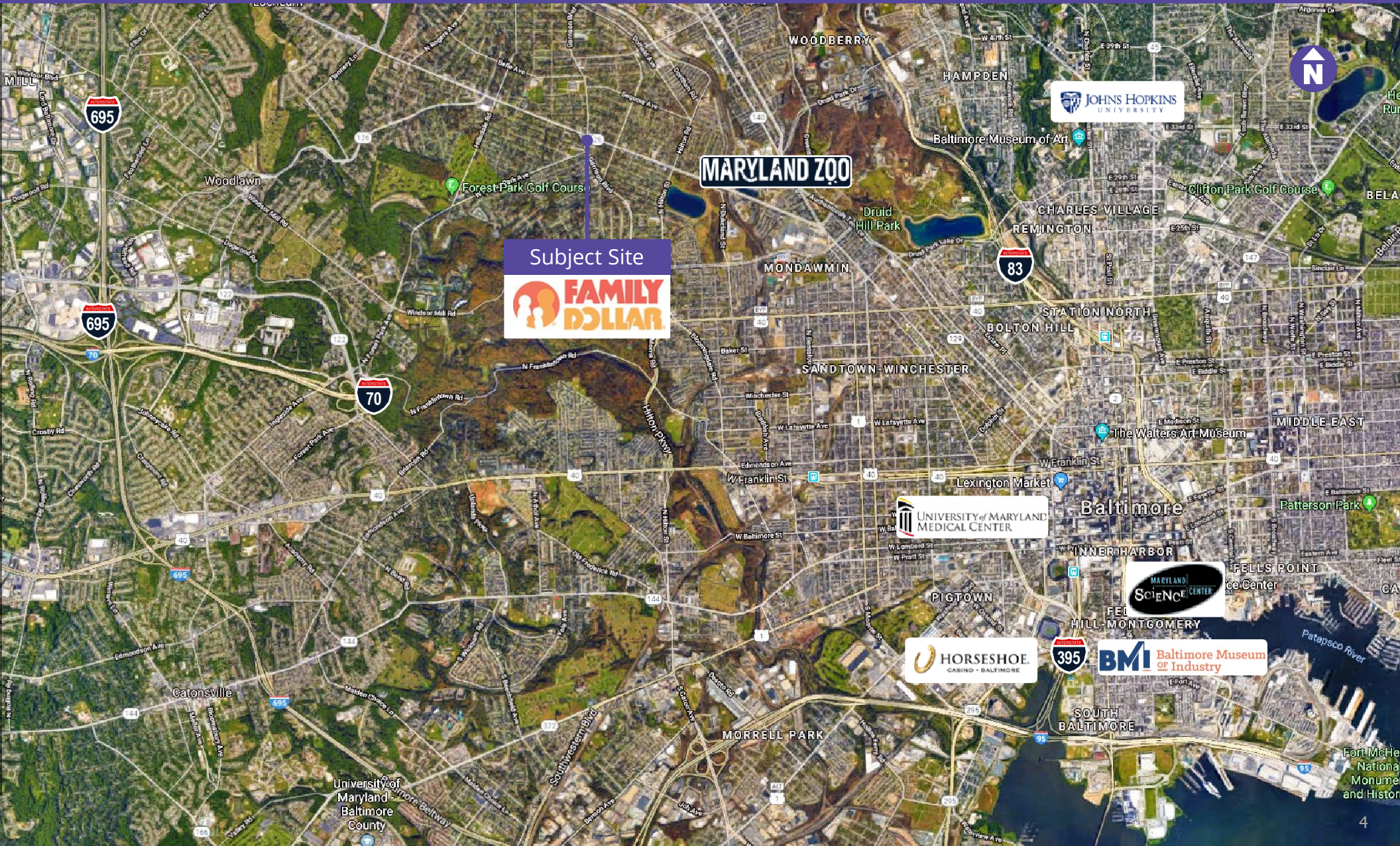
Location Overview

Family Dollar - 3801 W Forest Park Ave, Baltimore, MD 21216



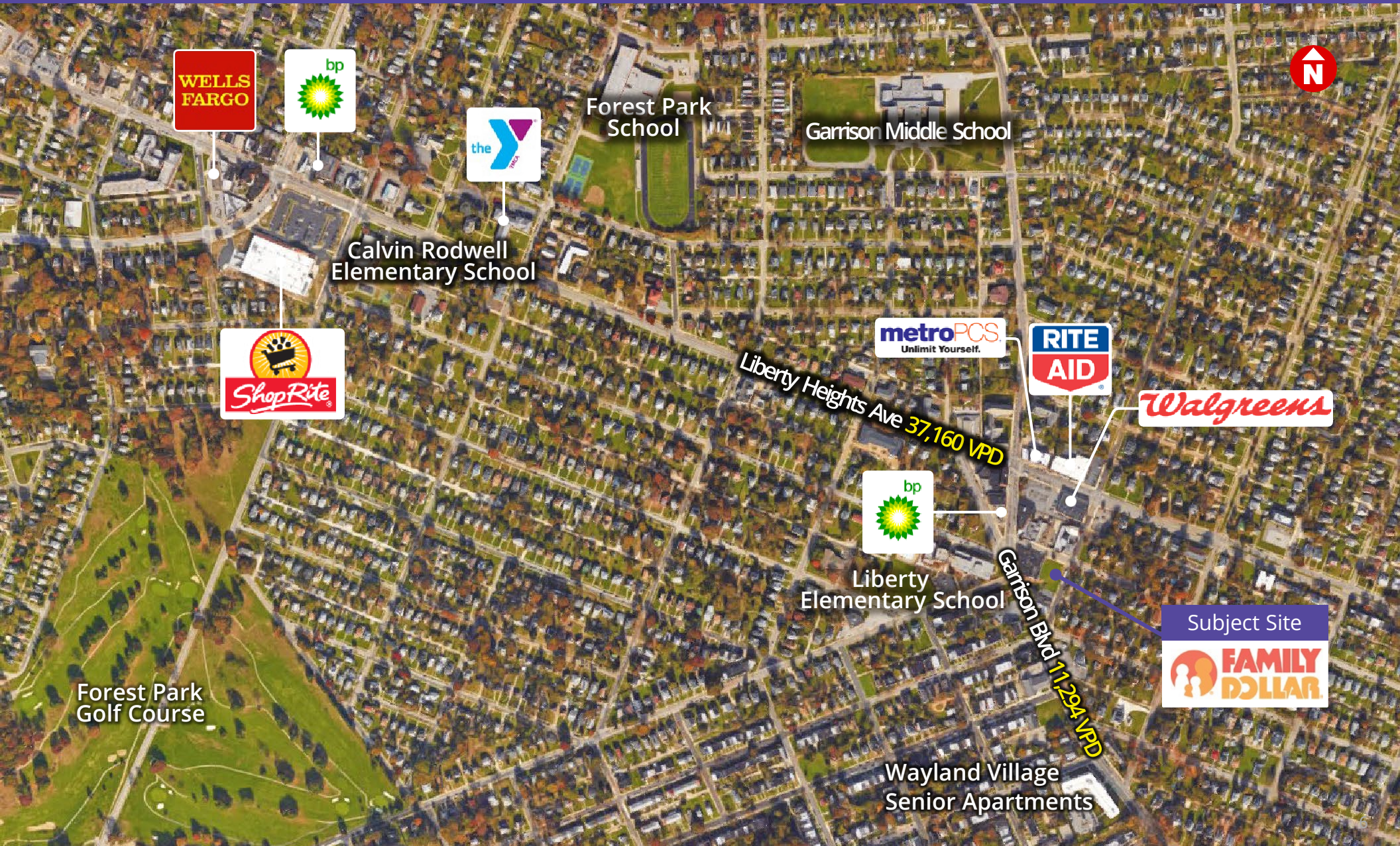
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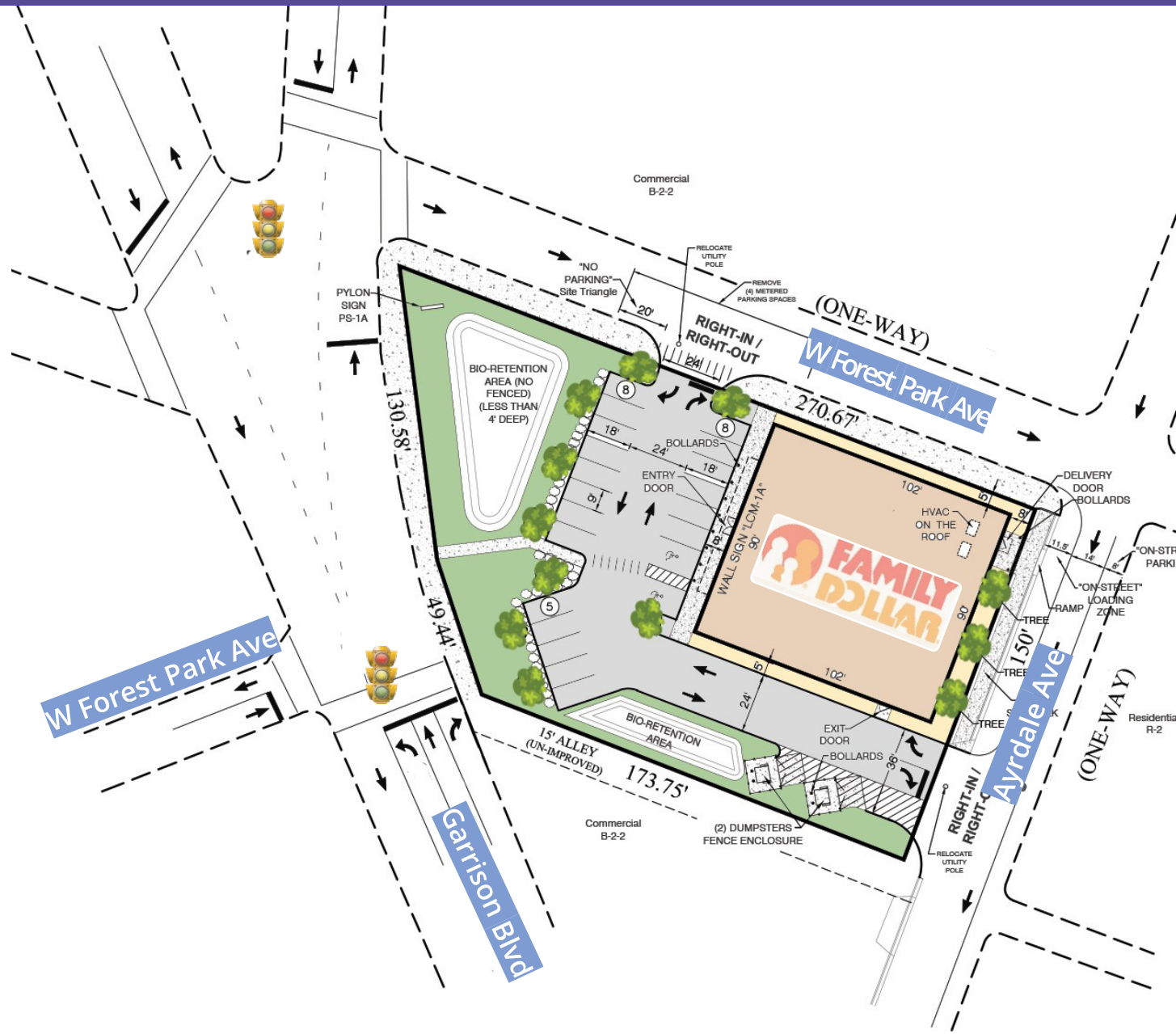
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Site Plan

Family Dollar - 3801 W Forest Park Ave, Baltimore, MD 21216



Site Photos

Family Dollar - 3801 W Forest Park Ave, Baltimore, MD 21216



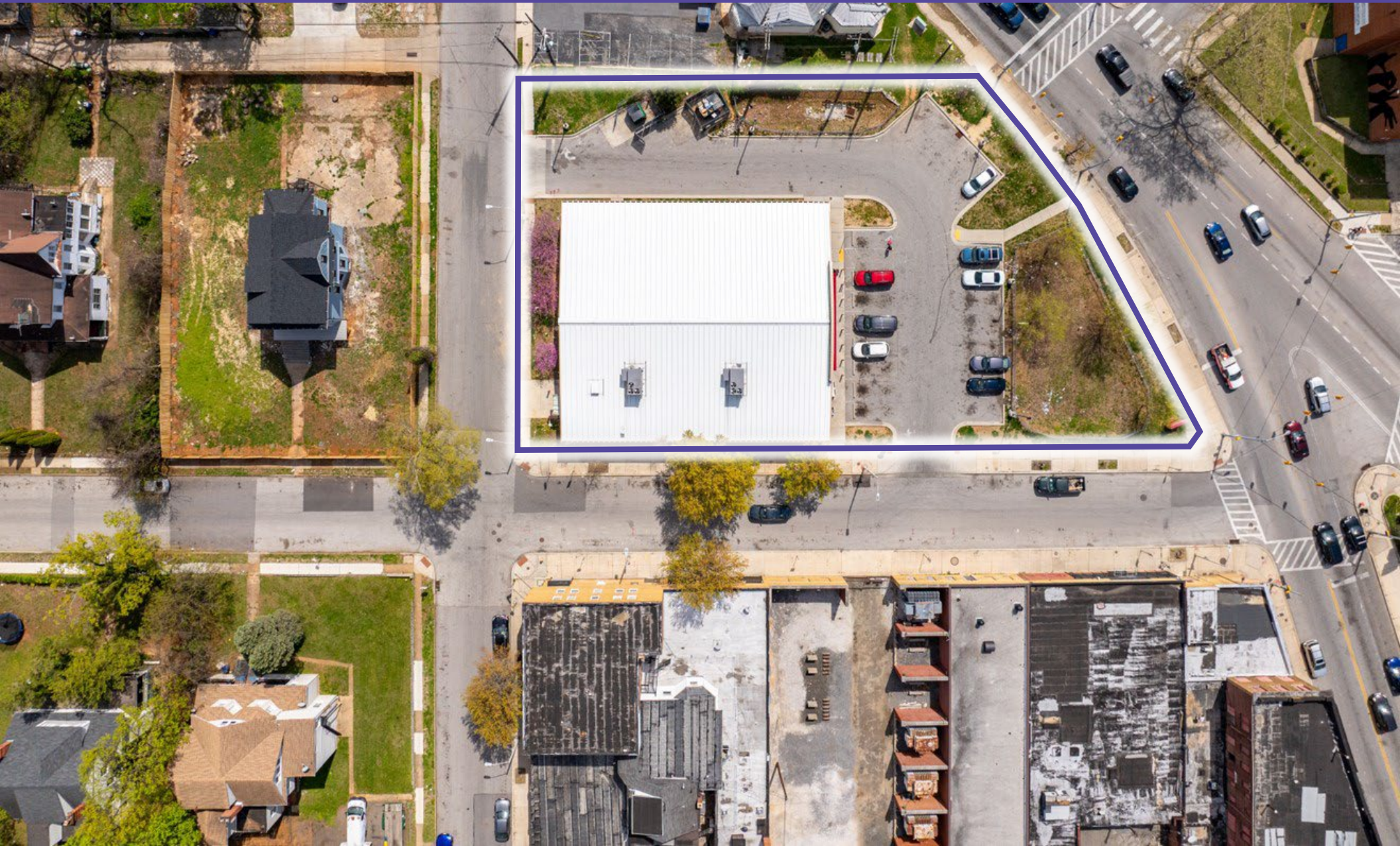
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Store Ranking

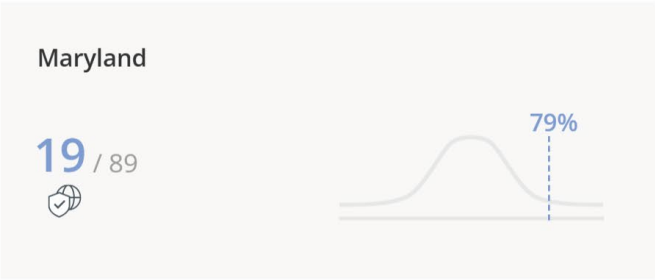
Family Dollar - 3801 W Forest Park Ave, Baltimore, MD 21216

Ranking Overview

Family Dollar

3801 W Forest Park Avenue, Ba

12042



Chain: Family Dollar | Visits | Apr 1st, 2024 - Mar 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

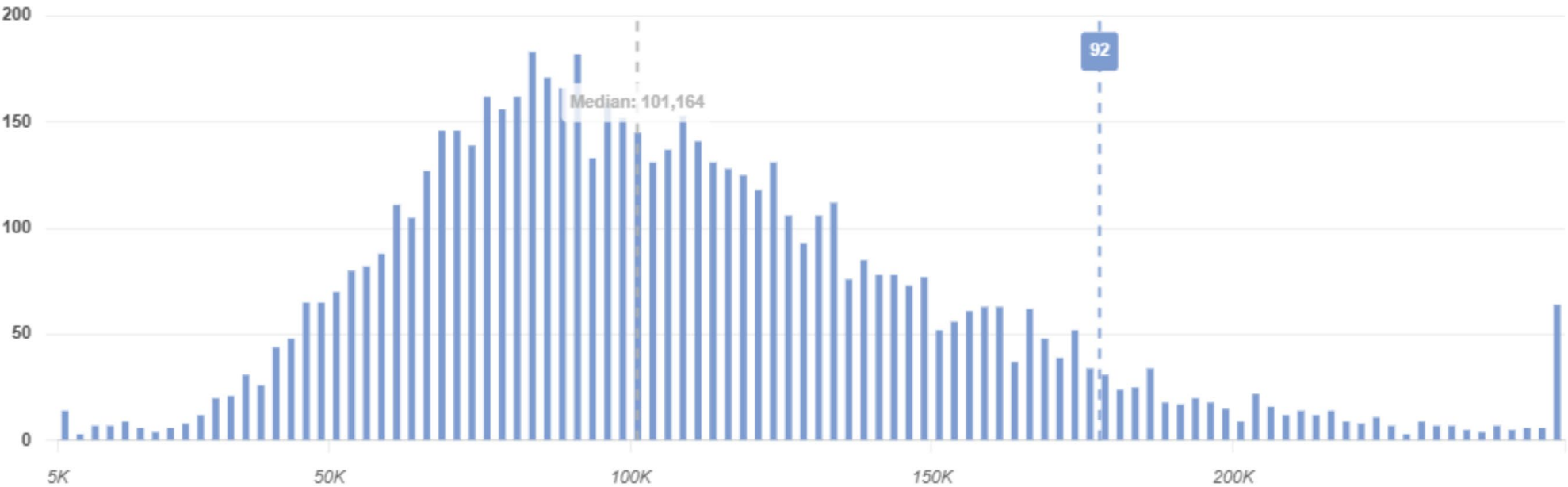
Percentile Rank

Family Dollar - 3801 W Forest Park Ave, Baltimore, MD 21216

Percentile Rank

Family Dollar
3801 W Forest Park Avenue, Baltimore, MD 21216 # 12042

of Properties: 6,382 Coverage: 83%



Ranking Index

Family Dollar - 3801 W Forest Park Ave, Baltimore, MD 21216

of Properties: 6,382 Coverage: 83% 

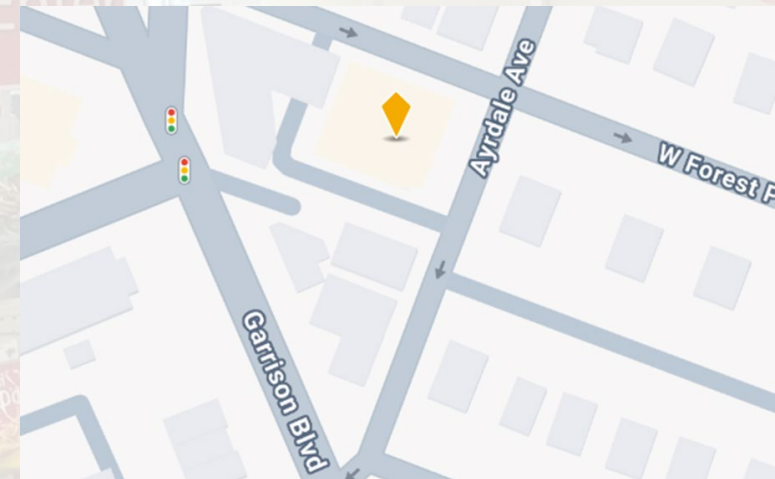
Rank	Name	Visits
1	Family Dollar / 9803 Potranco Rd, San Antonio, TX 78251	446.3K
2	Family Dollar / 1732 Stefko Blvd, Bethlehem, PA 18017-6233	424.3K
3	Family Dollar / 5626 Georgetown Rd, Indianapolis, IN 46254-1512	404K
4	Family Dollar / 1108 E Bardsley Ave, Tulare, CA 93274	383.2K
5	Family Dollar / 1283 W Frontage Rd, Rio Rico, AZ 85648-6222	362.2K
----- Skipping 450 results -----		
456	Family Dollar / 13239 Hiram Clarke Road, Houston, TX 77035	177.9K
457	Family Dollar / 3900 Aldine Mail Rte Rd, Houston, TX 77039	177.9K
458	Family Dollar / 3801 W Forest Park Avenue, Baltimore, MD 21216	177.9K
459	Family Dollar / 630 Bell Blvd, Lehigh Acres, FL 33974	177.6K
460	Family Dollar / 3432 Frederick Ave, Baltimore, MD 21229	177.4K

Demographics & traffic counts

Family Dollar - 3801 W Forest Park Ave, Baltimore, MD 21216

Category	1 mile	3 mile	5 mile
2024 population	231,616	188,761	497,897
2029 est. population	20,590	184,109	485,122
Projected growth	2.5%	2.7%	2.9%
2024 households	915	4,611	15,764
2029 est. households	1,045	5,308	18,232
Projected growth	-2.2%	0.2%	-0.1%
Avg. household income	\$70,687	\$69,272	\$79,529
Median age	43.2	41.3	38.5
Bachelor's or higher	23%	24%	33%

Street	Traffic volume
W Forest Park Ave	10,304 vehicles/day
Garrison Boulevard	11,294 vehicles/day



AVANT by AVISON YOUNG

Data sources: CoStar, Sites USA

Visit us at
avisonyoung.com

**For more information,
get in touch.**

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