

FAMILY DOLLAR



FAMILY DOLLAR

**+- 8 YEARS REMAINING
ON BASE TERM**

**CORPORATE
GUARANTEE**

**PASSIVE INVESTMENT
20-YEAR ROOF WARRANTY**

**20 MINUTE DRIVE TO
FORT WAYNE, IN (270K PEOPLE)**

106 E River Street
Antwerp, OH 45813

OFFERING MEMORANDUM

Marcus & Millichap
THE KLINK GROUP

EXCLUSIVELY LISTED BY THE KLINK GROUP OF MARCUS & MILLICHAP

For More Information

JORDAN KLINK

Senior Managing Director of Investments
Phone: 317-218-5316
Cell: 317-250-6734
Email: Jordan.Klink@marcusmillichap.com

DAVID KLINK

Director of Investments
Phone: 317-218-5324
Cell: 317-431-2431
Email: David.klink@marcusmillichap.com

FOLLOW THE KLINK GROUP
ON SOCIAL MEDIA



Marcus & Millichap
THE KLINK GROUP

CONFIDENTIALITY & DISCLOSURE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation, sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT THE KLINK GROUP FOR MORE DETAILS

OFFERING SUMMARY

| | |
|----------------|-------------|
| Offering Price | \$1,500,000 |
| Annual Rent | \$131,250 |
| Cap Rate | 8.75% |

PROPERTY INFO

| | |
|---------------------------|---|
| Address | 106 E River Street Antwerp, OH 45813 |
| Building Size | 10,500 SF |
| Year Built | 2023 |
| Land Size | 1.41 Acres |
| Tenant | Family Dollar |
| Guaranty | Corporate |
| Lease Type | Double-Net |
| Lease Commencement Date | October 16, 2023 |
| Lease Expiration Date | February 28, 2034 |
| Term Left | +/- 8 Years |
| Option Periods | 4 x 5 Years |
| Increases | In Each Option |
| Landlord Responsibilities | Roof & Structure (20 Year Roof Warranty) |



INVESTMENT HIGHLIGHTS

MAIN & MAIN LOCATION | MAJOR CITIES NEARBY

- Located just off Main & Main intersection of East River Street and North Main Street
- Antwerp is a village in Paulding County, Ohio, along the Maumee River with +/-2,000 residents
- Antwerp, OH is 30 minutes northeast of Fort Wayne, IN , and a little over an hour southwest of Toledo, OH

DOUBLE-NET LEASE | MINIMAL LANDLORD RESPONSIBILITIES | RENTAL INCREASES

- The property operates under a double-net lease with minimal landlord responsibilities
- The only landlord responsibilities are roof & structure and parking lot replacement
- The lease features rental increases in each of the Four, five-year renewal options

LIMITED COMPETITION | NEWER CONSTRUCTION PROTOTYPE

- The property was built in 2023
- This is the only Family Dollar in a 15+ mile radius







FAMILY
DOLLAR

FAMILY
DOLLAR

HAPPY HOLIDAYS

LEASE SUMMARY & RENT SCHEDULE

| | |
|----------------------------------|---|
| Tenant | Family Dollar |
| Guaranty | Corporate |
| Lease Commencement Date | October 16, 2023 |
| Lease Expiration Date | February 28, 2034 |
| Lease Type | Double-Net |
| Remaining Firm Lease Term | +/-8 Years |
| Option Periods | Four, Five-Year with Rental Increases |
| Roof & Structure | Landlord Responsibility (20 Year Roof Warranty) |

RENT SCHEDULE

| Lease Term | Monthly Rent | Annual Rent | Cap Rate |
|--|---------------------|--------------------|-----------------|
| Current – February 28, 2034 | \$10,937.50 | \$131,250 | 8.75% |
| <i>OPTION 1: March 01, 2034 thru February 28, 2039</i> | \$11,375.00 | \$136,500 | 9.10% |
| <i>OPTION 2: March 01, 2039 thru February 28, 2044</i> | \$11,812.50 | \$141,750 | 9.45% |
| <i>OPTION 3: March 01, 2044 thru February 28, 2049</i> | \$12,250.00 | \$147,000 | 9.80% |
| <i>OPTION 4: March 01, 2049 thru February 28, 2054</i> | \$12,687.50 | \$152,250 | 10.15% |

TENANT SUMMARY



Headquarters

Chesapeake, VA

Website

www.familydollar.com

Founded

1953

of Locations

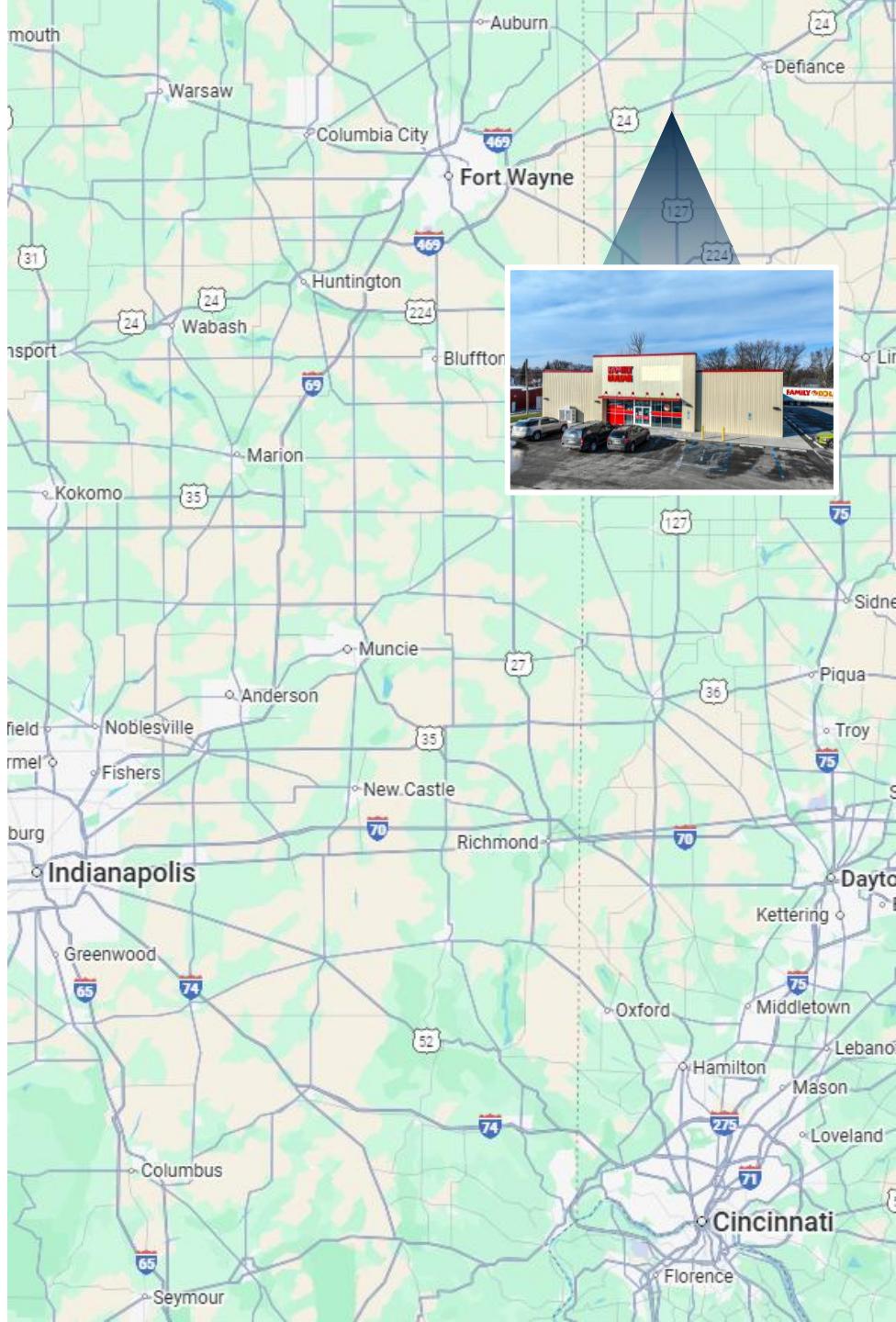
8,000+

One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

DEMOGRAPHICS

| POPULATION | 2 mile | 3 mile | 5 mile |
|----------------------------|----------|----------|----------|
| 2020 Population | 2,390 | 4,005 | 24,171 |
| 2024 Population | 2,255 | 3,823 | 23,636 |
| 2029 Population Projection | 2,226 | 3,792 | 23,752 |
| Median Age | 41.7 | 41.5 | 39.1 |
| HOUSEHOLDS | 2 mile | 3 mile | 5 mile |
| 2020 Households | 993 | 1,617 | 9,245 |
| 2024 Households | 932 | 1,537 | 9,087 |
| 2029 Household Projection | 919 | 1,522 | 9,129 |
| Owner Occupied Households | 700 | 1,201 | 7,065 |
| Renter Occupied Households | 219 | 322 | 2,064 |
| Avg Household Size | 2.4 | 2.5 | 2.6 |
| Total Consumer Spending | \$28.8M | \$49.4M | \$281.7M |
| INCOME | 2 mile | 3 mile | 5 mile |
| Avg Household Income | \$78,983 | \$81,588 | \$76,436 |
| < \$25,000 | 149 | 228 | 1,367 |
| \$25,000 - 50,000 | 247 | 381 | 1,909 |
| \$50,000 - 75,000 | 134 | 237 | 2,072 |
| \$75,000 - 100,000 | 108 | 187 | 1,418 |
| \$100,000 - 125,000 | 149 | 227 | 976 |
| \$125,000 - 150,000 | 74 | 145 | 719 |
| \$150,000 - 200,000 | 35 | 72 | 375 |





Antwerp, Ohio is a small village in northwestern Ohio's Paulding County, near the Indiana state line and along the Maumee River. Founded in 1841 and named after Antwerp, Belgium, the village developed around the Wabash and Erie Canal and later grew through logging, tile mills, and railroad activity, remnants of which remain in local historic sites.

Today, Antwerp has a population of around 2,000 residents and maintains a close-knit, rural small-town character. The community is served by the Antwerp Local School District, a public library, and local parks, and its economy is largely supported by agriculture and small businesses. Located about 20 miles from Fort Wayne, Indiana, Antwerp offers residents a quiet lifestyle with access to larger city amenities while retaining its historical roots and community focus.

Antwerp is closest to Fort Wayne, the 2nd largest city in Indiana is less than an hour away, making it convenient for everyday trips or amenities. Other major Ohio cities like Toledo and Columbus are within a few hours, while larger metropolitan areas such as Cleveland and Cincinnati are closer to 3-4 hours away.



FAMILY DOLLAR®

EXCLUSIVELY LISTED BY:

Jordan Klink

Senior Managing Director
Marcus & Millichap
Phone: 317-218-5316
Cell: 317-250-6734
Email: Jordan.Klink@marcusmillichap.com

David Klink

Director of Investments
Marcus & Millichap
Phone: 317-218-5324
Cell: 317-431-2431
Email: David.klink@marcusmillichap.com

Michael Glass
Broker of Record
500 Neil Ave., Ste. 100
Columbus, OH 43215
P: (614) 360-9800
Lic. # BRK.2007005898

Marcus & Millichap
THE KLINK GROUP