

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

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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





Leinard Mobile Home Park

Antwerp Public Library

Antwerp Community Park

Antwerp Fire Department

First United Church

Antwerp Police Department

North Main Street



East River Street

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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%
OPTION 1: March 01, 2034 thru February 28, 2039	\$11,375.00	\$136,500	9.10%
OPTION 2: March 01, 2039 thru February 28, 2044	\$11,812.50	\$141,750	9.45%
OPTION 3: March 01, 2044 thru February 28, 2049	\$12,250.00	\$147,000	9.80%
OPTION 4: March 01, 2049 thru February 28, 2054	\$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

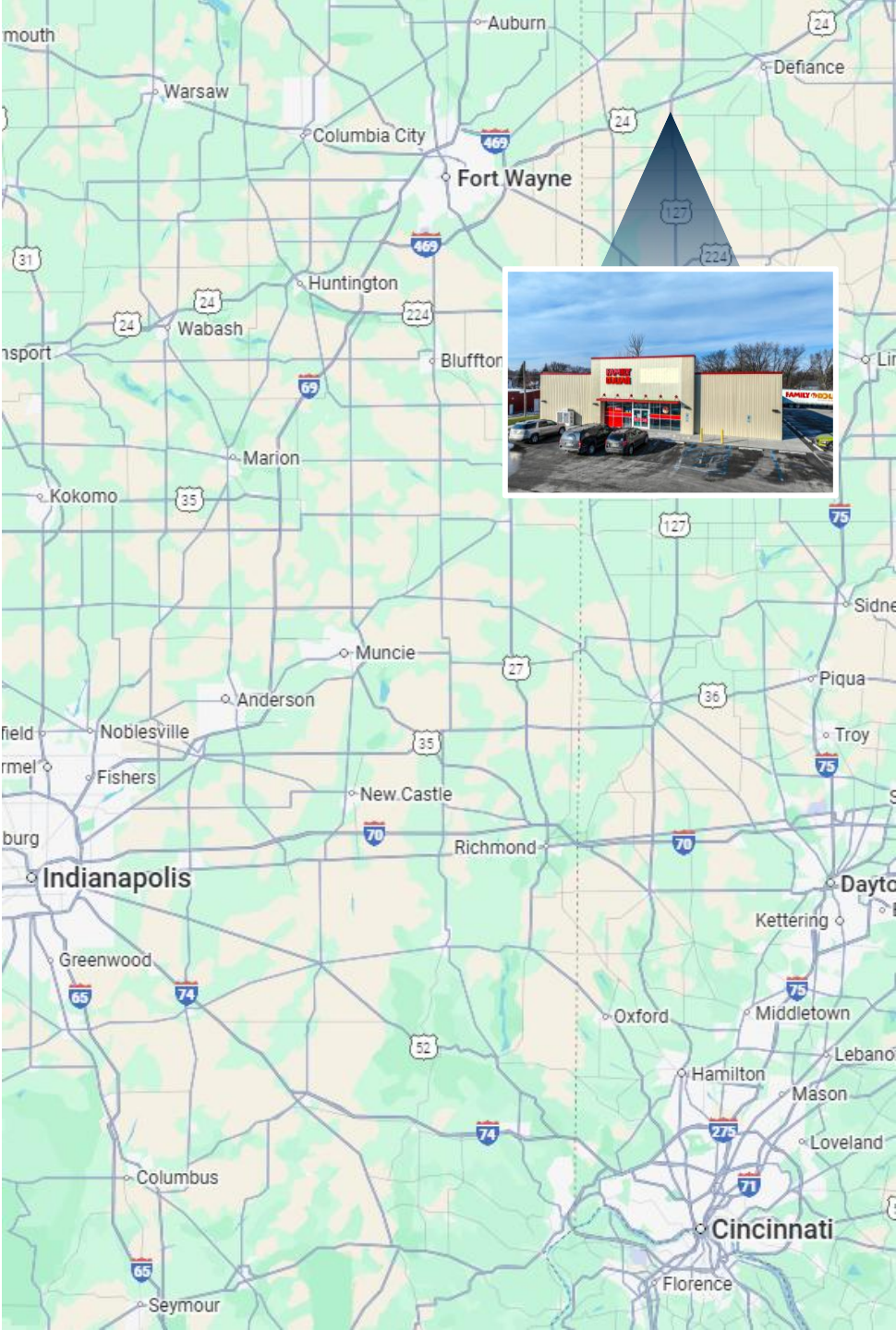
	2 mile	3 mile	5 mile
2020 Population	2,390	4,005	24,171
2024 Population	2,255	3,823	23,636
2029 Population Projection	2,226	3,792	23,752
Median Age	41.7	41.5	39.1

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.



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