

# FAMILY DOLLAR FOR SALE

## 7330 1ST AVENUE NORTH, BIRMINGHAM, AL 35206



### PROPERTY DESCRIPTION

Listing Price \$897,931  
 NOI \$65,100  
 Cap Rate 7.25%

### PROPERTY HIGHLIGHTS

- Family Dollar has operated at this location since 1999.
- The current lease term extends until June 30, 2029, with five years remaining.
- The tenant recently exercised their first 5-year renewal option, with two additional 5-year renewal options remaining.
- The building, approximately 9,000 square feet, was recently renovated in 2023.
- The property sits on a lot of approximately 0.767 acres.
- The landlord is responsible for the roof, structure, and parking lot maintenance.

### OFFERING SUMMARY

Sale Price:	\$879,931
Lot Size:	0.76 Acres
Building Size:	9,100 SF

Tyler Bradford  
 Andrew Collat

Director  
 Associate Broker

205.271.7223  
 205.271.7224

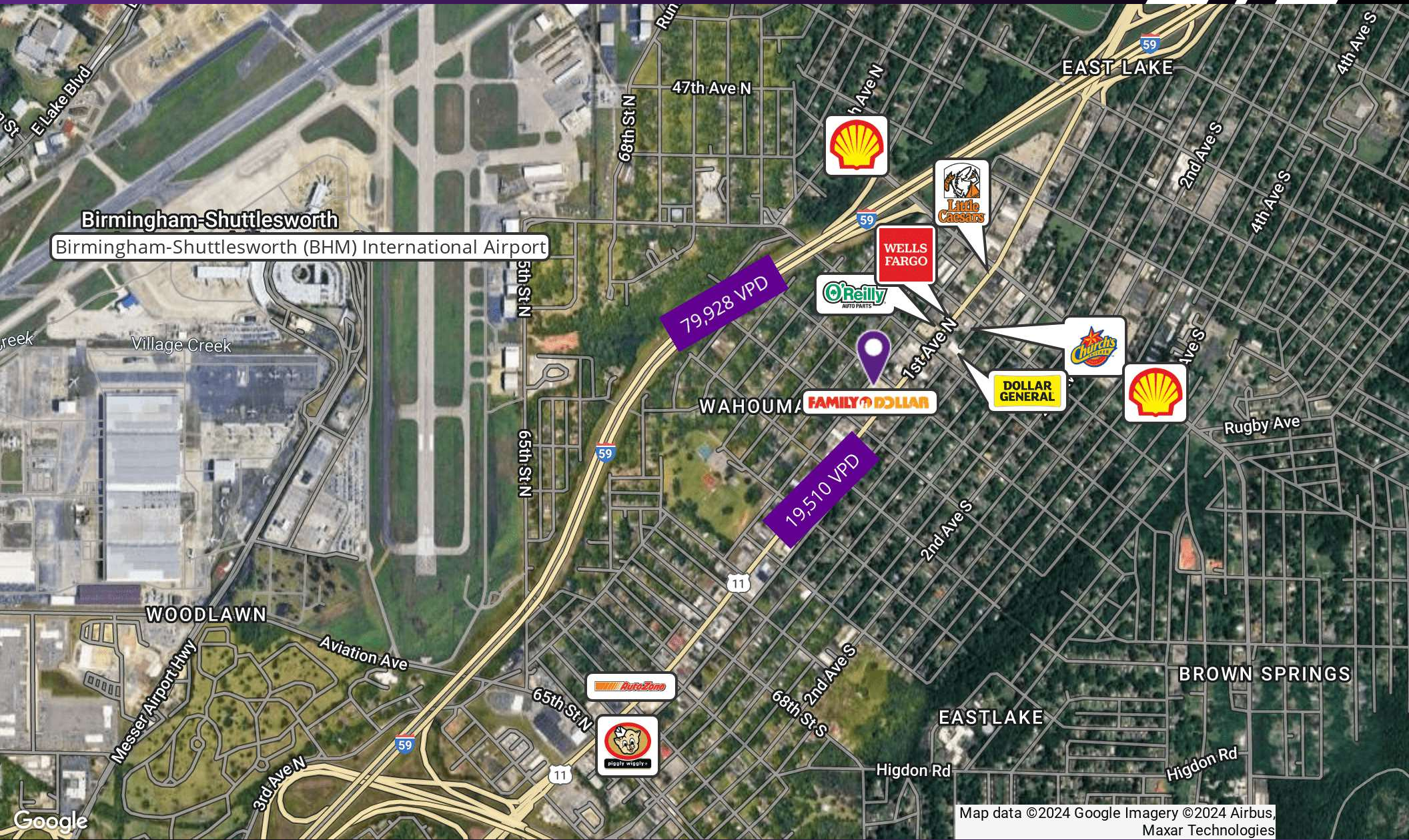
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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



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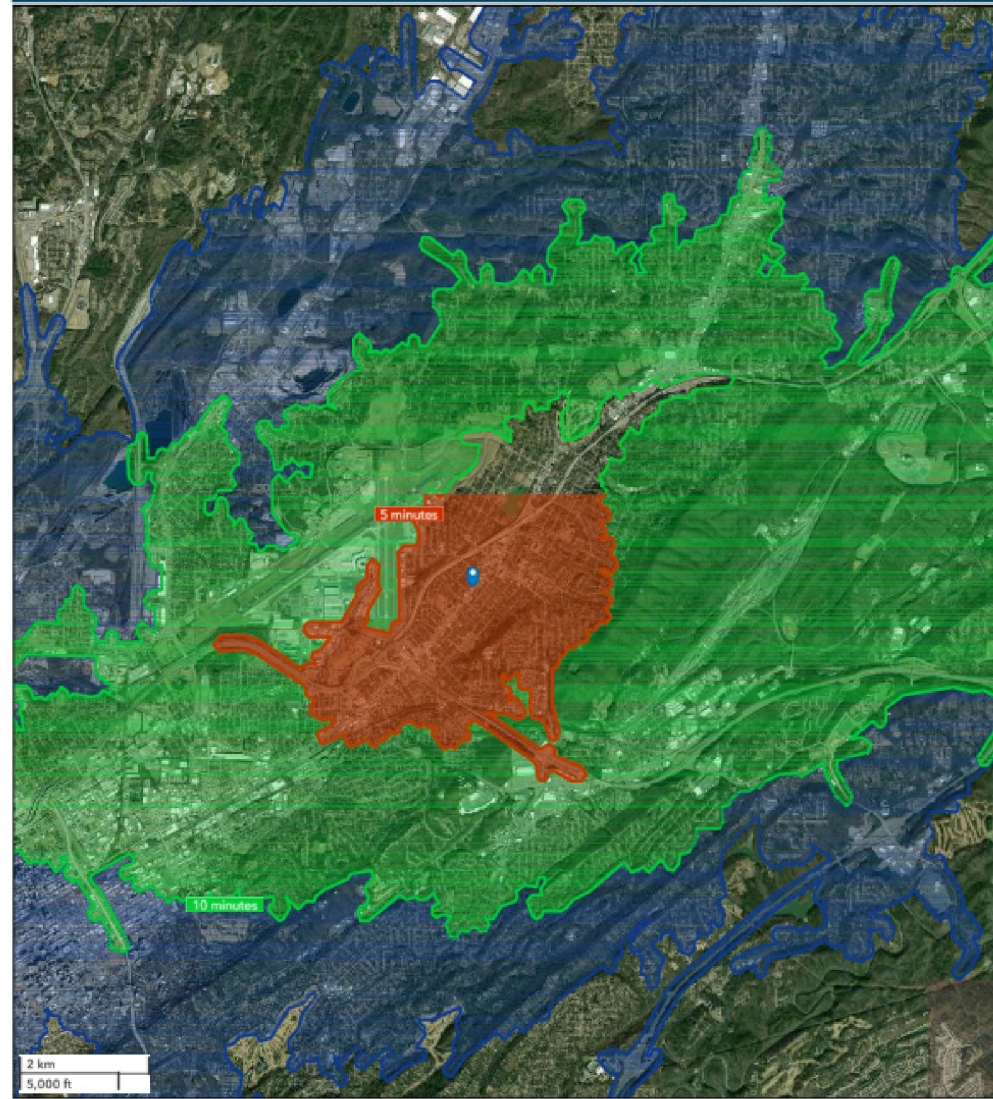
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Custom map

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	14,715	53,632	119,446
TOTAL HOUSEHOLDS	5,621	22,839	51,686
MEDIAN HOUSEHOLD INCOME	\$13,713	\$87,786	\$63,707
<i>Demographic Information from Esri</i>			



August 21, 2024

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