



OFFERING MEMORANDUM



FAMILY DOLLAR
SARATOGA, WYOMING





FAMILY DOLLAR



EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY



LIST PRICE
\$1,132,894



PROPERTY ADDRESS
**215 N. 1ST ST.
SARATOGA, WY 82331**



CAP RATE
8.50%



ANNUAL RENT
\$96,296.04



BUILDING SIZE
8,000 SQ. FT.



LAND AREA
0.66 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN+



LEASE TERM REMAINING
5 YEARS



LEASE EXPIRATION
01/31/2031



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
24 SPACES



YEAR BUILT
2011



PARCEL NUMBER
17841144300300



TRAFFIC COUNTS
3,503 VPD

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE GUARANTEED LEASE:

- Approximately 5 Years Remaining in Existing Lease Term (Lease Exp: 01/31/2031)
- 2011 Construction - Build-to-Suit Family Dollar
- 8,000 SF Building | 0.66 Acre Parcel
- Three (3) – Five (5) Year Option Periods at 10% Rent Increase

15+ YEAR OPERATING HISTORY:

- Family Dollar Has Operated at This Location Since 2011
- Tenant Has Exercised the First Two Option Periods as Per the Lease Agreement (10% Rent Increase) Requiring No Landlord Concessions

CORPORATE LEASE GUARANTY:

- Family Dollar Stores, Inc.

NN+ LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Structural Portions of the Building, Roof, Parking, Service & Access Areas
- Tenant Responsible for Maintenance and Repair/Replacement of HVAC Units
- Tenant Responsible for Maintaining the Existing Landscaping Including Mowing, Snow Plowing, Removing Trash & Debris, and Repairing Parking Area Lights
- Tenant Responsible for Restriping the Parking Lot
- Tenant Responsible for the First \$5,000 of Asphalt/Concrete Repairs in Any Lease Year

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 1,421 Residents; \$95,121 Average Household Income
- 3-Mile: 1,849 Residents; \$97,420 Average Household Income
- 5-Mile: 1,948 Residents; \$97,996 Average Household Income
- 7-Mile: 2,017 Residents; \$97,313 Average Household Income

BRUSH CREEK RANCH:

- Located 17 Miles from the Subject Property
- All-Inclusive 5 Star Luxury Ranch Resort
- Accommodates Up to 155 Guests (72 Bedrooms)
- 30,000 Acre Property with a Private 600-Acre Ski Mountain
- In 2014, Brush Creek Ranch was Recognized as the No. 1 Resort in the U.S. and the No. 2 Top Hotel & Resort in the World (Conde Nast Traveler)

PROXIMITY FROM SARATOGA, WYOMING:

- Laramie, WY | 98 Miles
- Cheyenne, WY | 146 Miles
- Casper, WY | 152 Miles
- Fort Collins, CO | 162 Miles
- Denver, CO | 210 Miles
- Salt Lake City, UT | 331 Miles



Map data ©2026 G











2025 ESTIMATED POPULATION

1 Mile	1,421
3 Mile	1,849
5 Mile	1,948



2025 AVERAGE HOUSEHOLD INCOME

1 Mile	\$95,121
3 Mile	\$97,420
5 Mile	\$97,996



2025 ESTIMATED TOTAL EMPLOYEES

1 Mile	512
3 Mile	523
5 Mile	523

WYOMING

CASPER, WY
152 Miles



LARAMIE, WY
98 Miles

CHEYENNE, WY
146 Miles

SALT LAKE CITY, UT
331 Miles

FORT COLLINS, CO
162 Miles

DENVER, CO
210 Miles

UTAH



AREA OVERVIEW



SARATOGA, WYOMING

Settled in the late 1800's, the Town of Saratoga has been a destination with a vibrant history of western culture inviting one and all who seek the beauty of the outdoors, the arts, and the small, hometown atmosphere.

The magnificent Snowy Range and Sierra Madre Mountains bring numerous outdoor enthusiasts who are drawn to the pristine lakes, abundant wildlife, and our North Platte River swimming with award-winning, blue ribbon fish. Winter offers a plethora of activities from snowmobiling, skiing, snowshoeing, and the world renowned Ice Fishing Derby at Saratoga Lake.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2025 Estimated Population	1,421	1,849	1,948	2,017
2030 Projected Population	1,403	1,829	1,927	1,994
2020 Census Population	1,488	1,929	2,008	2,090



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2025 Estimated Households	686	888	934	967
2030 Projected Households	677	877	922	955
2020 Census Households	683	882	917	955
Average Household Size	2.06	2.07	2.07	2.07



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2025 Average Household Income	\$95,121	\$97,420	\$97,996	\$97,313
2025 Median Household Income	\$76,700	\$76,071	\$75,846	\$75,285
2025 Per Capita Income	\$46,001	\$46,860	\$47,067	\$46,728



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2025 Housing Units	686	888	934	967
2025 Owner-Occupied Units	505	648	680	705
2025 Renter Occupied Housing Units	180	240	254	262



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2025 Businesses	54	55	55	55
2025 Employees	512	523	523	528

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