



# FAMILY DOLLAR - DOLLAR TREE COMBO STORE

377 MAIN STREET, MARION, LA 71260

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# PROPERTY INFORMATION

## SECTION 1





## PROPERTY HIGHLIGHTS

- New 10 Year Net Leased Family Dollar
- Brand New Hybrid Store Concept
- Minimal Landlord Obligations
- Corporate Guarantee
- New Construction
- Well Located along Main Street

## PROPERTY DESCRIPTION

This is an opportunity to purchase a new 10-year net-leased Family Dollar in Marion, Louisiana. The lease calls for minimal landlord obligations. This building features the latest dual-branded format, offering both Family Dollar and Dollar Tree merchandise. The lease includes six 5-year renewal options with \$0.50/SF rent increases in each option period. The asset benefits from excellent visibility along Main Street.

## LOCATION DESCRIPTION

Marion is a town in Union Parish, Louisiana, United States. The population was 765 at the 2010 census, a decrease from 806 at the 2000 census. This population includes the village of Truxno in the northwestern corner of the city limits. It is part of the Monroe Metropolitan Statistical Area.

## OFFERING SUMMARY

Sale Price:	\$1,413,563.00
Building Size:	10,500 SF
NOI:	\$113,085.00
Cap Rate:	8.00%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	353	555	1,465
Total Population	789	1,256	3,434
Average HH Income	\$53,717	\$55,220	\$67,144



# FINANCIAL ANALYSIS

## SECTION 2

INVESTMENT OVERVIEW	
Price	\$1,413,563
CAP Rate	8.00%
Net Operating Income	\$113,085
Lease Term	10 Years
Lease End	2/28/2034
Options	Six, 5-Year
Increases	\$.50/SF Increases in Each Option



# DEMOGRAPHICS

## SECTION 3



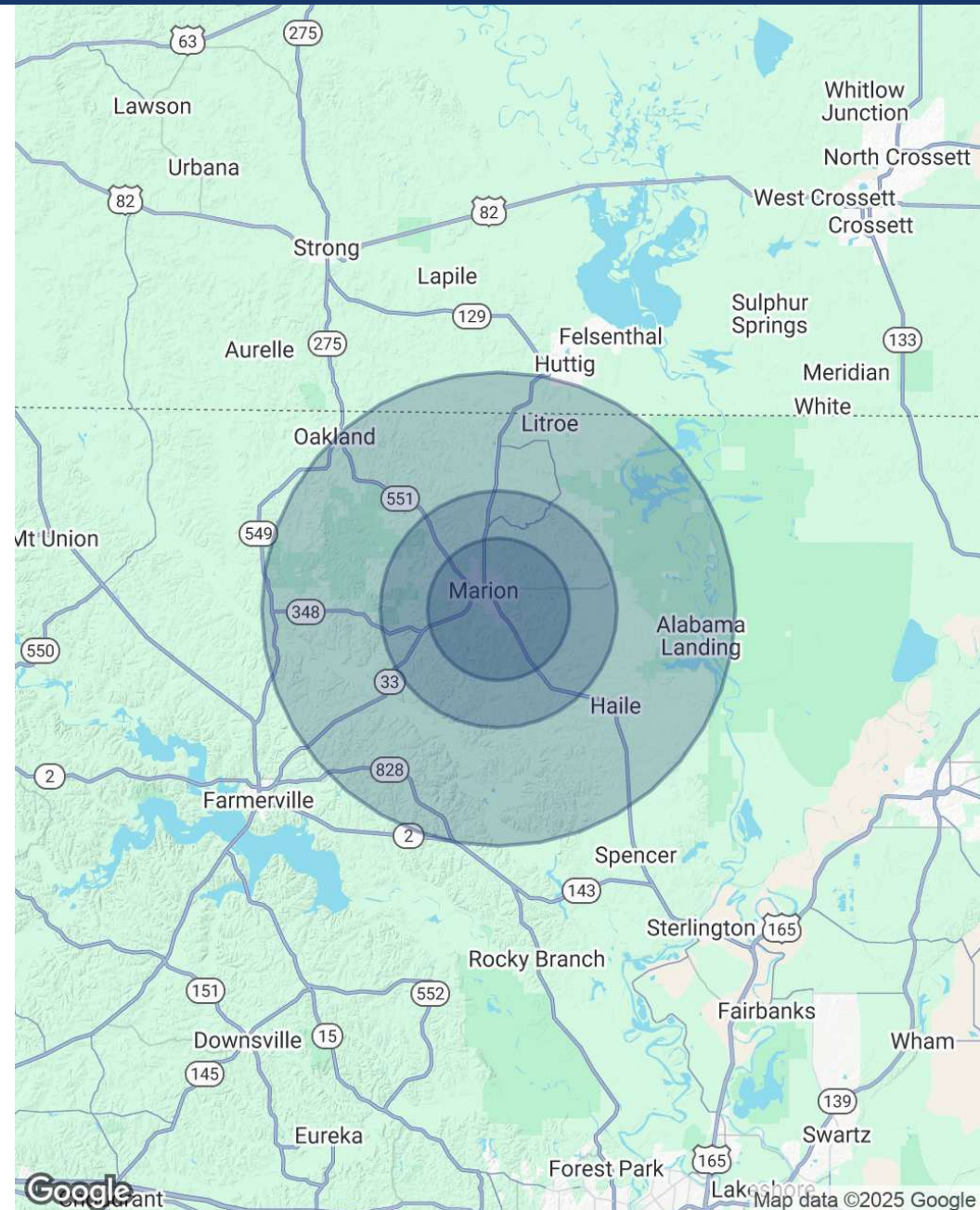
# DEMOGRAPHICS MAP & REPORT

377 MAIN STREET  
MARION, LA 71260

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	789	1,256	3,434
Average Age	45	45	44
Average Age (Male)	44	44	44
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	353	555	1,465
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$53,717	\$55,220	\$67,144
Average House Value	\$119,374	\$123,128	\$141,155

\* Demographic data derived from 2020 ACS - US Census







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