



3949 ALABAMA HWY 9, CEDAR BLUFF, AL 35959



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COMMERCIAL BROKERAGE



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 CEDAR BLUFF NUTRITION  
MARIA'S FURNITURE  
 TONY'S PIZZA & SUBS

 DOLLAR GENERAL

9

 U-HAUL  
AUTHORIZED DEALER

CEDAR BLUFF SCHOOL

 SUBWAY  
CEDAR BLUFF QUICK MART

HWY 9

 FAMILY DOLLAR  
 DOLLAR TREE







SOUTHERN ROOTS SALON  
KT PHO ASIAN • LAUNDRY MAT

CEDAR BLUFF  
SPORTING & PAWN

**SITE**  
**FAMILY DOLLAR**  
**DOLLAR TREE**

LA CABAÑA  
JOHNSON'S RX

**SUBWAY**  
CEDAR BLUFF QUICK MART

CEDAR BLUFF SCHOOL

**UnionState**

**USPS**

THE BIG CHILL

**U-HAUL**  
AUTHORIZED DEALER

CEDAR BLUFF  
UTILITY BOARD

**DOLLAR GENERAL**

WEISS MART MARINA  
WEISS LAKE MOTEL  
CATFISH COVE CAMPGROUND

**piggly wiggly**  
CEDAR BLUFF NUTRITION  
MARIA'S FURNITURE  
TONY'S PIZZA & SUBS





## OFFERING HIGHLIGHTS

- 9 Years Remaining
- 2022 Construction
- NNN Lease Structure
- True Corporate Guarantee from Family Dollar Stores, Inc (S&P BBB Credit)
- 5% Increases Every 5 Years in Options
- Convenient proximity to The Cove at Riverside Campground
- Just feet from Cedar Bluff High School

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	996	3,033	5,582
2028 Projection	1,086	3,335	6,158
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	32	46	92
2023 Estimated Total Employees	185	260	670
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$47,777	\$57,857	\$56,209
2023 Estimated Median Household Income	\$35,073	\$45,550	\$46,788





**FINANCIAL SUMMARY**

Price	\$1,341,300
Cap Rate	8.40%
Net Operating Income	\$112,665
Lot Size (AC)	1.11 AC
Building Size (SF)	10,500 SF
Year Built	2022

**LEASE SUMMARY**

Address	3949 Alabama Hwy 9, Cedar Bluff, AL
Lease Type	NNN
Tenant	Family Dollar / Dollar Tree
Guarantor	Family Dollar Stores, Inc
Lease Commencement	12/1/2022
Lease Expiration	1/31/2033
Lease Term	9 Years
Rental Increases	\$0.50/sf Every 5 Years Starting in Options
Renewal Options	5, 5 Year Options
Real Estate Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
CAM	Tenant Responsibility
HVAC Repair & Replacement	Tenant Responsibility
Roof & Structure	Landlord Responsibility

**OPTIONS**

Lease Years	Annual Rent	Cap Rate	Rent/SF
11-15	\$117,915	8.79%	\$11.23
16-20	\$123,165	9.18%	\$11.73
21-25	\$128,415	9.57%	\$12.23
26-30	\$133,665	9.97%	\$12.73
31-35	\$138,915	10.36%	\$13.23

**RENT SCHEDULE**

Lease Years	Annual Rent	Cap Rate	Rent/SF
1-10	\$112,665	8.40%	\$10.73







**Economic Diversity:** Cedar Bluff, AL, benefits from a diverse economic landscape supported by industries such as agriculture, tourism, manufacturing, and small businesses. This economic diversity provides resilience to the local economy, offering opportunities for commercial real estate investment across various sectors.

**Scenic Location:** Situated along the shores of Weiss Lake, Cedar Bluff enjoys a scenic location that attracts visitors and residents alike. The town's proximity to the lake and surrounding natural beauty makes it an appealing destination for outdoor recreation and tourism-related businesses, presenting opportunities for commercial real estate development in these sectors.

**Transportation Access:** Cedar Bluff is well-connected via State Route 68 and nearby highways, providing easy access to neighboring cities and markets. This transportation infrastructure enhances the town's accessibility and makes it conducive to businesses seeking a strategic location for distribution and logistics operations, further bolstering commercial real estate opportunities.

**Community Engagement:** The community of Cedar Bluff is actively engaged in local initiatives aimed at promoting economic growth and community development. Efforts focus on downtown revitalization, supporting small businesses, and preserving the town's heritage. These community-driven initiatives create a favorable environment for commercial real estate investment and contribute to the town's overall prosperity.









Family Dollar, as a prominent retail chain, caters to a diverse range of customers by offering an extensive selection of products at affordable prices. From household essentials to name-brand foods, health and beauty items to toys, and apparel for all ages to home décor, Family Dollar provides a wide array of merchandise to meet everyday needs. While many items are priced at \$1 or less, the majority fall below \$10, ensuring that families can enjoy their shopping experience without exceeding their budget constraints.

With a strategic focus on accessibility, Family Dollar strategically situates its stores in various locations, including rural areas, small towns, and large urban neighborhoods. This widespread presence, whether in shopping centers or as standalone establishments, ensures convenience for its diverse customer base. Following its acquisition by Dollar Tree in 2015, Family Dollar has been part of a larger retail conglomerate headquartered in Chesapeake, Virginia. The union with Dollar Tree has bolstered its position in the discount retail market, allowing for synergistic opportunities, expanded customer reach, and enhanced financial performance, thereby solidifying its status as a leading discount retailer in North America.



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All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by PREG shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be

interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property.

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Buyer agrees to indemnify and hold PREG harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

The Owner expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any Buyer at any time with or without notice. The Owner shall have no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner obligation thereunder have been satisfied or waived.

No employee of the Owner is to be contacted without the written approval of PREG and doing so would be a violation of this confidentiality agreement. Buyer agrees not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Owner.

By accepting this Offering Memorandum, Buyer agrees to release and hold Broker harmless from any claim, cost, expense, or liability arising out of Buyer's investigation and/or purchase of this property.

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