



# FAMILY DOLLAR

780 US-93, CHALLIS, ID 83226

**JACOB ABUSHARKH**  
Managing Principal  
415.269.2474  
jacob@thekasegroup.com  
ID - 9071465

**SCOTT REID | PARASELL, INC.**  
ParaSell, Inc. - Broker  
949.942.6585  
broker@parasellinc.com  
ID - DB47098



In Association with ParaSell, Inc. | A Licensed Idaho Broker #CO50030

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# PROPERTY INFORMATION

SECTION 1



## PROPERTY DESCRIPTION

This is the opportunity to acquire a net-leased Family Dollar located in Challis, Idaho. The property consists of an ±8,000 square foot freestanding building with excellent visibility along South Highway 93, the main commercial corridor serving the local community. As the county seat of Custer County and a hub for both residents and travelers passing through Central Idaho, Challis offers steady local and regional traffic.

The lease is corporately guaranteed by Family Dollar Stores, Inc. and structured as a Net Lease with minimal landlord responsibilities limited to roof and structure. The current term runs through September 30, 2027, and includes five (5) additional five-year renewal options with no rental increases during the base or option periods.

## LOCATION DESCRIPTION

Challis is the county seat of Custer County, located in central Idaho along U.S. Highway 93. Surrounded by mountains and the Salmon River, it offers year-round outdoor recreation and scenic beauty. Though home to fewer than 1,000 residents, Challis serves as a commercial hub for nearby rural communities and travelers, supporting essential retail, services, and tourism-related activity.

## PROPERTY HIGHLIGHTS

- Net Lease – Landlord Responsible for Roof & Structure Only
- Corporate Guarantee – Family Dollar Stores, Inc.
- Highly Visible Site Along Main Commercial Corridor
- Serves Local Residents and Regional Pass-Through Traffic

## OFFERING SUMMARY

Sale Price:	\$998,919
Price per SF	\$120
Building Size:	8,320 SF
NOI:	\$92,400.00
Cap Rate:	9.25%
Lease End:	9/30/2027
Options:	Five, 5-Year
Increases:	None



Map data ©2025



# DEMOGRAPHICS

SECTION 2

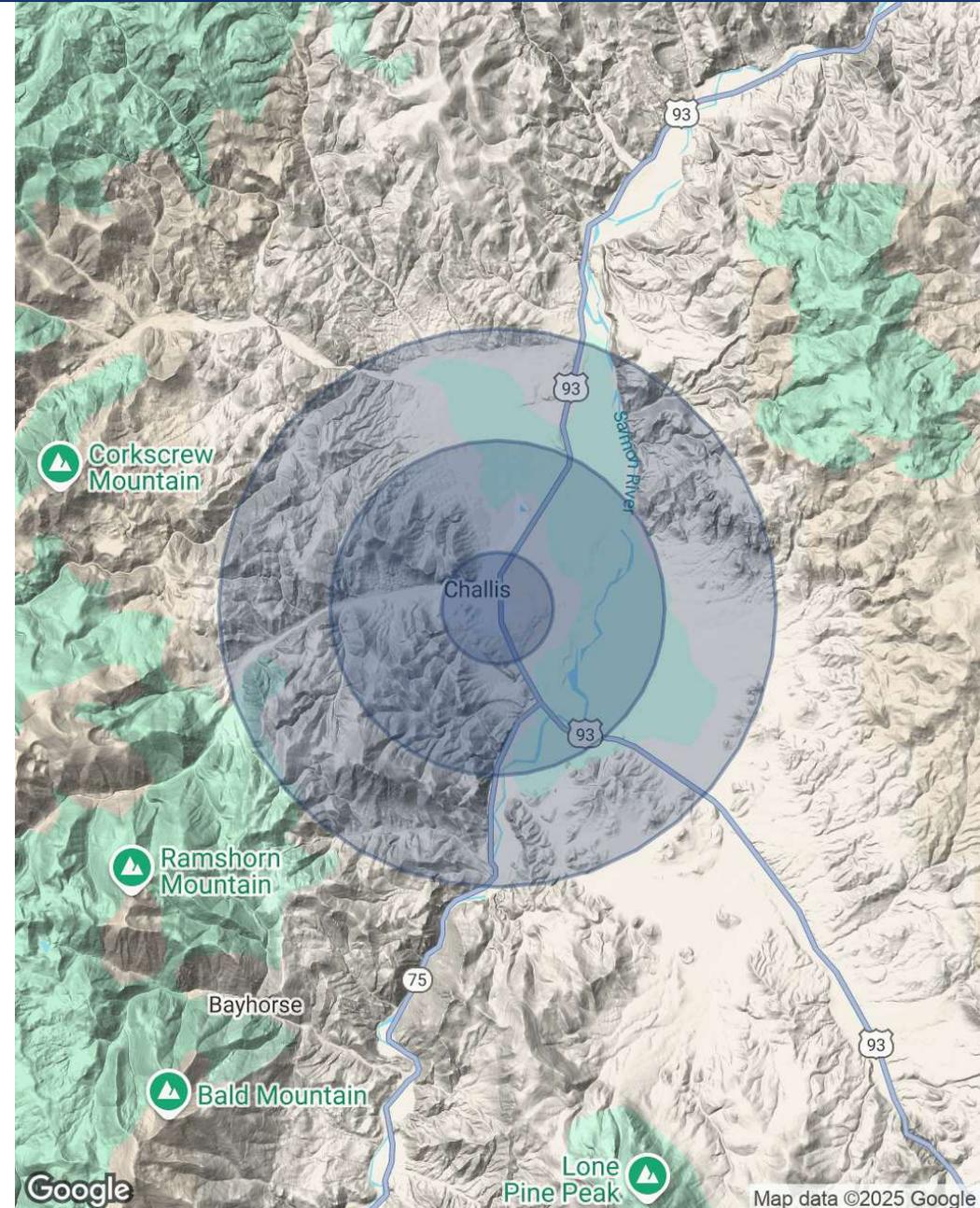
# DEMOGRAPHICS MAP & REPORT

780 US-93  
CHALLIS, ID 83226

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,022	1,539	1,902
Average Age	50	50	50
Average Age (Male)	50	49	49
Average Age (Female)	50	50	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	476	713	881
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$50,017	\$48,775	\$48,683
Average House Value	\$334,413	\$332,014	\$331,835

Demographics data derived from AlphaMap





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