

FAMILY DOLLAR



FAMILY DOLLAR

**+- 8 YEARS REMAINING
ON BASE TERM**

**CORPORATE
GUARANTEE**

**PASSIVE INVESTMENT
20-YEAR ROOF WARRANTY**

**45 MINUTE DRIVE TO
CINCINNATI, OH (310K PEOPLE)**

136 US 27 Hwy
Liberty, IN 47353

OFFERING MEMORANDUM

Marcus & Millichap
THE KLINK GROUP

EXCLUSIVELY LISTED BY THE KLINK GROUP OF MARCUS & MILLICHAP

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THE KLINK GROUP

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT THE KLINK GROUP FOR MORE DETAILS

OFFERING SUMMARY

| | |
|----------------|-------------|
| Offering Price | \$1,548,000 |
| Annual Rent | \$135,450 |
| Cap Rate | 8.75% |

PROPERTY INFO

| | |
|---------------------------|--|
| Address | 136 US 27 Hwy Liberty, IN 47353 |
| Building Size | 10,500 SF |
| Year Built | 2023 |
| Land Size | 2.05 Acres |
| Tenant | Family Dollar |
| Guaranty | Corporate |
| Lease Type | Double-Net |
| Lease Commencement Date | January 21, 2024 |
| Lease Expiration Date | January 31, 2034 |
| Term Left | +/- 8 Years |
| Option Periods | 3 x 5 Years |
| Increases | In Each Option |
| Landlord Responsibilities | Roof & Structure (20 Year Warranty) |



INVESTMENT HIGHLIGHTS

COUNTY SEAT CITY | MAIN HIGHWAY LOCATION | MAJOR CITIES NEARBY

- The Town of Liberty, Indiana serves as the county seat for Union County
- The property is located along US 27 Hwy, the main road through town and extends south to Cincinnati, OH and north to Fort Wayne, IN-two major cities
- Liberty, IN is 1.5 hours east of Indianapolis, IN and 1 hour from Dayton & Cincinnati, OH

DOUBLE-NET LEASE | MINIMAL LANDLORD RESPONSIBILITIES | RENTAL INCREASES

- The property operates under a double-net lease with minimal landlord responsibilities
- The only landlord responsibilities are roof & structure and parking lot replacement
- The lease features rental increases in each of the three, five-year renewal options

LIMITED COMPETITION | NEWER CONSTRUCTION PROTOTYPE

- The property was built in 2023
- This is the only Family Dollar in a 10+ mile radius





Union County Courthouse
(County Seat)



Old Orchard Apartments



Union County High/Middle School &
Liberty Elementary School

Panoramic Apartments

Liberty Baptist Church

Patriot Point Apartments

FAMILY DOLLAR



Liberty's Axios Golf Carts

**FAMILY
DOLLAR**

ICE



LEASE SUMMARY & RENT SCHEDULE

| | |
|----------------------------------|---|
| Tenant | Family Dollar |
| Guaranty | Corporate |
| Lease Commencement Date | January 21, 2024 |
| Lease Expiration Date | January 31, 2034 |
| Lease Type | Double-Net |
| Remaining Firm Lease Term | +/-8 Years |
| Option Periods | Three, Five-Year with Rental Increases |
| Roof & Structure | Landlord Responsibility (20 Year Roof Warranty) |

RENT SCHEDULE

| Lease Term | Monthly Rent | Annual Rent | Cap Rate |
|--|--------------|-------------|----------|
| Current – January 31, 2034 | \$11,287.50 | \$135,450 | 8.75% |
| <i>OPTION 1: February 01, 2034 thru January 31, 2039</i> | \$11,725.00 | \$140,700 | 9.09% |
| <i>OPTION 2: February 01, 2039 thru January 31, 2044</i> | \$12,162.50 | \$145,950 | 9.43% |
| <i>OPTION 3: February 01, 2044 thru January 31, 2049</i> | \$12,600.00 | \$151,200 | 9.77% |

TENANT SUMMARY



Headquarters

Chesapeake, VA

Website

www.familydollar.com

Founded

1953

of Locations

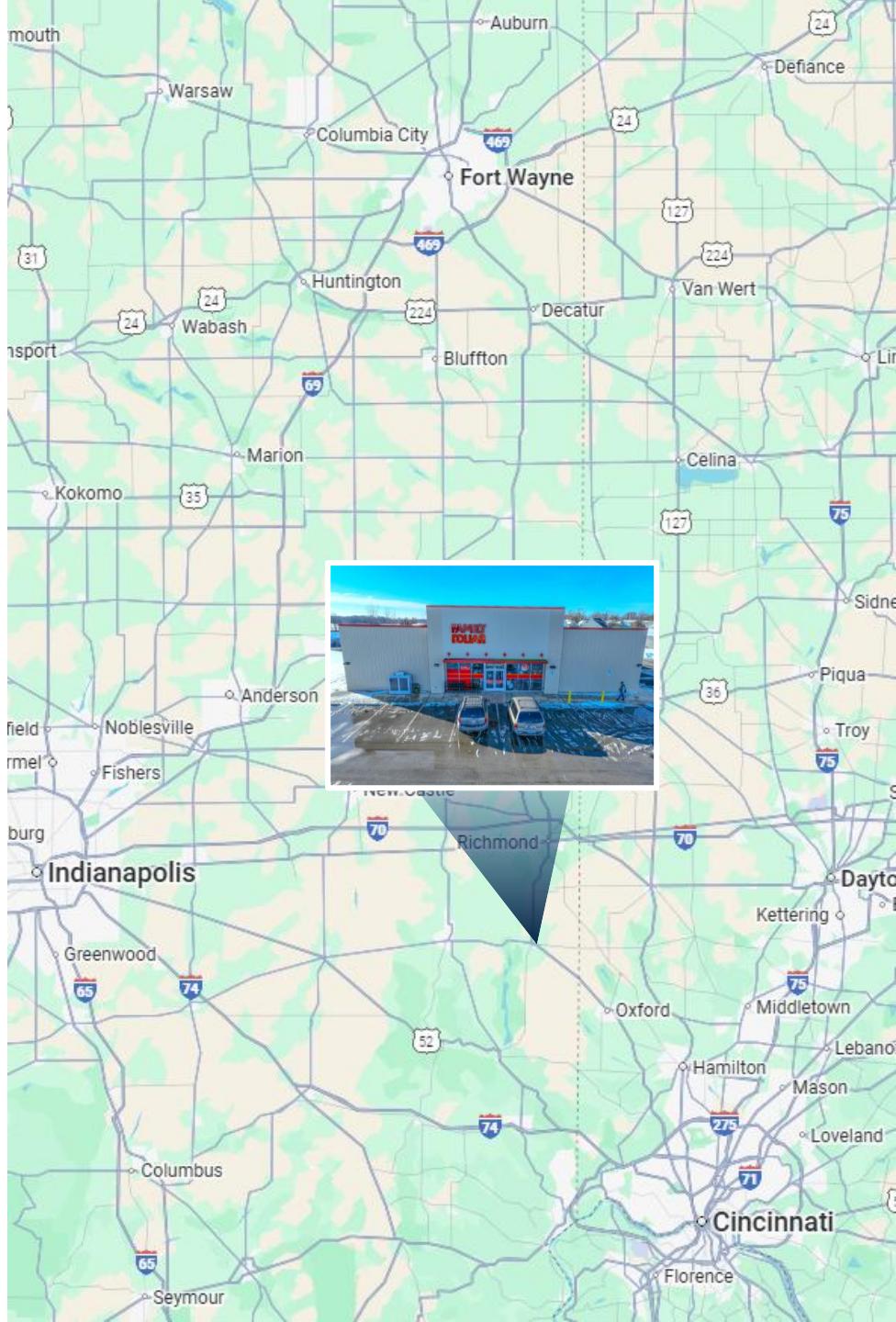
8,000+

One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

DEMOGRAPHICS

| POPULATION | 2 mile | 3 mile | 5 mile |
|----------------------------|----------|----------|----------|
| 2020 Population | 2,820 | 4,390 | 12,437 |
| 2024 Population | 2,836 | 4,375 | 12,230 |
| 2029 Population Projection | 2,797 | 4,307 | 12,084 |
| Median Age | 41 | 42.4 | 44.1 |
| HOUSEHOLDS | 2 mile | 3 mile | 5 mile |
| 2020 Households | 1,194 | 1,819 | 5,062 |
| 2024 Households | 1,206 | 1,820 | 4,985 |
| 2029 Household Projection | 1,191 | 1,794 | 4,926 |
| Owner Occupied Households | 764 | 1,259 | 3,741 |
| Renter Occupied Households | 427 | 536 | 1,186 |
| Avg Household Size | 2.3 | 2.4 | 2.4 |
| Total Consumer Spending | \$34.4M | \$55.6M | \$162.4M |
| INCOME | 2 mile | 3 mile | 5 mile |
| Avg Household Income | \$69,446 | \$77,032 | \$82,671 |
| < \$25,000 | 168 | 216 | 630 |
| \$25,000 - 50,000 | 311 | 467 | 1,080 |
| \$50,000 - 75,000 | 290 | 389 | 1,019 |
| \$75,000 - 100,000 | 174 | 268 | 792 |
| \$100,000 - 125,000 | 134 | 219 | 580 |
| \$125,000 - 150,000 | 81 | 147 | 415 |
| \$150,000 - 200,000 | 25 | 52 | 261 |





Welcome to the Town of Liberty Indiana. Located in Union County in the Southeastern region of Indiana, situated minutes from Miami University and less than an hour from Cincinnati and Dayton OH.

Liberty is known for its outdoor activities and down-home hospitality. Beautiful Whitewater State Park, which is located just one mile south of town, is known for its miles of scenic, well-kept riding trails that attract horsemen from around the area.

Home of Union Army General Ambrose Burnside and famed Indy Car announcer Bob Jenkins, historic Liberty Indiana dates back to the early 1800's with numerous buildings and residences listed in the National Registry of Historic Places. The hospitable and caring ways of our community are a carry-over of generations of families who continue to live, work and farm the area.





FAMILY  DOLLAR

EXCLUSIVELY LISTED BY:

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