

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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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

Liberty Baptist Church

Panoramic Apartments

Patriot Point Apartments

FAMILY DOLLAR



Liberty's Axios Golf Carts



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%
OPTION 1: February 01, 2034 thru January 31, 2039	\$11,725.00	\$140,700	9.09%
OPTION 2: February 01, 2039 thru January 31, 2044	\$12,162.50	\$145,950	9.43%
OPTION 3: February 01, 2044 thru January 31, 2049	\$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

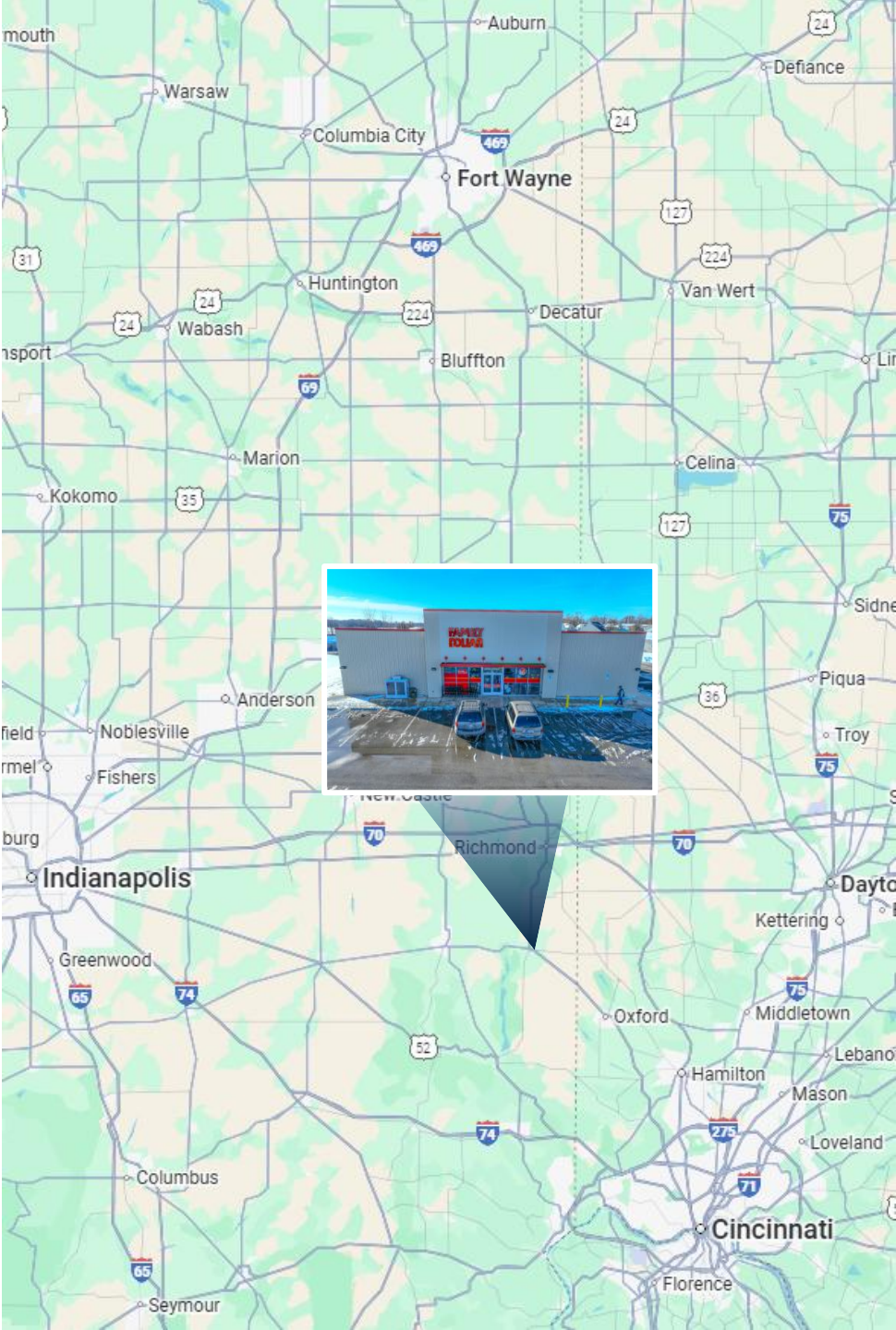
	2 mile	3 mile	5 mile
2020 Population	2,820	4,390	12,437
2024 Population	2,836	4,375	12,230
2029 Population Projection	2,797	4,307	12,084
Median Age	41	42.4	44.1

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	\$82,67
< \$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 residencies 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.





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EXCLUSIVELY LISTED BY:

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