



IK **The Kase Group**
Real Estate Investment Services

FAMILY DOLLAR
NET LEASED OFFERING
4135 Mississippi 44, Summit, MS



TK The Kase Group

Family Dollar
4135 Mississippi 44, Summit, MS

PROPERTY INFORMATION

PROPERTY SUMMARY

The Kase Group is pleased to offer the opportunity to acquire a newly-leased Family Dollar property located at 4135 Mississippi 44 in Summit, Mississippi. This 10,500 square foot, single-tenant retail property is leased on a 10-year net lease (NN), offering minimal landlord obligations. The lease is backed by a corporate guarantee from Family Dollar.

Strategically situated on Highway 44, the property benefits from excellent visibility and easy access to surrounding areas, enhancing its appeal to both consumers and investors. Summit, MS, is an established retail hub, and the Family Dollar store contributes to the growing demand for convenient, affordable retail options. The lease includes five, 5-year renewal options, with \$0.50/SF rent increases in each renewal period.

The surrounding commercial environment features essential retailers such as the adjacent Piggy Wiggly and 4 Way Quick Stop. Traffic is further driven by major regional anchors, including Southwest Mississippi Community College and the 160-bed Southwest Mississippi Regional Medical Center, which draw significant daytime visitors. The property serves a tight-knit community within the broader Pike County trade area of approximately 40,000 residents, benefiting from a stable consumer base anchored by the local industrial and healthcare sectors.

PROPERTY HIGHLIGHTS

- **New 10-Year Net-Leased Family Dollar**
- **10,500 SF Single-Tenant Retail Property**
- **Five, 5-Year Renewal Options with \$0.50/SF Rent Increases**
- **Minimal Landlord Obligations**
- **Corporate Guarantee from Family Dollar**
- **Strategic Location on Highway 44 in Summit, MS**
- **High Visibility and Easy Access to Major Roads**
- **Strong National Tenant with Established Market Presence**



OFFERING SUMMARY



Offering Summary

Property Name	Family Dollar
Property Address	4135 Mississippi 44, Summit, MS
Price	\$1,281,000
Net Operating Income	\$115,290
Cap Rate	9.00%
Building SF	10,500 SF
Lease End	2/28/2034
Lease Type	Net Lease (NN)
Options	Five 5-Year Renewal Options
Rent Increases	\$0.50/SF Every 5 Years in Renewal Options



LOCATION DESCRIPTION

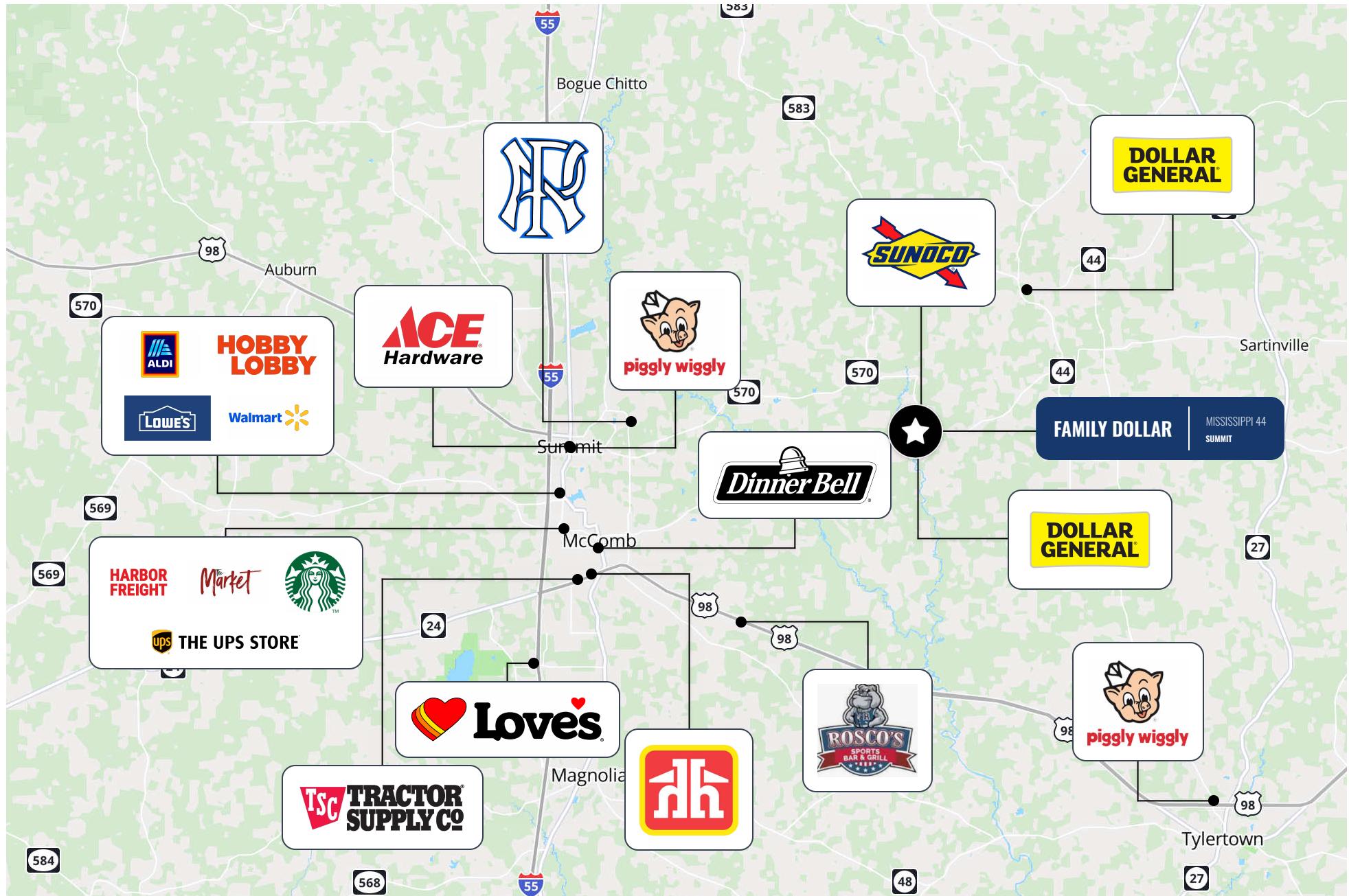
The Summit/McComb submarket is Pike County's primary commercial hub, supported by a trade area population exceeding 40,000. This resilient corridor features historically low vacancy rates for single-tenant net lease assets and concentrated essential retail. Anchored by robust healthcare and industrial sectors, the economy serves as a vital gateway to the McComb micropolitan area. With limited new Class A construction and rising costs constraining inventory, investment-grade properties benefit from tightening supply where discount and grocery segments consistently outperform.

Positioned along Mississippi Highway 44, the area benefits from direct connectivity to the Interstate 55 corridor four miles east, facilitating regional logistics and commuter flow. This infrastructure supports major economic engines, including Southwest Mississippi Community College and the 160-bed Southwest Mississippi Regional Medical Center. The Gateway Industrial Park and McComb-Pike County Airport further solidify the location as a logistics and employment hub. Additionally, the centralized North Pike School District funnels families through this commercial artery, creating sustained demand for convenience-oriented retail.

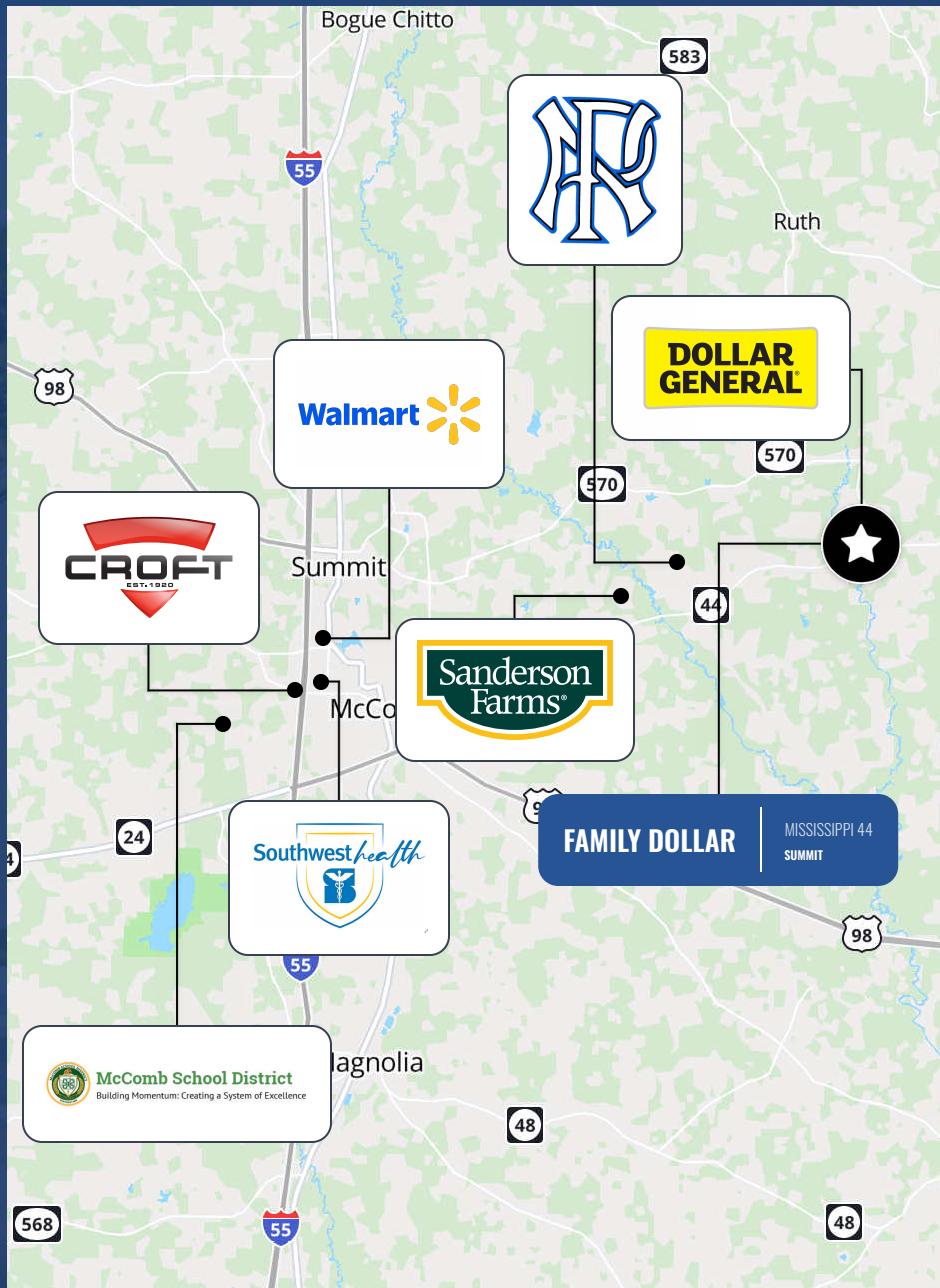
As a part of the broader regional retail market, the area benefits from a mix of national and local retailers, including popular brands such as Family Dollar, which further strengthens the economic viability of the area. The presence of these retailers not only enhances the shopping experience for consumers but also boosts the area's retail profile, attracting new businesses and investments. Retail demand is further supported by the population's steady income growth, providing a strong consumer base for retail stores like Family Dollar, which cater to the price-sensitive market.

Summit's location within a growing region of Mississippi contributes to its favorable economic outlook. The proximity to key population centers, such as McComb and Brookhaven, adds to the area's appeal for businesses looking to capture a larger regional market. The continued infrastructure developments and expansion of local amenities in Summit position it as a prime location for retail investment. As such, the market remains stable and offers long-term growth potential, making it an attractive destination for both retailers and real estate investors alike.

AREA MAP



MAJOR EMPLOYERS



The subject property is situated within a stable and diverse economic landscape, anchored by a robust mix of employers across recession-resistant sectors. The local employment market benefits from a significant manufacturing and industrial base, prominently featuring major employers such as Sanderson Farms and Croft Metals Inc., which provide a steady source of skilled and semi-skilled jobs. This industrial core is complemented by the non-cyclical healthcare and education sectors, with Southwest Mississippi Regional Medical Center, McComb School District, and North Pike School District serving as foundational pillars of the community's employment. The presence of a major national retailer like Walmart further underscores the area's consistent consumer demand and economic vitality. This balanced employment ecosystem, with its blend of industrial, public sector, and healthcare jobs, creates a resilient local economy, mitigating investment risk and supporting sustained demand for commercial assets in the Summit market.

Employer	Industry	Employees	Distance
Wayne-Sanderson Farms	Manufacturing	1,300	5.5 mi
Southwest Mississippi Regional Medical Center	Healthcare	1,000	11.8 mi
Croft Metals, Inc.	Manufacturing	500	12.2 mi
McComb School District	Education	400	13.9 mi
North Pike School District	Education	350	5.3 mi
Walmart Supercenter	Retail	300	12.4 mi



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