



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



# 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 Piggly 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



The background image shows a street scene. On the right, there is a white building with a sign that says "SUMMIT POLICE". A large American flag is visible on the far right. In the center, there are trees and a street lamp. The sky is clear and blue.

## LOCATION DESCRIPTION

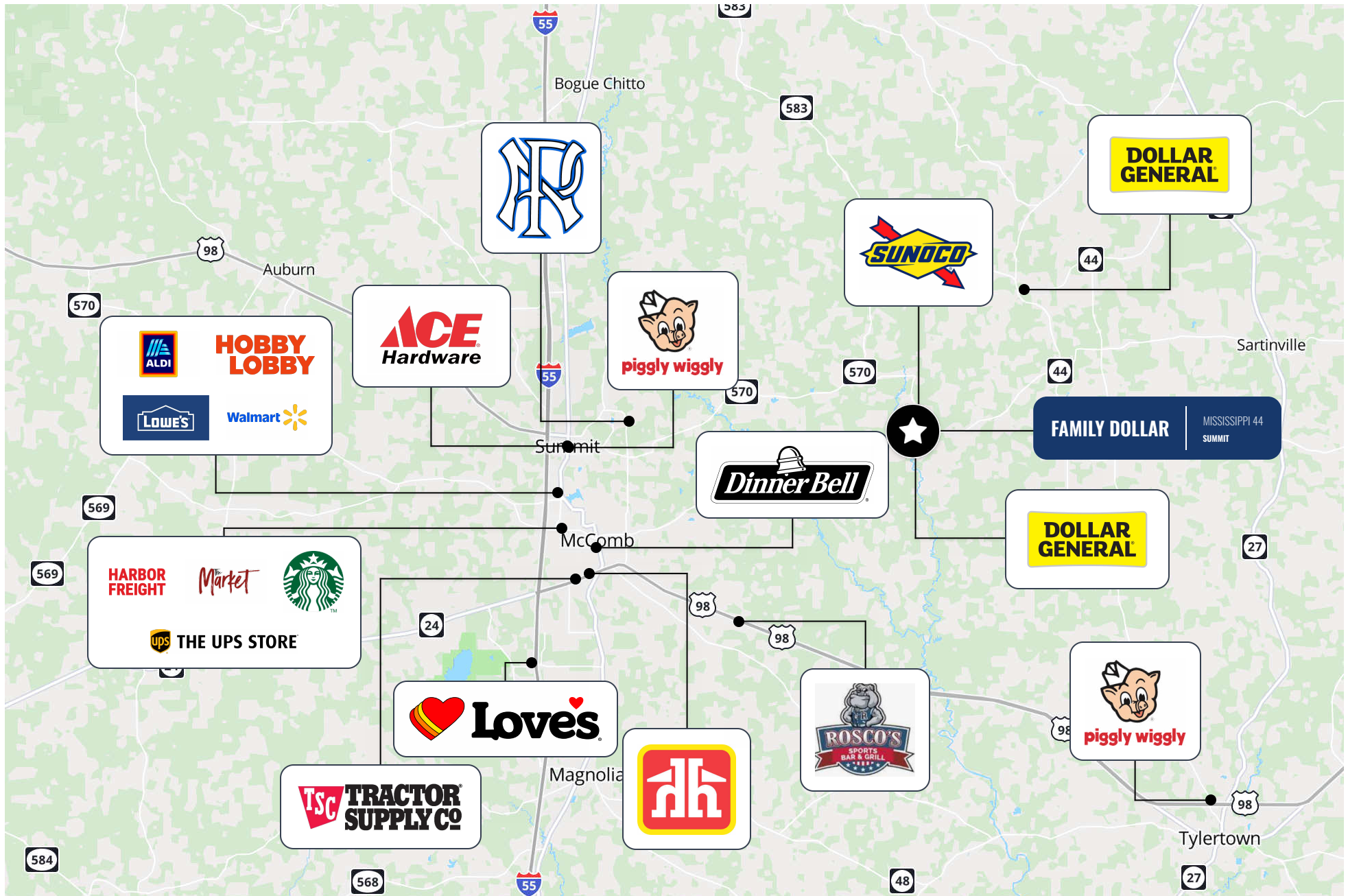
The Summit/McComb submarket is Pike County's primary commercial hub, supported by a trade area population exceeding 40,000. This resilient corridor features historically low vacancy rates for single-tenant net lease assets and concentrated essential retail. Anchored by robust healthcare and industrial 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.

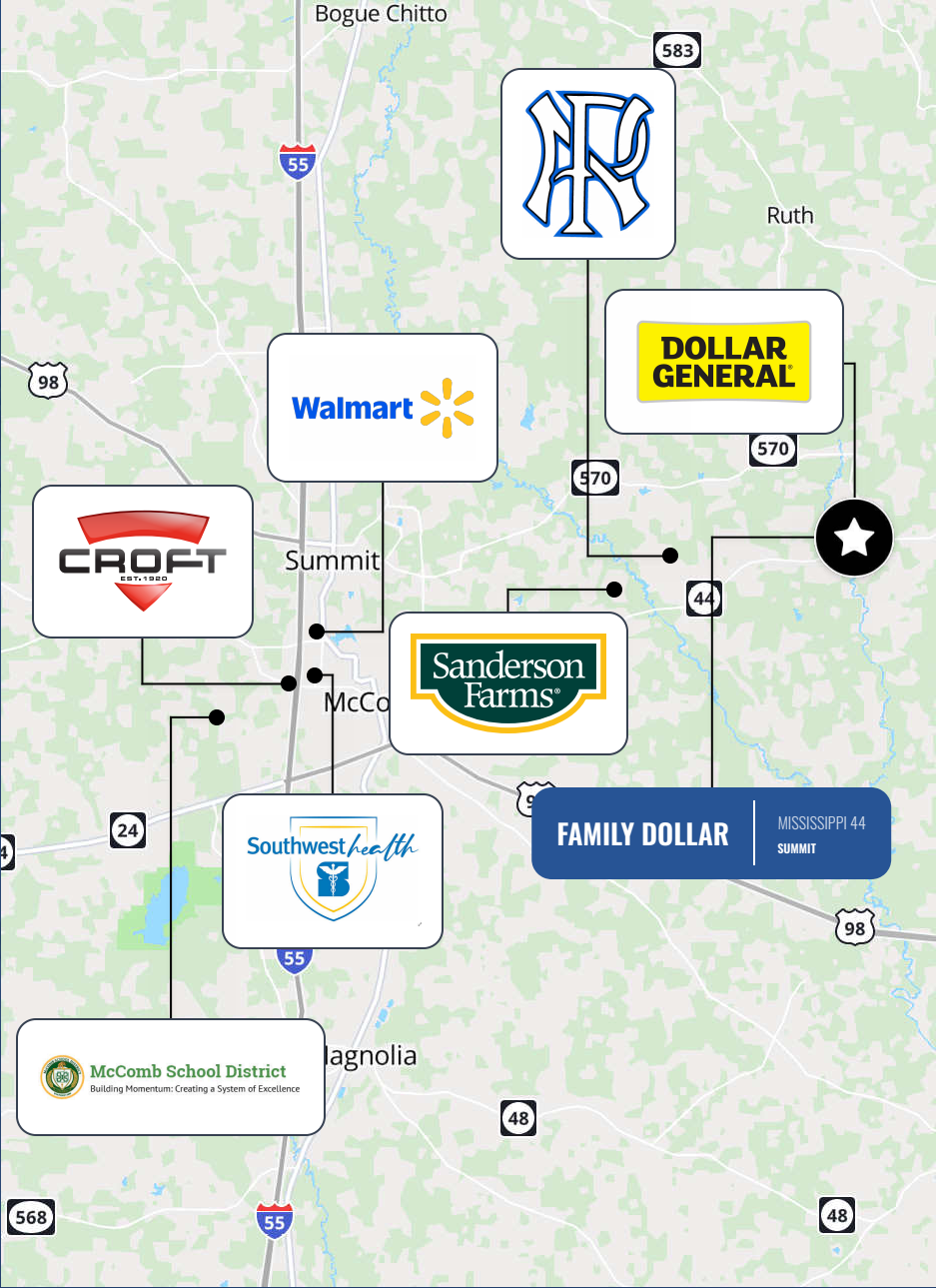
As a part of the broader regional retail market, the area benefits from a mix of national and local retailers, including popular brands such as Family Dollar, which further strengthens the economic viability of the area. The presence of these retailers not only enhances the shopping experience for consumers 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



**The Kase Group**

**KASE ABUSHARKH**

Founding Principal

925-348-1844

kase@thekasegroup.com

Lic #: TX #708586

**Jacob Abusharkh**

Managing Principal

650-315-2112

jacob@thekasegroup.com

MS Lic: B-24769

## CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property described herein and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or the Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than those contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, nor the Owner or its affiliates, make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient.

The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed, and delivered Real Estate Purchase Agreement between it and the Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property and/or may have a right to cancel the lease. This Offering Brochure should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence materials only.

The information contained herein is subject to change without notice, and the recipient of these materials shall not look to the Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and to terminate negotiations with any entity, for any reason, at any time, with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in the Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent the Owner or any agent of the Owner corresponds with any prospective purchaser, such purchaser should not rely on any such correspondence or statements as binding on the Owner. Only a fully executed Real Estate Purchase Agreement shall bind the Property, and each prospective purchaser proceeds at its own risk. Recipients of this Offering Brochure shall not contact employees or tenants of the Property directly or indirectly regarding these materials without prior written approval.