



# FAMILY DOLLAR

## The Kase Group

In Association with Scott Reid & ParaSell, Inc. | A Licensed Louisiana Broker 995707070-CORP

### **KASE ABUSHARKH**

Founding Principal  
925-348-1844  
kase@thekasegroup.com  
Lic #: TX #708586

### **JACOB ABUSHARKH**

Managing Principal  
650-315-2112  
jacob@thekasegroup.com  
Lic #: CA 01385529

### **SCOTT REID**

Broker-Parasell, Inc.  
949.942.6585  
broker@parasellinc.com  
Lic #: 995707070-CORP

# FAMILY DOLLAR NET LEASED OFFERING

5105 Louisiana 34, Eros, LA



 **The Kase Group**

## **FAMILY DOLLAR**

5105 Louisiana 34, Eros, LA

## **PROPERTY INFORMATION**

# PROPERTY SUMMARY

This is a prime investment opportunity to acquire a Family Dollar property located in Eros, Louisiana, secured by a corporate guarantee from Family Dollar Stores, Inc., which holds a BBB investment-grade S&P rating. The 8,320-square-foot facility, constructed in 2017, features a modern design with a brick veneer façade and a standing seam metal roof, representing the newest retail construction in the area. This property offers a passive income stream backed by a strong national tenant, making it an attractive option for investors seeking reliable cash flow in a market with high barriers to new development. Additionally, the lease agreement includes six 5-year renewal options with rent increases of \$0.50/SF at each renewal.

The property is situated with direct frontage along Louisiana Highway 34, providing excellent visibility and access. Family Dollar serves as the exclusive discount retailer for the immediate municipality, benefiting from a lack of competition within a six-mile radius. Its strategic location along the primary north-south route between Jackson Parish and West Monroe ensures it functions as a critical retail anchor for the community.

## PROPERTY HIGHLIGHTS

- **New 10-Year Net Leased**
- **Corporate Guaranteed by Family Dollar**
- **Minimal Landlord Obligations**
- **Includes Six 5-Year Renewal Options with \$0.50/SF Rent Increases in Each Option Period**
- **Positioned Along Louisiana Highway 34, a Key North-South Route Connecting Jackson Parish to West Monroe, Capturing Significant Local Traffic.**



# OFFERING SUMMARY



## OFFERING SUMMARY

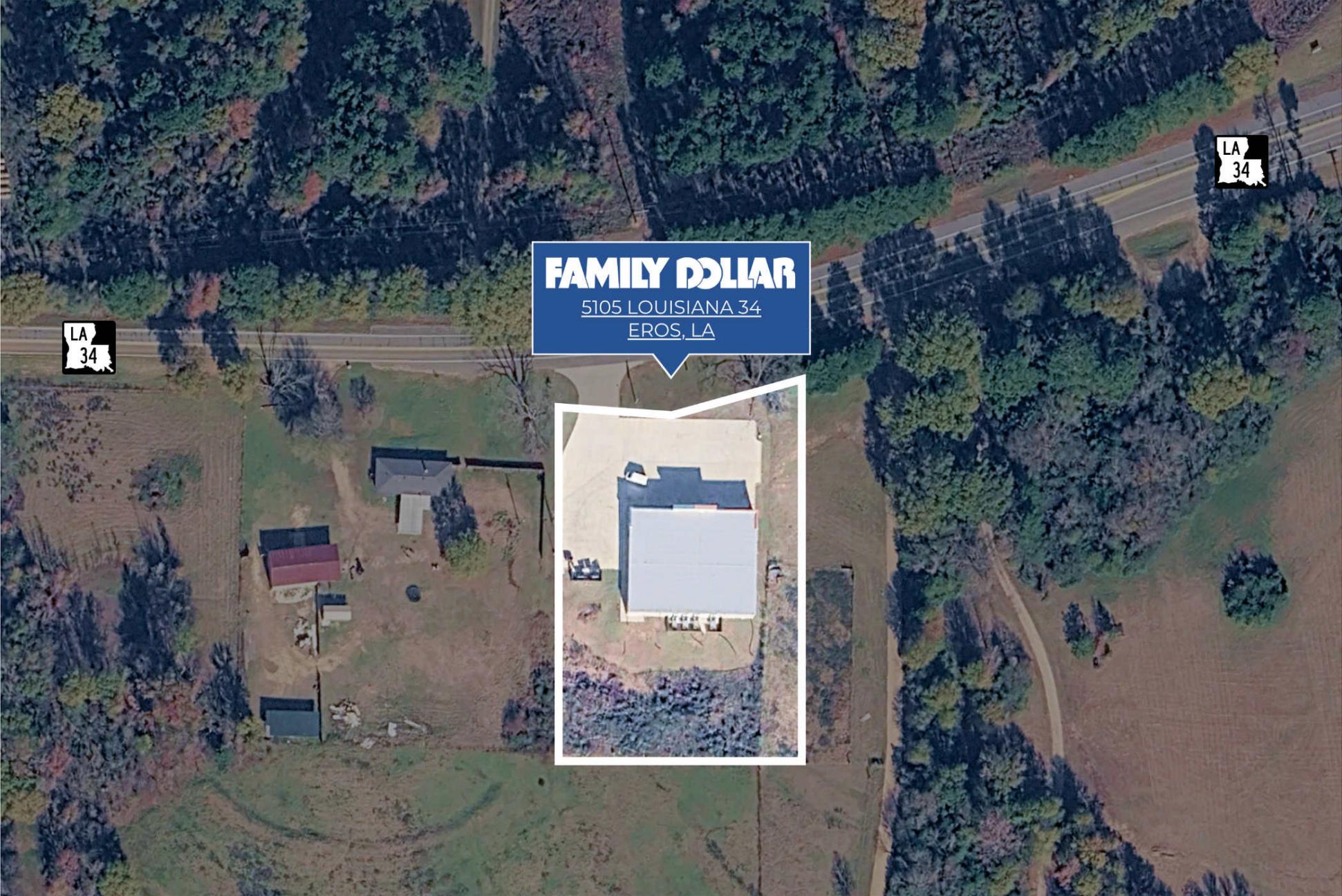
Property Name	Family Dollar
Address	5105 LA-34 Eros, LA
Price	\$1,318,333
Cap Rate	9.00%
Building Size	10,500
Current Monthly Rent	\$9,887.50
Current Annual Rent	\$118,650.00
Lease Expiration	1/31/2034
Lease Structure	NN

### Family Dollar - Eros

5105 Louisiana 34

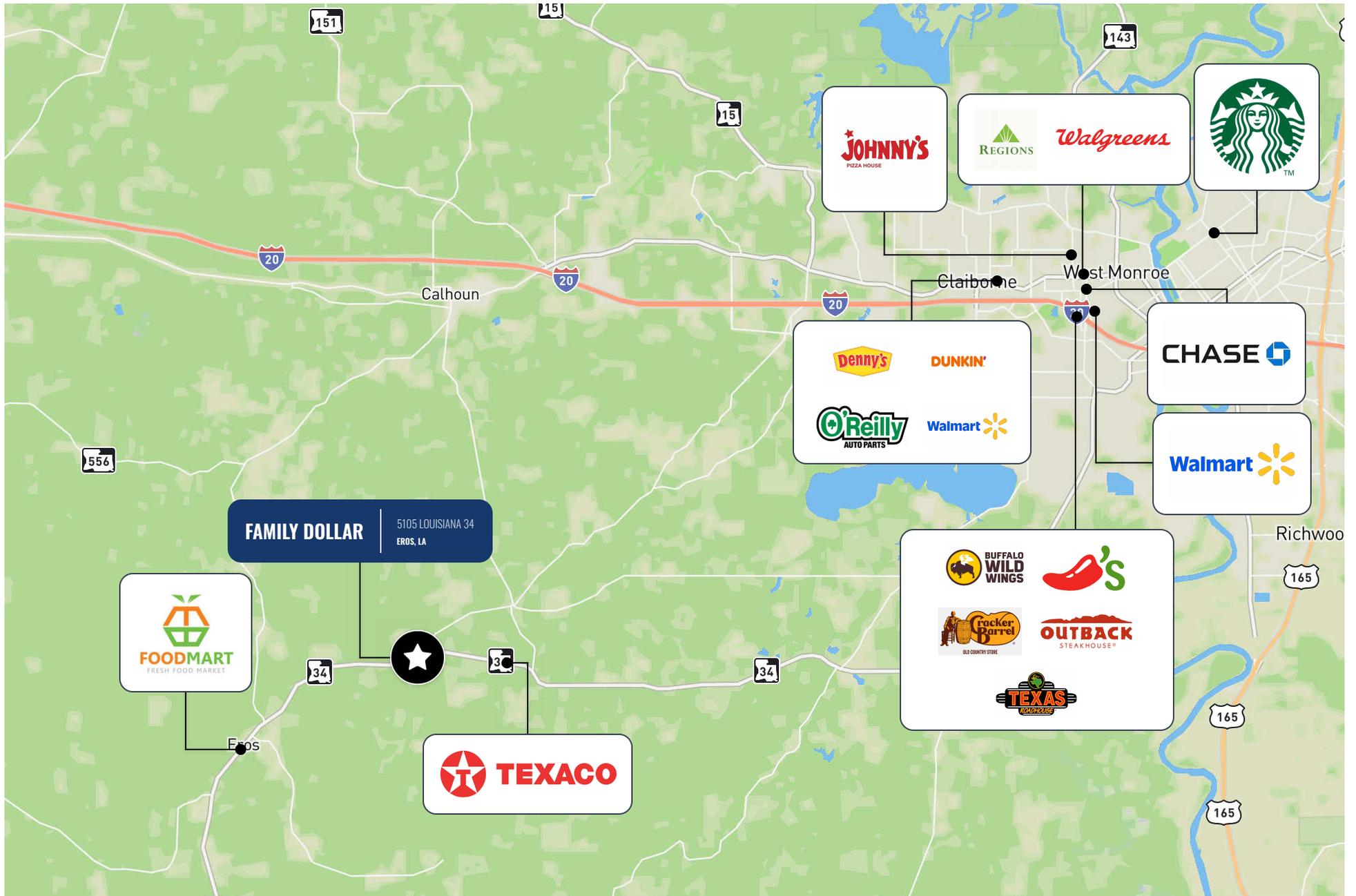


# SITE MAP



**Family Dollar - Eros**  
5105 Louisiana 34

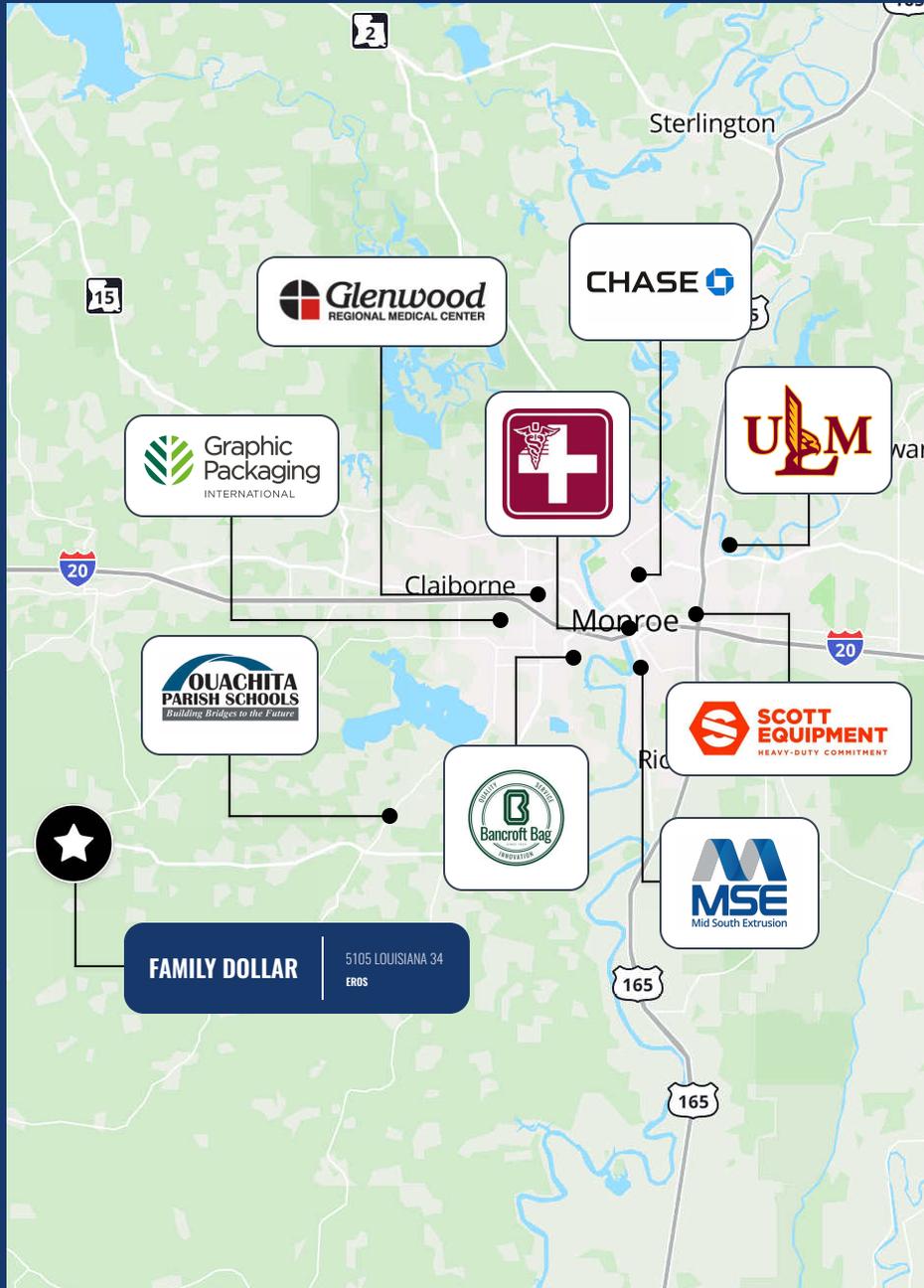
# AREA MAP



Family Dollar - Eros

5105 Louisiana 34

# MAJOR EMPLOYERS



The subject property is located in a market with a strong and diversified economic base, reducing the investment risks typically associated with single-industry economies. The local employment landscape is primarily driven by stable, non-cyclical sectors such as healthcare and education. Major institutions, including St. Francis Medical Center, Glenwood Regional Medical Center, the University of Louisiana Monroe, and the Ouachita Parish School District, are the region's largest and most reliable employers, providing a solid foundation of job security. Additionally, the area benefits from a significant manufacturing and industrial presence, with prominent employers like Graphic Packaging International, Bancroft Bag Inc., and Mid South Extrusion further diversifying the economic base. This blend of public and private sector employment across critical services and value-added industries fosters a stable population growth, ensuring continued demand for housing and supporting the long-term economic health of the region.

Employer	Industry	Employees	Distance
St. Francis Medical Center	Healthcare	2,500	18.4 mi
Ouachita Parish School Board	Education	2,000	9.4 mi
Graphic Packaging International	Manufacturing	1,500	14.9 mi
University of Louisiana Monroe	Education	1,500	22.9 mi
Glenwood Regional Medical Center	Healthcare	1,156	16.6 mi
Chase	Finance	500	20.7 mi
Bancroft Bag, Inc.	Manufacturing	500	17.3 mi
Scott Equipment Company	Industrial Equipment	500	21.2 mi
Mid South Extrusion	Manufacturing	250	19.2 mi



# The Kase Group

In Association with Scott Reid & ParaSell, Inc. | A Licensed Louisiana  
Broker 995707070-CORP

## **KASE ABUSHARKH**

Founding Principal

925-348-1844

kase@thekasegroup.com

Lic #: TX #708586

## **Jacob Abusharkh**

Managing Principal

650-315-2112

jacob@thekasegroup.com

Lic #: CA 01385529

## **Scott Reid**

Broker-Parasell, Inc.

949.942.6585

broker@parasellinc.com

Lic #: 995707070-CORP

**Family Dollar - Doyline**

436 Fuller Street

## CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within 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 ParaSell, Inc. or 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 ParaSell, Inc. listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than 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 ParaSell, Inc.

Neither ParaSell, Inc. 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 promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by ParaSell, Inc. 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, ParaSell, Inc. 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 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 lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The ParaSell, Inc. 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 expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the 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 Owner, in 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 ParaSell, Inc. advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.