



# LEGACY

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1587 HIGHWAY 264, GALLUP, NM 87301

# FAMILY DOLLAR

**FOR SALE** \$1,840,491 | 8.15% CAP

LEGACYCREA.COM

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GALLUP, NM

- Single Tenant Freestanding Family Dollar in Gallup, NM
- Absolute NN Lease Structure with Minimal Landlord Responsibilities
- 1,100+ People Reside within 1 Mile Radius of Site
- 31 Minute Drive to Gallup Municipal Airport (25.5 Mile Distance)
- Family Dollar Was Acquired By Dollar Tree Who Corporately Operates Over 16,000 Locations and Boasts an Investment Grade Credit Rating (S&P: BBB-)
- Family Dollar is one of the Few Retailers that Thrived Through the COVID Pandemic and Witnessed a Sharp Increase in Same-Store Sales/Profitability
- Surrounded by Local Tenants + National Retailers Including Starbucks, McDonald's, and More

PROPERTY DETAILS

Building Area:	9,200 SF
Land Area:	0.78 Acres
Price:	\$1,840,491
Year Built:	2004
Cap Rate:	8.15%
Price (PSF):	\$200.05

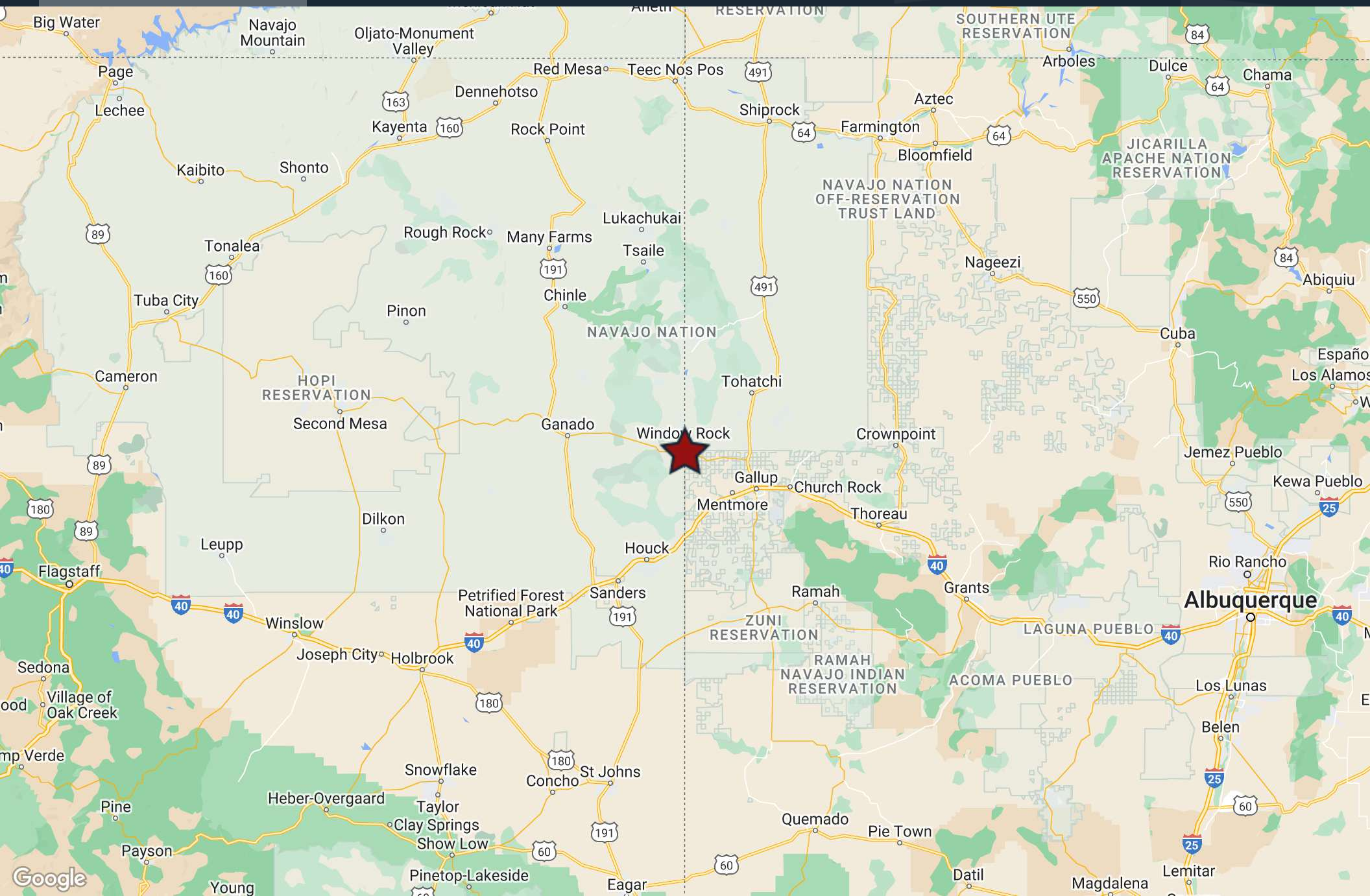
LEASE OVERVIEW

Remaining Lease Term:	3 Years
NOI:	\$150,000
Lease Type:	NN
Scheduled Rent Increases:	2.5% Every Other Year
Options & Increases:	(3) 5 Year Options
Insurance:	Tenant
Parking Lot Maintenance:	Landlord
Property Taxes:	Tenant
Roof & Structure:	Landlord
HVAC:	Tenant













Google

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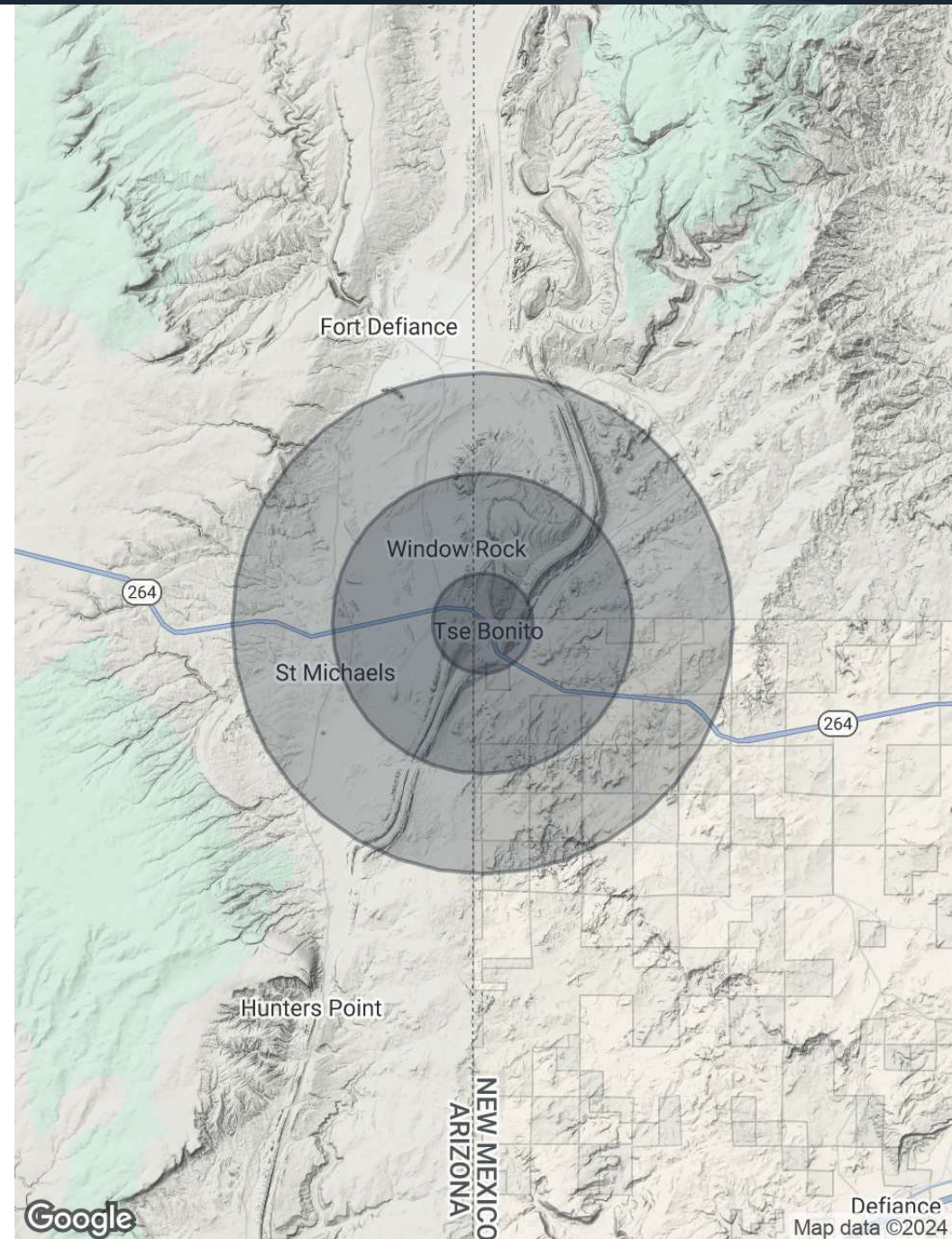




POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,163	1,744	1,744
Average Age	38	39	39
Average Age (Male)	36	37	37
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	363	545	545
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$36,201	\$36,140	\$36,140
Average House Value	\$65,158	\$105,137	\$96,607

Demographics data derived from AlphaMap







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