



FAMILY DOLLAR - DOLLAR TREE COMBO STORE

436 FULLER STREET, DOYLINE, LA 71023

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PROPERTY INFORMATION

SECTION 1



PROPERTY HIGHLIGHTS

- New 10 Year Net Leased Family Dollar
- Brand New Hybrid Store Concept
- Minimal Landlord Obligations: Roof, Structure & Parking Lot
- Corporate Guarantee
- New Construction
- Well Positioned along Fuller Street
- 30 Minutes from Shreveport

PROPERTY DESCRIPTION

This is an opportunity to purchase a new 10-year net-leased Family Dollar in Doyline, Louisiana. The lease calls for minimal landlord obligations. This building features the latest dual-branded format, offering both Family Dollar and Dollar Tree merchandise. The lease includes six 5-year renewal options with \$0.50/SF rent increases in each option period. The site is well located along Fuller Street, just 30 minutes from Shreveport, providing convenient access to a major urban center.

LOCATION DESCRIPTION

Doyline, Louisiana, is a small village located in Webster Parish in the northwestern part of the state. With a population of just over 800 residents, Doyline offers a quiet, rural lifestyle surrounded by natural beauty and a strong sense of community. It is part of the Shreveport-Bossier City metropolitan area, providing access to urban amenities while maintaining its small-town charm.

OFFERING SUMMARY

Sale Price:	\$1,540,875
Building Size:	10,500 SF
NOI:	\$123,270.00
Cap Rate:	8.00%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	595	1,591	10,141
Total Population	1,364	3,881	25,386
Average HH Income	\$58,444	\$64,064	\$63,472



FINANCIAL ANALYSIS

SECTION 2

INVESTMENT OVERVIEW	
Price	\$1,540,875
CAP Rate	8.00%
Net Operating Income	\$123,270
Lease Term	10 Years
Lease End	5/31/2034
Options	Six, 5-Year
Increases	\$.50/SF Increases in Each Option



DEMOGRAPHICS

SECTION 3

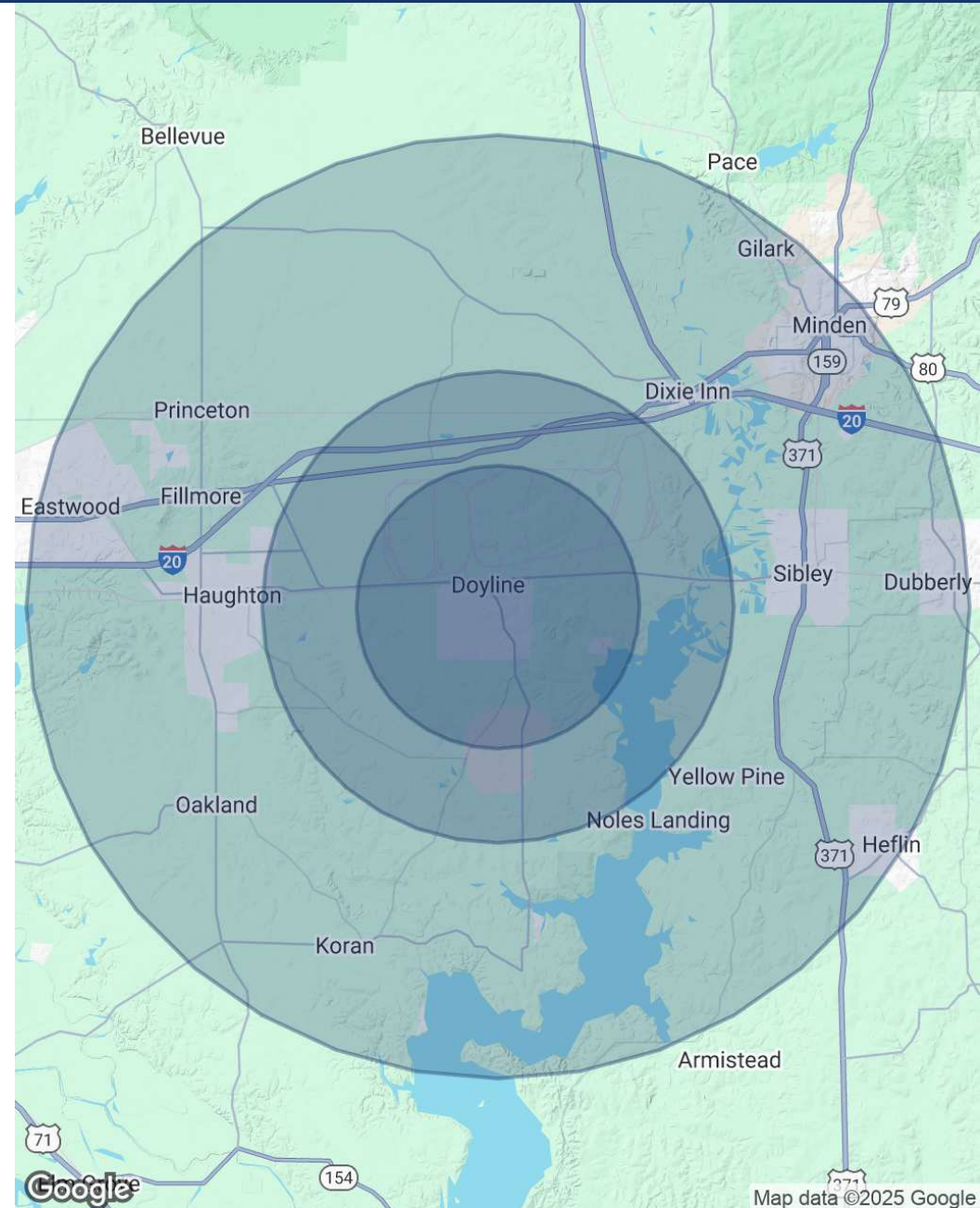
DEMOGRAPHICS MAP & REPORT

436 FULLER STREET
DOYLINE, LA 71023

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,364	3,881	25,386
Average Age	45	41	40
Average Age (Male)	43	40	39
Average Age (Female)	46	43	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	595	1,591	10,141
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$58,444	\$64,064	\$63,472
Average House Value	\$170,631	\$180,030	\$175,382

* Demographic data derived from 2020 ACS - US Census





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