

FAMILY DOLLAR TREE COMBO STORE | 10+ YEAR NN INVESTMENT OPPORTUNITY

17825 AL-160, CLEVELAND, AL 35049



10,500 SF
FOR SALE

REPRESENTATIVE PHOTO



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DOLLAR TREE®

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| OFFERING SUMMARY | |
|-------------------------|--------------------------------------|
| OFFERING | |
| PRICE: | \$1,446,000 |
| NOI: | \$101,220 |
| CAP: | 7.0% |
| GUARANTY: | FAMILY DOLLAR STORES, INC. |
| TENANT: | FAMILY DOLLAR STORES OF ALABAMA, LLC |
| LEASE TYPE: | 10 YEAR NN |
| RENTABLE AREA: | 10,500 SF |
| LAND AREA: | 1.47 ACRES |
| YEAR BUILT: | 2022 |
| PARCEL #: | 15-04-18-0-003-021-015 |
| OWNERSHIP: | FEE SIMPLE |
| PARKING SPACES: | 28 |
| ZONING: | COMMERCIAL |



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INVESTMENT HIGHLIGHTS

FAMILY DOLLAR TREE

17825 AL-160, CLEVELAND, AL 35049



10,500 SF BUILDING
(NEW SUCCESSFUL
COMBO STORE FORMAT)



10+ YEAR LEASE



INVESTMENT
GRADE CREDIT
TENANT



E-COMMERCE
RESISTANT TENANT



LOW RENT
PSF



VPD ON HIGHWAY
160 = 5,050



3-MILE HHI
\$52,682 (MEDIAN)
\$63,106 (AVERAGE)



PANDEMIC RESISTANT
TENANT

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PROPERTY OVERVIEW

FAMILY DOLLAR TREE

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28 PARKING SPACES



YEAR BUILT: 2022

PARCEL NUMBER

15-04-18-0-003-021-015



FAMILY DOLLAR STORES, INC.

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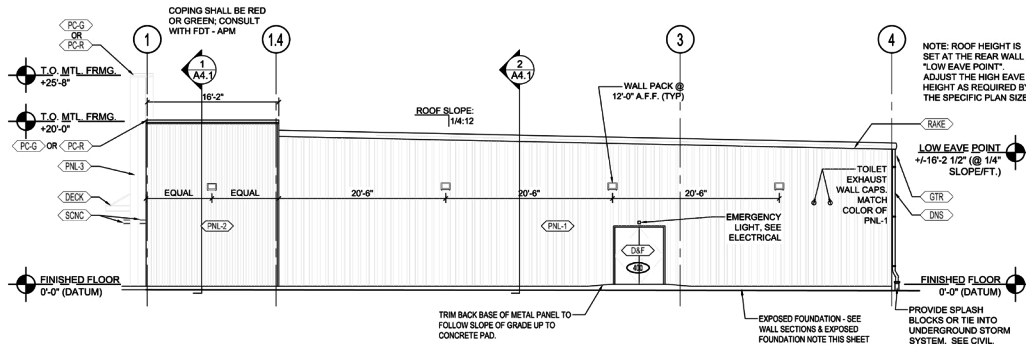
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EMAIL: JOE@TWINRIVERSCAP.COM

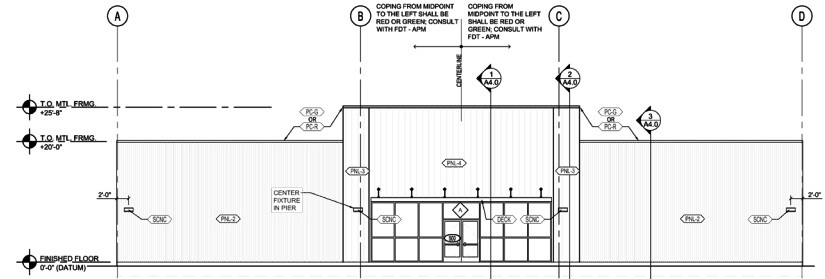
ELEVATIONS

FAMILY DOLLAR TREE

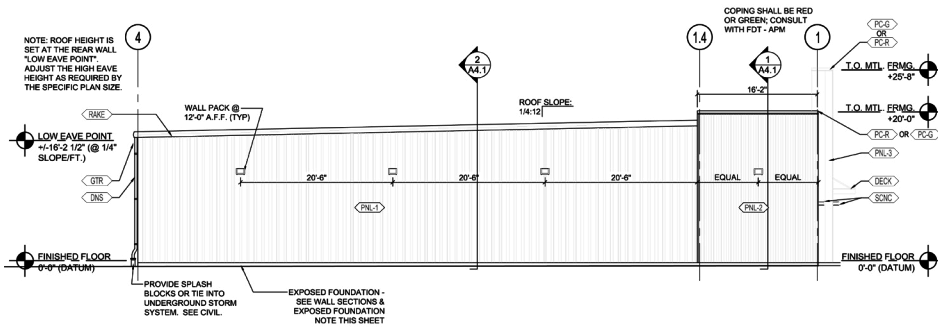
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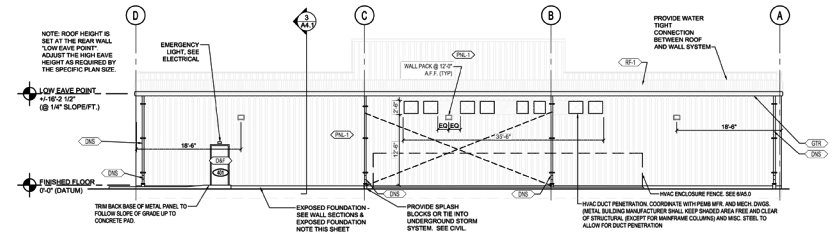
RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

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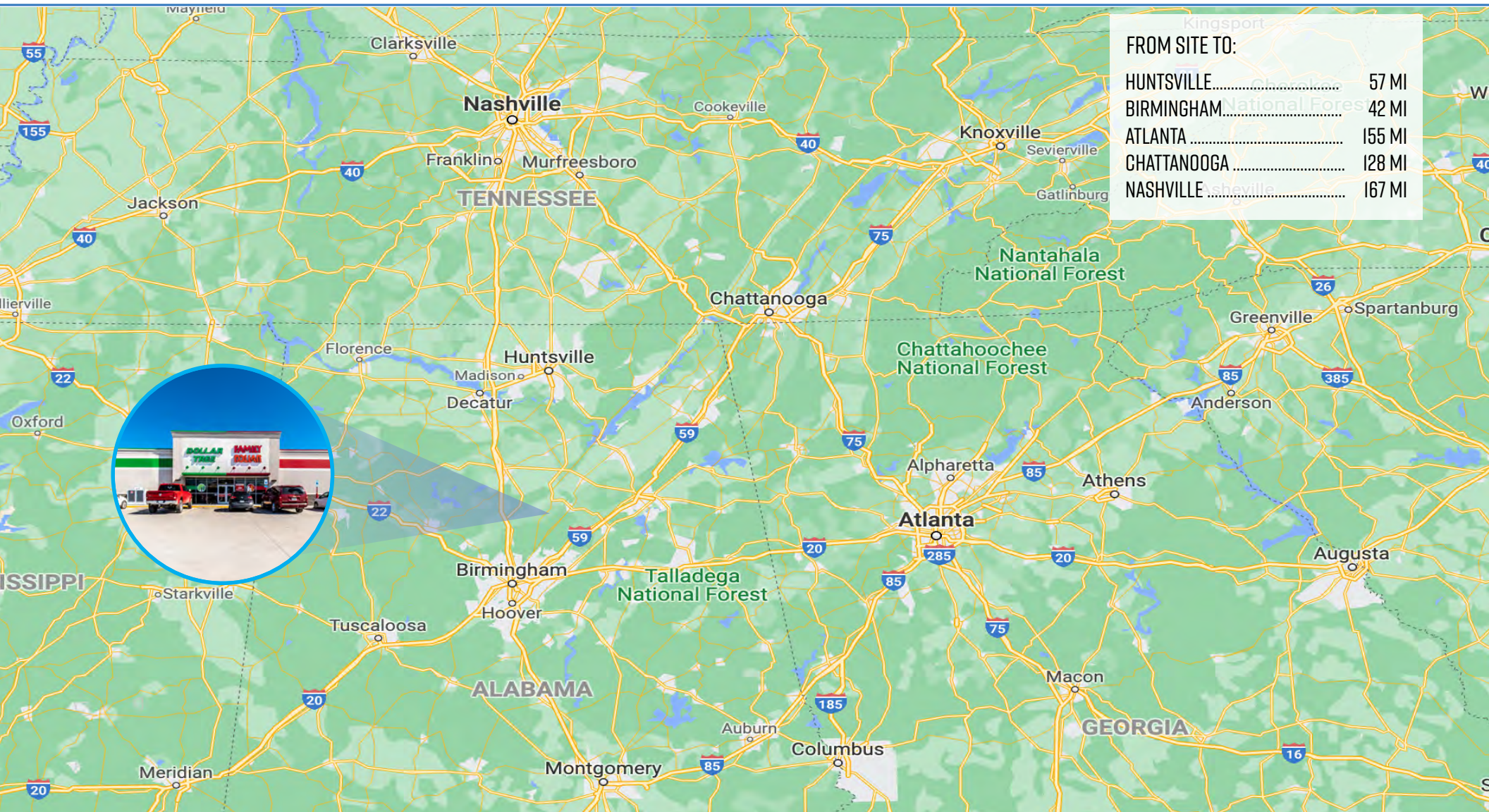
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LOCATION OVERVIEW

FAMILY DOLLAR TREE

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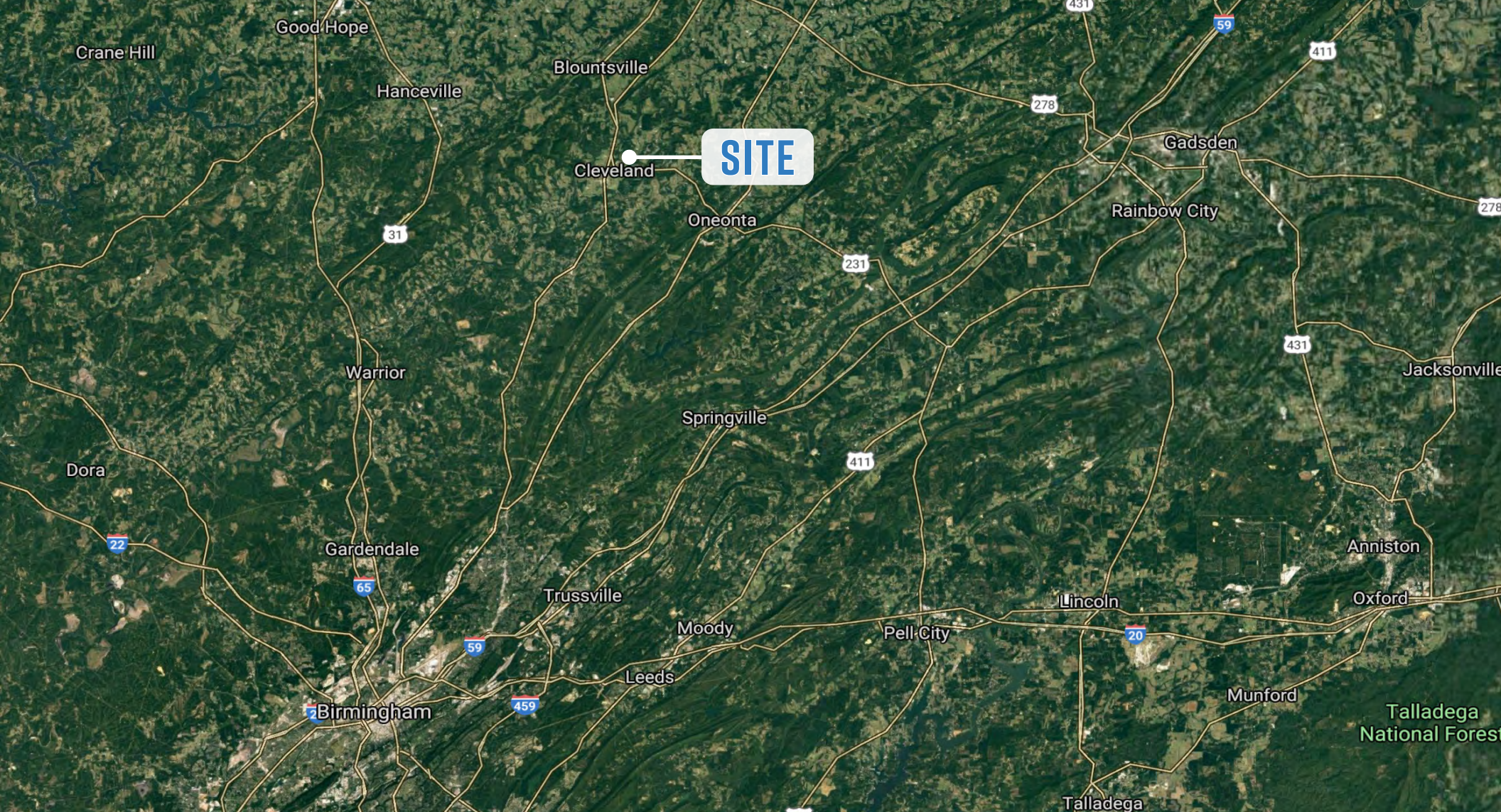
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HIGH AERIAL

FAMILY DOLLAR TREE

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SITE AERIAL

FAMILY DOLLAR TREE

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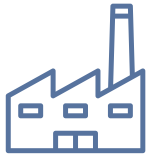


CITY OVERVIEW | CLEVELAND, AL

FAMILY DOLLAR TREE

17825 AL-160, CLEVELAND, AL 35049

BUSINESS



TONKA CORPORATION

LOCATED AT CLEVELAND, AL WITH A DISTANCE OF 0.5 MILE FROM SITE.

LIFESTYLE / INDUSTRIES



PARKS
PALISADES
PARK



**MEDIAN HOUSEHOLD
INCOME**
\$49,282 ON A 10 MI RANGE



POPULATION
30,112 ON A 10 MI RANGE



**AVERAGE HOUSEHOLD
INCOME**
\$65,790 ON A 10 MI RANGE



HIGHWAY
STATE ROUTE 79



**BIRMINGHAM-SHUTTLESWORTH
INTERNATIONAL AIRPORT**



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DEMOGRAPHICS

FAMILY DOLLAR TREE

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AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

RETAIL TRADE, HEALTH CARE & SOCIAL ASSISTANCE, EDUCATIONAL SERVICES, MANUFACTURING, CONSTRUCTION, FINANCE & INSURANCE, TRANSPORTATION & WAREHOUSING, WHOLESALE TRADE, UTILITIES, AGRICULTURE, MINING

| 2021 SUMMARY | 3 MILE | 5 MILES | 10 MILES |
|-------------------------------|----------|----------|----------|
| POPULATION | 2,914 | 6,112 | 30,112 |
| HOUSEHOLDS | 1,080 | 2,302 | 11,279 |
| FAMILIES | 816 | 1,724 | 8,143 |
| AVERAGE HOUSEHOLD SIZE | 2.69 | 2.65 | 2.64 |
| OWNER OCCUPIED HOUSING UNITS | 859 | 1,802 | 8,444 |
| RENTER OCCUPIED HOUSING UNITS | 220 | 499 | 2,835 |
| MEDIAN AGE | 38.8 | 39.8 | 41.6 |
| MEDIAN HOUSEHOLD INCOME | \$52,682 | \$52,157 | \$49,282 |
| AVERAGE HOUSEHOLD INCOME | \$63,106 | \$67,379 | \$65,790 |
| 2026 SUMMARY | 3 MILE | 5 MILES | 10 MILES |
| POPULATION | 2,979 | 6,217 | 30,651 |
| HOUSEHOLDS | 1,103 | 2,338 | 11,481 |
| FAMILIES | 830 | 1,744 | 8,250 |
| AVERAGE HOUSEHOLD SIZE | 2.69 | 2.65 | 2.64 |
| OWNER OCCUPIED HOUSING UNITS | 884 | 1,844 | 8,675 |
| RENTER OCCUPIED HOUSING UNITS | 219 | 494 | 2,806 |
| MEDIAN AGE | 40.8 | 47.6 | 43.3 |
| MEDIAN HOUSEHOLD INCOME | \$57,836 | \$57,186 | \$53,793 |
| AVERAGE HOUSEHOLD INCOME | \$71,045 | \$75,885 | \$73,752 |



CLEVELAND, AL

CLEVELAND IS A TOWN IN CENTRAL BLOUNT COUNTY, ALABAMA. CLEVELAND IS 42 MILES NORTHEAST OF BIRMINGHAM AND 57 MILES SOUTH OF HUNTSVILLE. THE MOST COMMON INDUSTRIES IN CLEVELAND ARE CONSTRUCTION; EDUCATIONAL SERVICES; HEALTH CARE; AGRICULTURE, FORESTRY, FISHING AND HUNTING; FOOD; TRUCK TRANSPORTATION; AND PUBLIC ADMINISTRATION. THE NATIONAL REGISTER-LISTED SWANN COVERED BRIDGE, WHICH SPANS THE BLACK WARRIOR RIVER, LIES JUST WEST OF TOWN.

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TENANT OVERVIEW

FAMILY DOLLAR TREE

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DOLLAR TREE, A FORTUNE 200 COMPANY WHICH ACQUIRED FAMILY DOLLAR IN JULY, 2015, NOW OPERATES MORE THAN 16,000 STORES ACROSS 48 STATES AND FIVE CANADIAN PROVINCES. STORES OPERATE UNDER THE BRANDS OF DOLLAR TREE, DOLLAR TREE CANADA, DEALS, AND FAMILY DOLLAR WITH A MARKET CAPITALIZATION OF \$31.39 BN. DOLLAR TREE AND FAMILY DOLLAR ARE LEADING NATIONAL OPERATORS OF MULTI PRICE-POINT STORES OFFERING MERCHANDISE GENERALLY RANGING IN PRICE FROM \$1-\$10 INCLUDING CONSUMABLES, HOME PRODUCTS, APPAREL AND ACCESSORIES, ELECTRONICS, AND SEASONAL GOODS TO PRIMARILY LOW AND MIDDLE-INCOME CONSUMERS IN CONVENIENT NEIGHBORHOOD STORES.

- > CORPORATE GUARANTEE BY FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
- > FINANCIAL STRENGTH: INVESTMENT GRADE. S&P 500 CREDIT RATING OF BB+ AND MOODY'S OF BAA1
- > DISCOUNT STORES ARE BEING DESCRIBED AS "IMMUNE TO E-COMMERCE" DUE TO THEIR FOCUS ON CONVENIENCE AND SMALL STORE FORMATS
- > DOLLAR TREE REPORTED \$7.32 BILLION IN NET SALES IN ITS MOST RECENT QUARTER
- > THE COMBINED COMPANY HAS SALES OF OVER \$28.32 BILLION A YEAR FOR 2022
- > COMPANY INITIATIVES FOR 2022 INCLUDED:
 - > GROWING THE NEW COMBO STORE FORMAT (SEE RIGHT)
 - > GAINING MARKET SHARE VIA FAMILYDOLLAR.COM RETAIL SITE AND INSTACART SAME-DAY DELIVERY
 - > INITIATING SELF-CHECKOUT PILOT
 - > TESTING FRESH PRODUCE AND FROZEN MEAT OFFERINGS

NEW FAMILY DOLLAR AND DOLLAR TREE COMBO STORES: THE COMBO STORE CONCEPT FOCUSES ON PROVIDING SMALL TOWNS AND RURAL LOCATIONS WITH FAMILY DOLLAR'S GREAT VALUE AND ASSORTMENT AND DOLLAR TREE'S "THRILL OF THE HUNT". THE COMBO STORES ARE BEING EXTREMELY WELL-RECEIVED IN THESE COMMUNITIES AND CONTINUE TO DELIVER GREATER SALES, IMPROVED GROSS MARGINS AND BETTER EXPENSE LEVERAGE. WITH AN ESTIMATED OPPORTUNITY FOR 3,000 MARKETS, COMBO STORES WILL BE A KEY COMPONENT OF FAMILY DOLLAR'S STORE GROWTH.

- > EXTREMELY SUCCESSFUL CONCEPT
 - > SAME-STORE SALES LIFT OF > 20% ON AVERAGE
 - > IMPROVED MERCHANDISE OFFERINGS
 - > INCREASED STORE TRAFFIC

FOR QUARTER ENDING JULY 29, 2023:



SEE THE COMBO STORE VIDEO HERE.



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FINANCIALS

FAMILY DOLLAR TREE

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| | |
|-----------------------------------|--|
| TENANT NAME: | FAMILY DOLLAR STORES OF ALABAMA, LLC |
| GUARANTOR: | FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE |
| LEASE TYPE: | NN |
| SF: | 10,500 SF |
| INITIAL LEASE TERM: | 10 YEARS INITIAL LEASE TERM AND FIVE (5) FIVE (5) YEAR OPTIONS |
| LEASE START: | JULY 28, 2022 |
| LEASE EXPIRATION: | SEPTEMBER 30, 2032 |
| LANDLORD RESPONSIBILITIES: | ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS |

| EXTENSION OPTIONS: FIVE 5-YEAR OPTIONS WITH 5% INCREASES EACH EXTENSION | | |
|--|-----------|-----------|
| EXT. OPTION #1 | YRS:11-15 | \$106,281 |
| EXT. OPTION #2 | YRS:16-20 | \$111,595 |
| EXT. OPTION #3 | YRS:21-25 | \$117,175 |
| EXT. OPTION #4 | YRS:26-30 | \$123,034 |
| EXT. OPTION #5 | YRS:31-35 | \$129,185 |

| INITIAL TERM RENTAL AMOUNT | |
|----------------------------|-----------|
| ANNUAL | \$101,220 |
| MONTHLY | \$8,435 |
| PER SF | \$9.64 |



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