

FAMILY DOLLAR TREE COMBO STORE
10+ YEAR NN INVESTMENT OPPORTUNITY
NW CORNER OF AL-75 & BELLVIEW ROAD, HENAGAR, AL 35978



10,500 SF
FOR SALE

REPRESENTATIVE PHOTO



CONTACT:

JOE BOYD

OFFICE: 843.973.8283

MOBILE: 843.906.7751

JOE@TWINRIVERSCAP.COM

656 ELLIS OAK AVENUE

CHARLESTON, SC 29412





DOLLAR TREE[®]

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OFFERING SUMMARY

OFFERING	
PRICE:	\$1,648,900
NOI:	\$111,300
CAP:	6.75%
GUARANTY:	FAMILY DOLLAR STORES, INC.
TENANT:	FAMILY DOLLAR STORES OF ALABAMA, LLC
LEASE TYPE:	10 YEAR NN
RENTABLE AREA:	10,500 SF
LAND AREA:	+/-1.2 ACRES
YEAR BUILT:	2023
PARCEL #:	A PORTION OF #08-01-01-0-001-032.001
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	28
ZONING:	B-1



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INVESTMENT HIGHLIGHTS

FAMILY DOLLAR TREE
NW CORNER OF AL-75 & BELLVIEW ROAD, HENAGAR, AL 35978



**10,500 SF
BUILDING**



10+ YEAR LEASE




**INVESTMENT
GRADE CREDIT
TENANT**



**E-COMMERCE
RESISTANT TENANT**




**RECESSION-PROOF
TENANT**



**VPD ON
AL-75 = 4,940,
AL-40 = 4,450**



**ULTRA-SUCCESSFUL
COMBO STORE
FORMAT**



**HARD CORNER,
ACCESS TO BOTH
ROADS**

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PROPERTY OVERVIEW

FAMILY DOLLAR TREE

NW CORNER OF AL-75 & BELLVIEW ROAD, HENAGAR, AL 35978



28 PARKING SPACES



2022



PORTION OF #08-01-01-0-001-032.001



FAMILY DOLLAR STORES OF ALABAMA, LLC



VPD ON AL-75 = 4,940, AL-40 = 4,450

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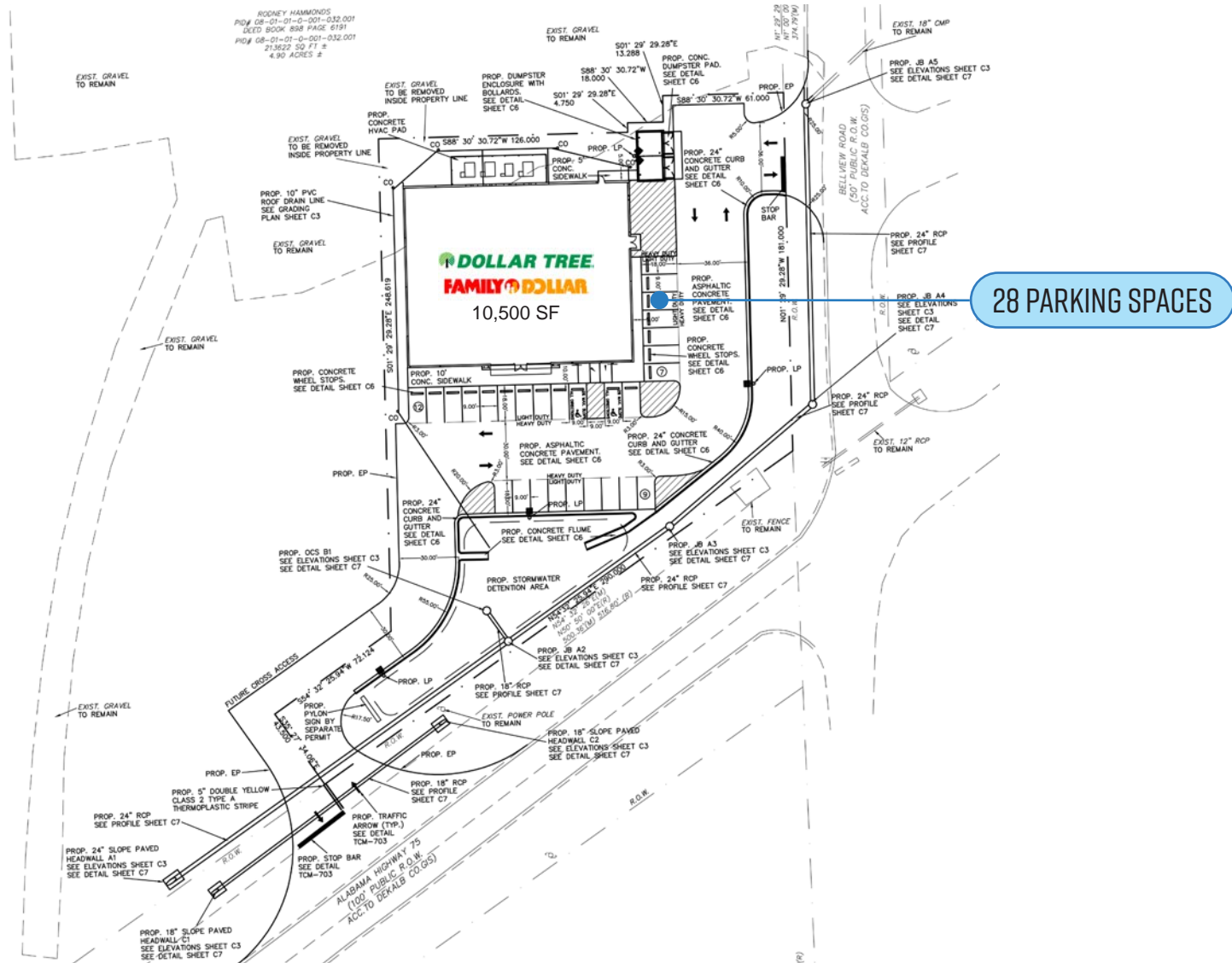
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SITE PLAN

FAMILY DOLLAR TREE

NW CORNER OF AL-75 & BELLVIEW ROAD, HENAGAR, AL 35978

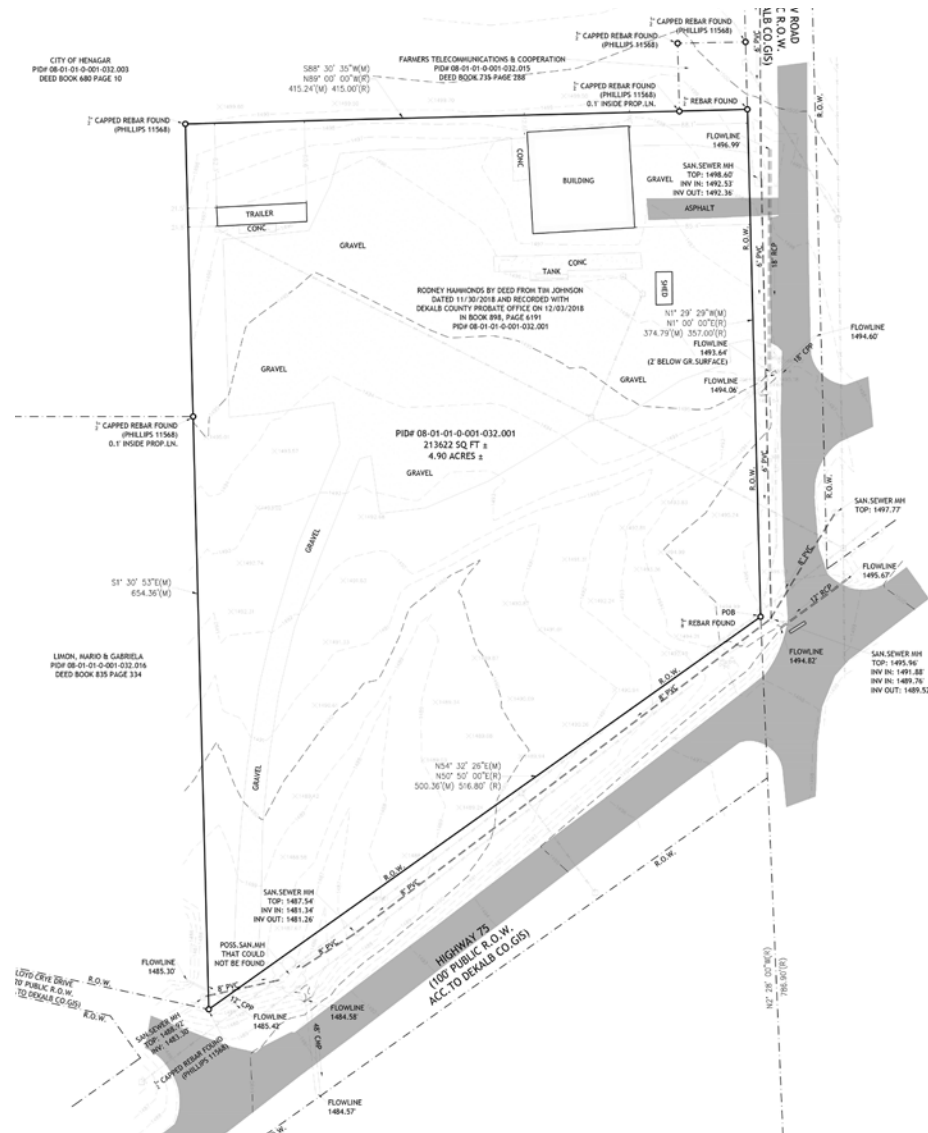


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PHOTOS

FAMILY DOLLAR TREE

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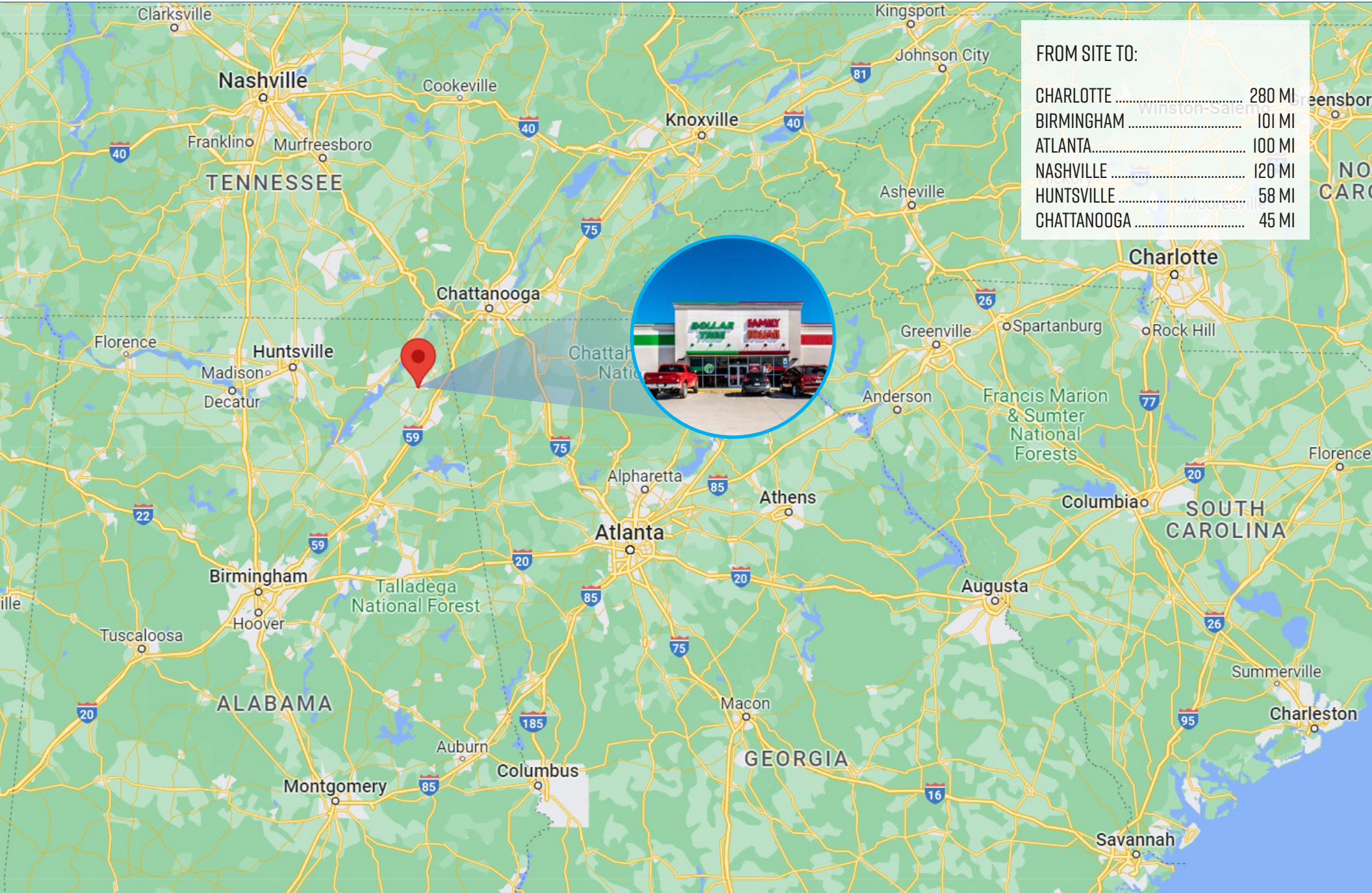
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LOCATION OVERVIEW

FAMILY DOLLAR TREE

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HIGH AERIAL

FAMILY DOLLAR TREE

NW CORNER OF AL-75 & BELLVIEW ROAD, HENAGAR, AL 35978



HENAGAR JUNIOR HIGH SCHOOL
0.4 MILES
254 STUDENTS PREK - 8

Limón's
Mexican Restaurant

KOCH FOODS, INC.

DOLLAR GENERAL

SITE

UNITED STATES
POSTAL SERVICE

HENAGAR EYE CLINIC INC

BEAUTY SHOP

BARBER SHOP
LIQUOR STORE

LAUNDROMAT

FIRST NATIONAL
BANK OF HENAGAR

Kerby
Universal Home

SUBWAY

HENAGAR CITY HALL

AL-75 = 4,940 VPD

EDDIE'S FLORIST INC

SPEEDY LUBE

ALFA INSURANCE

A - MAYS - ING TUXEDOS
STOP TO SAVE SUPERMARKET

MARBLEWORKS

Advantage
PHYSICAL THERAPY LLC

THRIFT SHOP

FIRST STATE BANK

HENAGAR AUTO GLASS

THE RUSTIC STRAND SALON

Jack's

AUTO PARTS
DAVIS AUTOMOTIVE GROUP

McDonald's

BAMA BOYS B-B-Q
BBQ'S AND MORE

MAPCO

HENAGAR PARK

THE DRINK BOX

WONDER WASH CAR WASH

HENAGAR SWIMMING POOL

U-HAUL

AL-40 = 4,450 VPD

HENAGAR FIRE DEPARTMENT

MJ FUEL

Camp Drugs

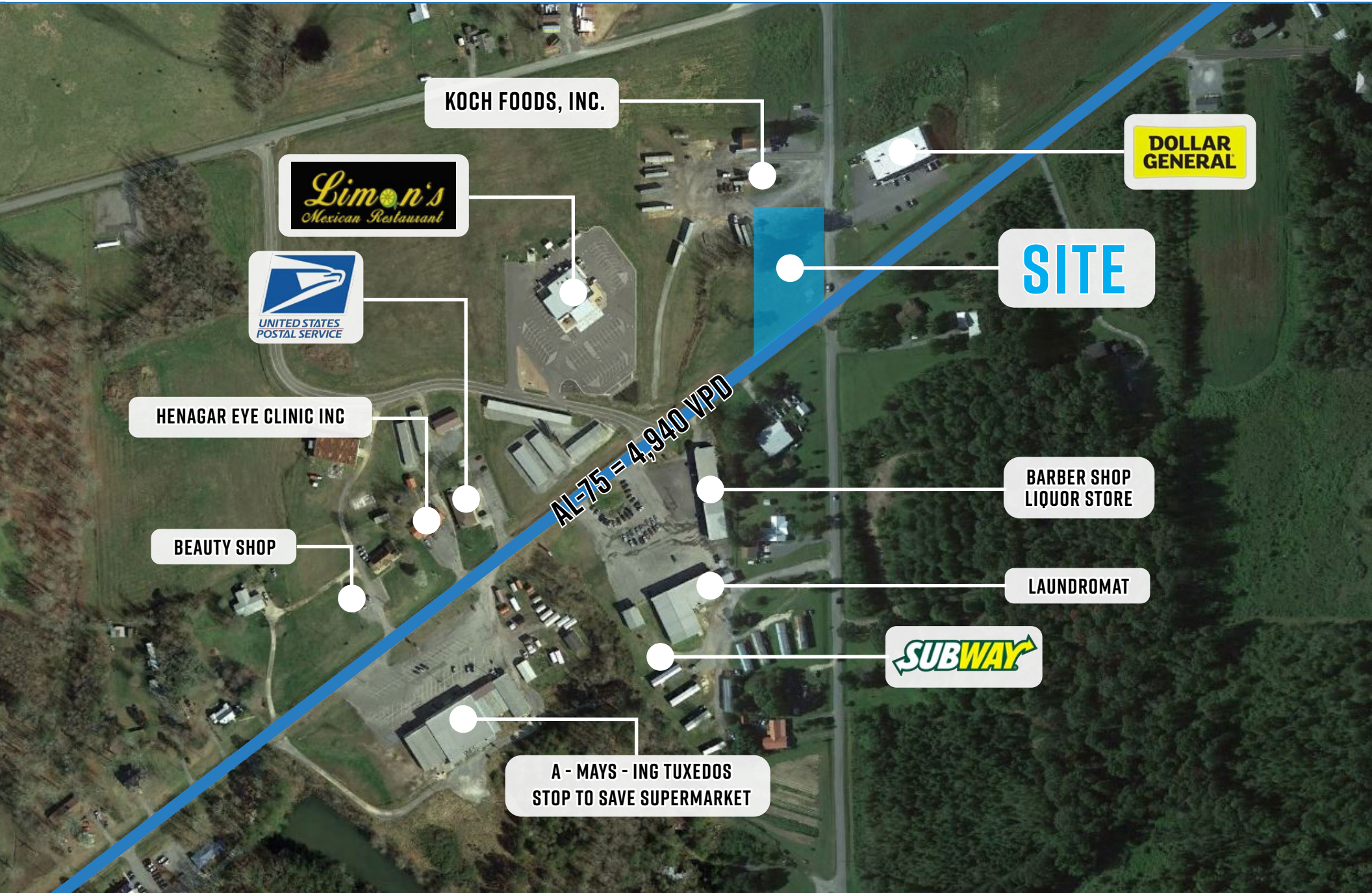
PHILLIPS FARM AND GARDEN

TRENWAY TEXTILES

LOW AERIAL

FAMILY DOLLAR TREE

NW CORNER OF AL-75 & BELLVIEW ROAD, HENAGAR, AL 35978



KOCH FOODS, INC.



HENAGAR EYE CLINIC INC

BEAUTY SHOP

A - MAYS - ING TUXEDOS
STOP TO SAVE SUPERMARKET

DOLLAR
GENERAL

SITE

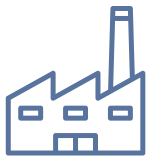
BARBER SHOP
LIQUOR STORE

LAUNDROMAT



AL-75 = 4,940 VPD

BUSINESS



HENAGAR

THE CITY OF HENAGAR, AL, IS LOCATED IN DEKALB COUNTY IN THE NORTHEAST CORNER OF ALABAMA. THE CITY OF HENAGAR HAS A POPULATION OF 2,292 (AS OF THE 2020 CENSUS). OUR ZIP CODE IS 35978. THE CITY OF HENAGAR COVERS APPROXIMATELY 21.9 SQUARE MILES.

LIFESTYLE / INDUSTRIES



PARKS

HENAGAR PARK
SYLVANIA PARK



MEDIAN HOUSEHOLD INCOME

\$50,230 ON A 5 MI RANGE



POPULATION

6,269 ON A 5 MI RANGE



AVERAGE HOUSEHOLD INCOME

\$81,617 ON A 5 MI RANGE



HIGHWAY

I-59 (8 MI)
US-72 (20 MI)



CHATTANOOGA
AIRPORT (61 MI)

HUNTSVILLE
INTERNATIONAL AIRPORT
(72 MI)



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DEMOGRAPHICS

FAMILY DOLLAR TREE

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AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

AGRICULTURE, OIL & GAS AND MINING,
CONSTRUCTION, MANUFACTURING,
WHOLESALE, RETAIL,
TRANSPORTATION, UTILITIES

2022 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	2,741	6,269	23,657
HOUSEHOLDS	1,117	2,544	9,263
FAMILIES	784	1,805	6,719
AVERAGE HOUSEHOLD SIZE	2.45	2.46	2.54
OWNER OCCUPIED HOUSING UNITS	864	2,013	7,372
RENTER OCCUPIED HOUSING UNITS	253	531	1,891
MEDIAN AGE	45.0	43.8	42.8
MEDIAN HOUSEHOLD INCOME	\$45,813	\$50,230	\$52,308
AVERAGE HOUSEHOLD INCOME	\$57,170	\$61,617	\$67,706
2026 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	2,693	6,202	23,793
HOUSEHOLDS	1,097	2,517	9,324
FAMILIES	768	1,782	6,749
AVERAGE HOUSEHOLD SIZE	2.45	2.46	2.54
OWNER OCCUPIED HOUSING UNITS	863	2,013	7,480
RENTER OCCUPIED HOUSING UNITS	235	504	1,845
MEDIAN AGE	47.4	46.1	44.9
MEDIAN HOUSEHOLD INCOME	\$55,701	\$57,944	\$60,375
AVERAGE HOUSEHOLD INCOME	\$67,802	\$72,625	\$79,026



HENAGAR, AL

HENAGAR IS LOCATED IN DEKALB COUNTY, ALABAMA. THE TOWN RESTS ON TOP OF SAND MOUNTAIN, A SOUTHERN EXTENSION OF THE CUMBERLAND PLATEAU. SOUTH SAUTY CREEK, A TRIBUTARY OF THE TENNESSEE RIVER, FLOWS SOUTHWEST THROUGH THE CENTRAL AND SOUTHERN PART OF THE CITY. THE SAND MOUNTAIN POTATO FESTIVAL IS CELEBRATED EACH JULY IN HENAGAR, WITH POTATOES, LIVE MUSIC, ENTERTAINMENT, ARTS AND CRAFTS, GAMES, AND FIREWORKS.

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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 BAI
- > 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 DOLLAR TREE AND FAMILY DOLLAR COMPANY IS THE LARGEST DOLLAR-STORE CHAIN IN THE U.S. BY STORE COUNT
- > 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



SEE THE COMBO STORE VIDEO HERE.

FOR QUARTER ENDING APRIL 29, 2023:



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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
RENT START:	04/07/2023
LEASE EXPIRATION:	6/30/2033
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS

EXTENSION OPTIONS:		
FIVE (5) YEAR OPTIONS WITH \$.50 PSF INCREASES EACH YEAR		
EXT. OPTION #1	YRS:11-15	\$116,550.00
EXT. OPTION #2	YRS:16-20	\$121,800.00
EXT. OPTION #3	YRS:21-25	\$127,050.00
EXT. OPTION #4	YRS:26-30	\$132,300.00
EXT. OPTION #5	YRS:31-35	\$137,550.00

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$111,300.00
MONTHLY	\$9,275.00
PER SF	\$10.60



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