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Representative Photo

EXCLUSIVELY LISTED BY



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Marcus & Millichap
HURD NET LEASE GROUP

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OFFICES THROUGHOUT THE U.S & CANADA

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

TENANT OVERVIEW

Headquarters
Chesapeake,
Virginia



TRADED ON NYSE
TICKER: **DLTR**



Founded
1959



S&P Rating
BBB

Revenue
\$23 B



Locations
Across US
15,115+



OFFERING SUMMARY



LIST PRICE
\$612,270



CAP RATE
9.25%



TERM REMAINING
5.8 Years

RENT SCHEDULE

LEASE YEARS	MONTHLY	ANNUAL
Current	\$4,719.58	\$70,000.00
Option 1	\$6,203.33	\$74,440.00
Option 2	\$6,548.42	\$78,581.00
Option 3	\$7,007.42	\$84,089.00
Option 4	\$7,512.33	\$90,148.00

OPERATIONAL

Lease Type	Modified Gross
Tenant	Family Dollar
Lease Expiration	6/30/2030
Year Built	1988/2003
Building Size	9,180 Sq Ft
Lot Size	3.18 Acres

OFFERING SUMMARY



LIST PRICE
\$566,350



CAP RATE
10.00%



TERM REMAINING
5.8 Years

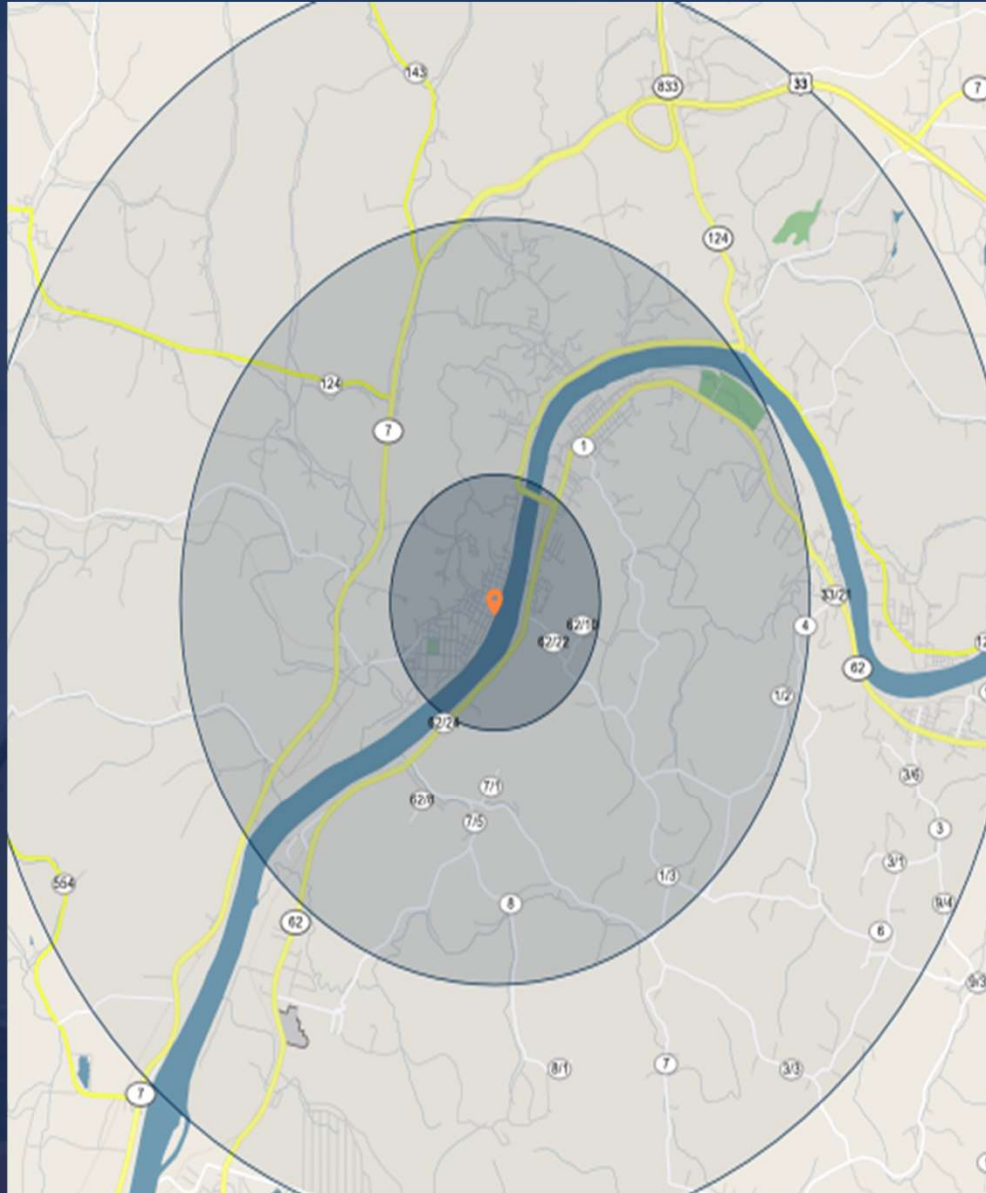
RENT SCHEDULE

LEASE YEARS	MONTHLY	ANNUAL
Current	\$5,833.33	\$70,000.00
Option 3	\$6,203.34	\$74,440.08
Option 4	\$6,548.42	\$78,581.04
Option 5	\$7,007.42	\$84,089.04
Option 6	\$7,512.34	\$90,148.08

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DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION			
2028 Projection	2,276	6,501	12,281
2023 Estimate	2,277	6,482	12,248
2020 Census	2,322	6,499	12,248
2010 Census	2,654	7,305	13,448
HOUSEHOLD INCOME			
Average	\$48,753	\$51,352	\$57,130
Median	\$39,202	\$39,675	\$42,398
Per Capita	\$22,634	\$23,083	\$23,884
HOUSEHOLDS			
2028 Projection	1,038	2,831	5,033
2023 Estimate	1,037	2,812	5,008
2020 Census	1,038	2,812	5,007
2010 Census	1,171	3,095	5,400
HOUSING			
Median Home Value	\$79,065	\$85,341	\$93,584
EMPLOYMENT			
2023 Daytime Population	1,531	5,504	9,989
2023 Unemployment	9.82%	9.75%	8.73%
Average Time Traveled (Minutes)	30	28	29
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	41.99%	42.39%	43.95%
Some College (13-15)	17.61%	17.64%	17.67%
Associate Degree Only	12.80%	10.99%	11.03%
Bachelor's Degree Only	6.25%	7.11%	7.49%
Graduate Degree	3.78%	3.22%	3.26%

OVERVIEW

PROPERTY OVERVIEW

The Hurd Net Lease Group with Marcus and Millichap is pleased to exclusively offer for sale the Family Dollar located at 50 South 2nd Ave, Middleport, Ohio. The investment is being offered at \$566,350 which represents a 10.00% capitalization rate.

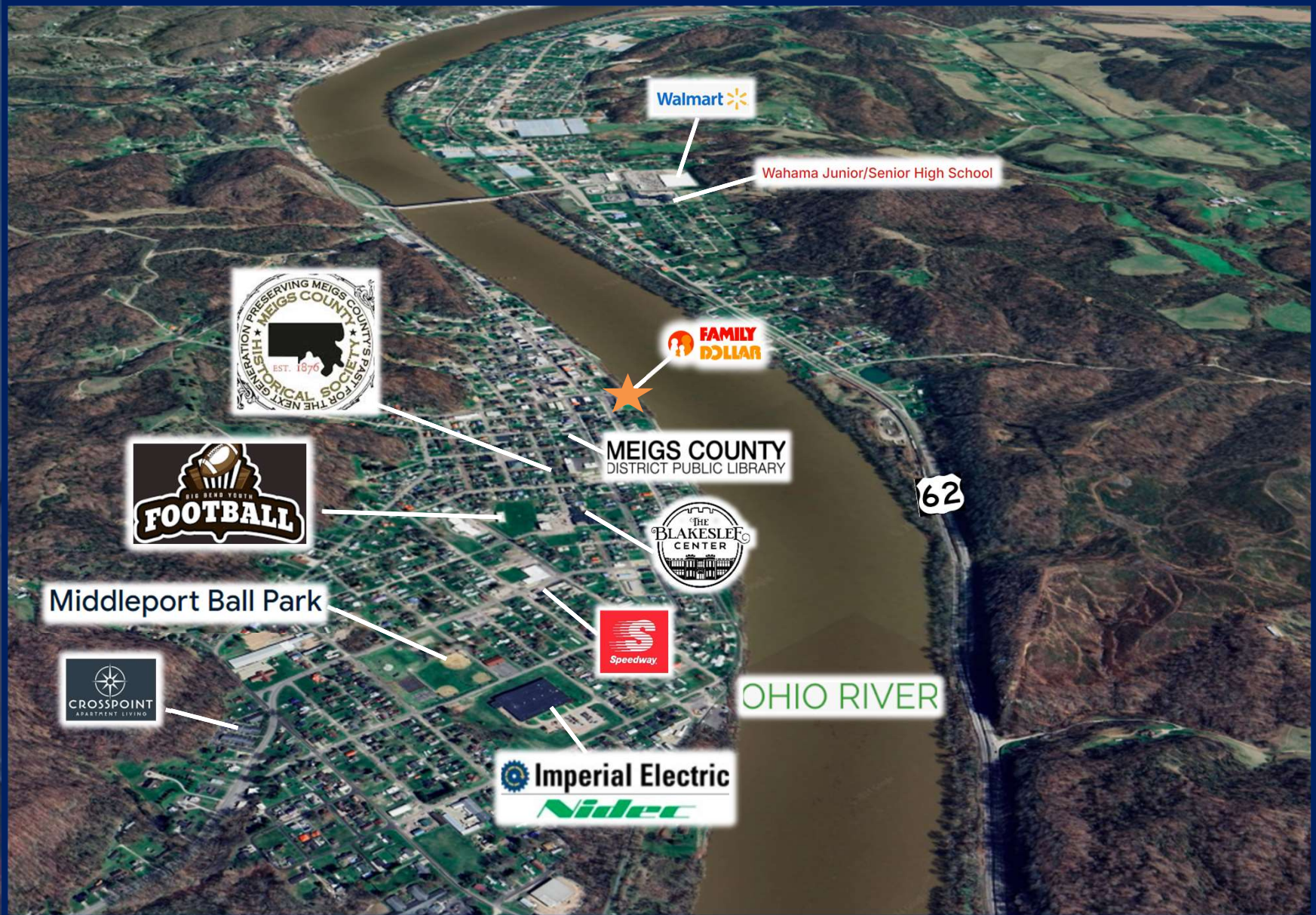
The subject property spans 9,180 square feet, originally built in 1988 and renovated in 2003. Family Dollar occupies the space under a modified gross lease with just under 6 years remaining, which includes four, five-year renewal options with rent increases in each renewal. The landlord is responsible for maintaining the roof, structure, parking lot, and covering the base year costs of insurance and taxes.

Located in the heart of Middleport, Ohio, in Meigs County, this property occupies a prominent corner at South 2nd Avenue and Mill Street, benefiting from a daily traffic flow of 6,751 vehicles. Nestled along the Ohio River, near the West Virginia border, the property is just 1.9 miles from Wahama Senior High School, which enrolls 402 students annually. It is also 7.2 miles from Rio Grande Community College, with an annual enrollment of 2,299 students. Family Dollar has been operating at this location for 36 years, demonstrating its commitment to the site by extending its lease in June of 2023. The store is a key destination for local residents, providing essential groceries and a variety of other products.

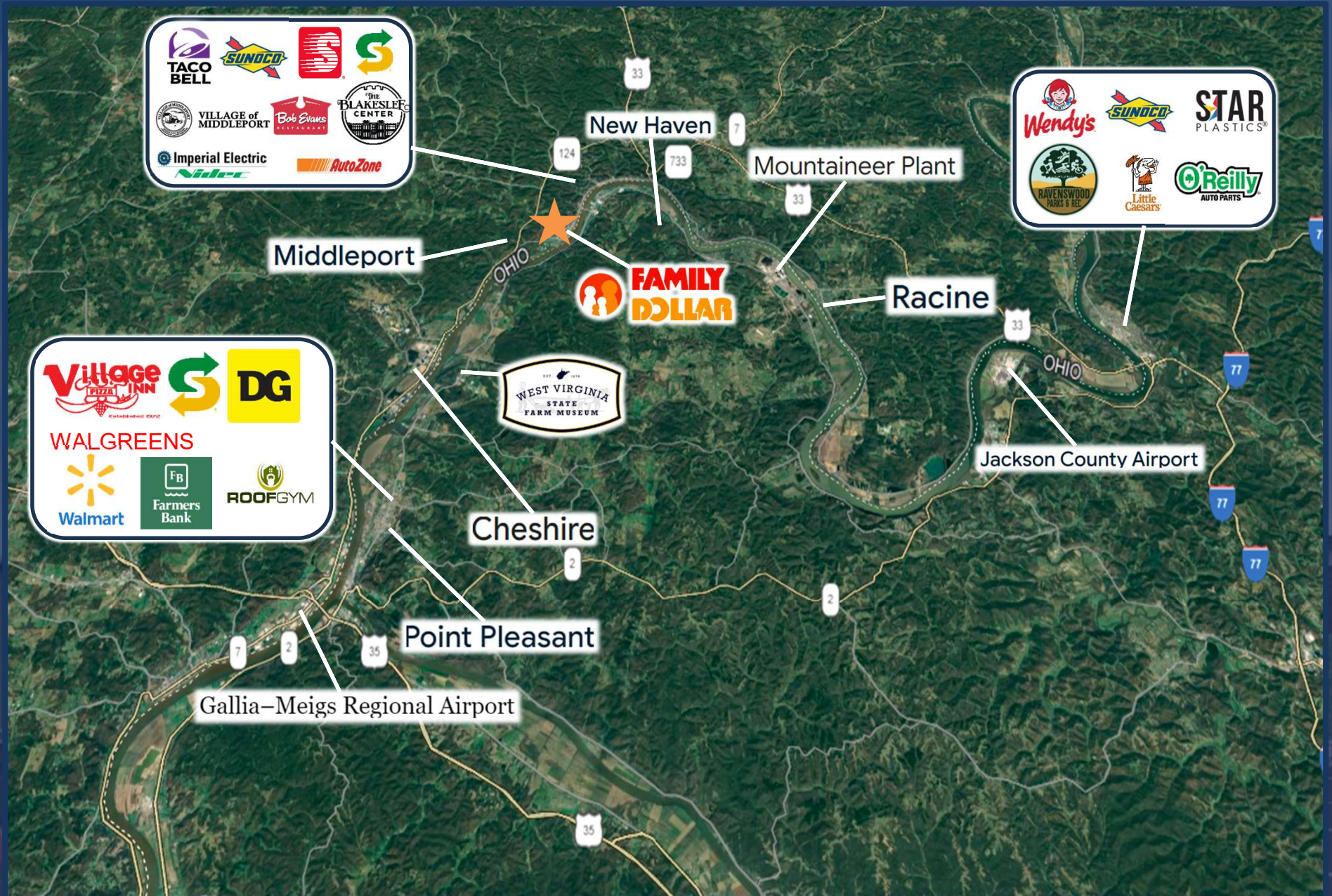
INVESTMENT HIGHLIGHTS

Modified Gross Lease With Just Under 6 Years Remaining
Four, Five Year Options with Increases
Family Dollar Has Been Operating At This Location For Over Three Decades
Average Household Income Within A 5-Mile Radius Is \$57,130
Over 12,200 Residents Within A 5-Mile Radius
Located On A 3.18 Acre Parcel

RETAIL MAP



RETAIL MAP



LEASE ABSTRACT

INSURANCE Reimbursement: Tenant reimburses 50% of the landlord's insurance cost increase above the base year (1989), as per the original lease. Reimbursement is based on the proportion of the demised premises' square footage to the total shopping center square footage.

TAX Reimbursement: Tenant reimburses the landlord for any increase in real estate taxes over the base year (2002), as per the First Amendment.

CAM: The Tenant shall keep, maintain, and repair, at its expense, all interior portions of the building, except for structural portions, and keep the plumbing, electrical, heating, and air conditioning systems in repair, except for major repairs and replacements, which shall be the responsibility of the Landlords.

Maintenance and Repairs: The Landlords shall maintain, keep, and repair, at their expense, the shopping center and all exterior portions of the building constituting part of the demised premises.

Snow Removal: Tenant shall also be responsible for the removal of snow from the parking area.



FINANCIAL ANALYSIS

THE OFFERING

Price	\$612,270
Cap Rate	9.25%
Price/SF	\$66.70

PROPERTY DESCRIPTION

Year Built/ Renovated	1988/2003
Sq. Ft	9,180
Type of Ownership	Fee Simple
Lot Size	3.18 Acres

LEASE SUMMARY

Tenant	Family Dollar
Rent Increases	In Options
Guarantor	Corporate Guarantee
Lease Type	Modified Gross
Lease Commencement	7/1/2020
Lease Expiration	6/30/2030
Renewal Options	Four, Five-Year Options
Term Remaining on Lease	5.8
Landlord Responsibility	Roof, Structure, Taxes, Insurance
Tenant Responsibility	CAM, Snow Removal

RENT SCHEDULE

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Current	\$4,719.58	\$70,000.00
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ANNUAL OPERATING INFORMATION

INCOME	DOLLAR AMOUNT
BASE RENTAL INCOME	\$70,000.00
GROSS INCOME	\$70,000.00
OPERATING EXPENSES	\$11,530.00
RESERVES	\$1,835.00
NET OPERATING INCOME	\$56,635.00
OPERATING EXPENSES	
TAXES	\$7,120.00
INSURANCE	\$4,410.00
CAM	Handled By Tenant
TOTAL EXPENSES	\$11,530.00

FINANCIAL ANALYSIS

THE OFFERING

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Price/SF	\$61.69

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