

**FORMER
DOLLAR
STORE**

FOR SALE
OR LEASE

+/- 9,180 SF
TOTAL
BUILDING AREA

+/- 24,750 SF
TOTAL
LAND AREA



TRANSWESTERN

REAL ESTATE
SERVICES

FOR SALE OR LEASE FORMER FAMILY DOLLAR STORE

**1124 NORTH MAIN STREET
STURGIS, KY 42459**



**Actual Location*

1124 NORTH MAIN STREET

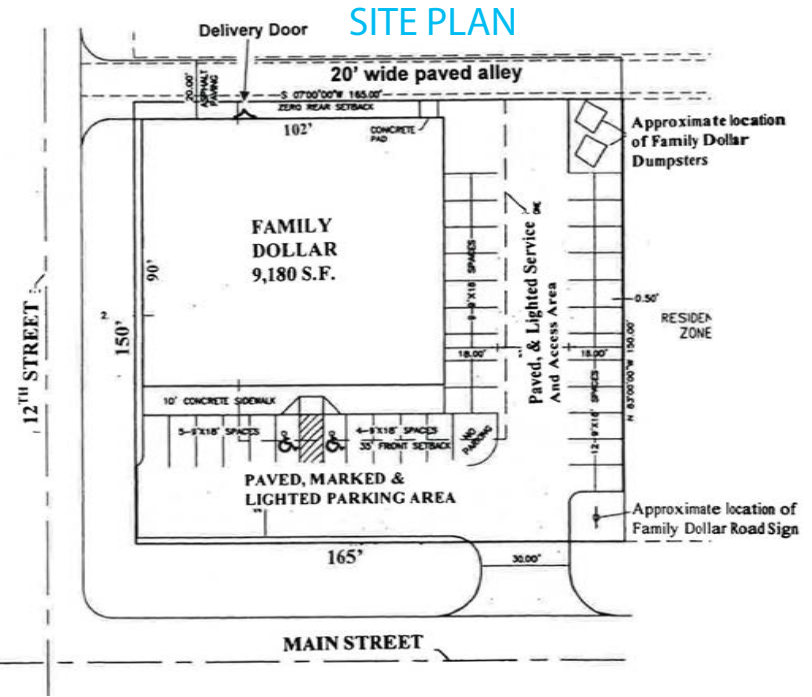
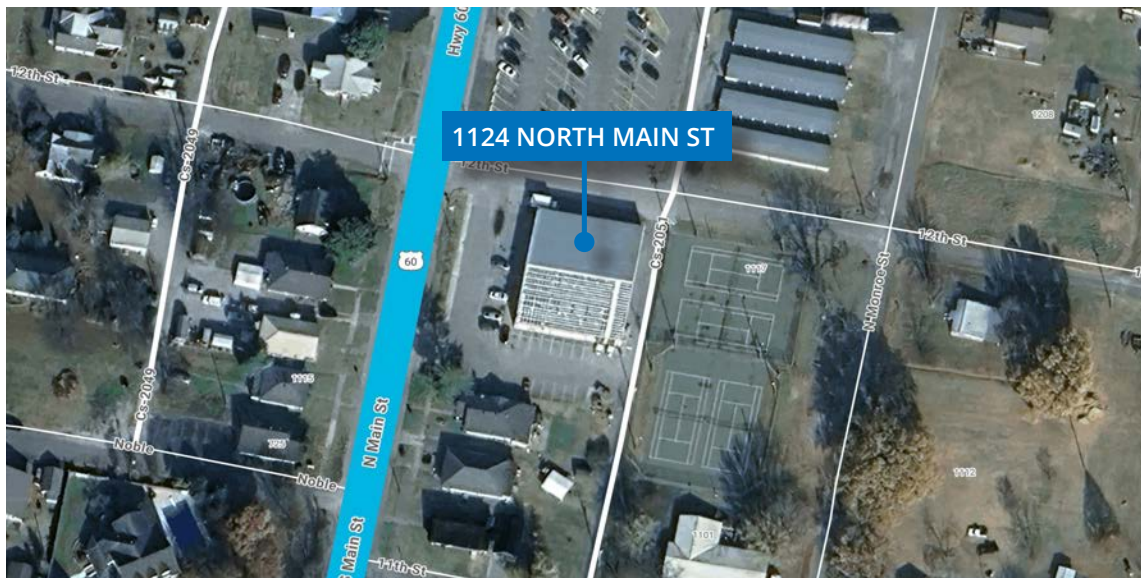
STURGIS, KY 42459


TRANSWESTERN

REAL ESTATE
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Property Information:

- For Sale or Lease - former Family Dollar property
- Total building area: + 9,180 square feet
- Parcel size: + 24,750 square feet
- Building was constructed in 2006
- Family Dollar lease expires October 31, 2024
- Tenant has notified seller of its intent to close the store at the end of the current lease term.
- Monument signage available
- Asking Price/Lease Rate: \$390,000.00 / Contact Broker for lease rate



For More Information:

Bill Behr
817.259.3519
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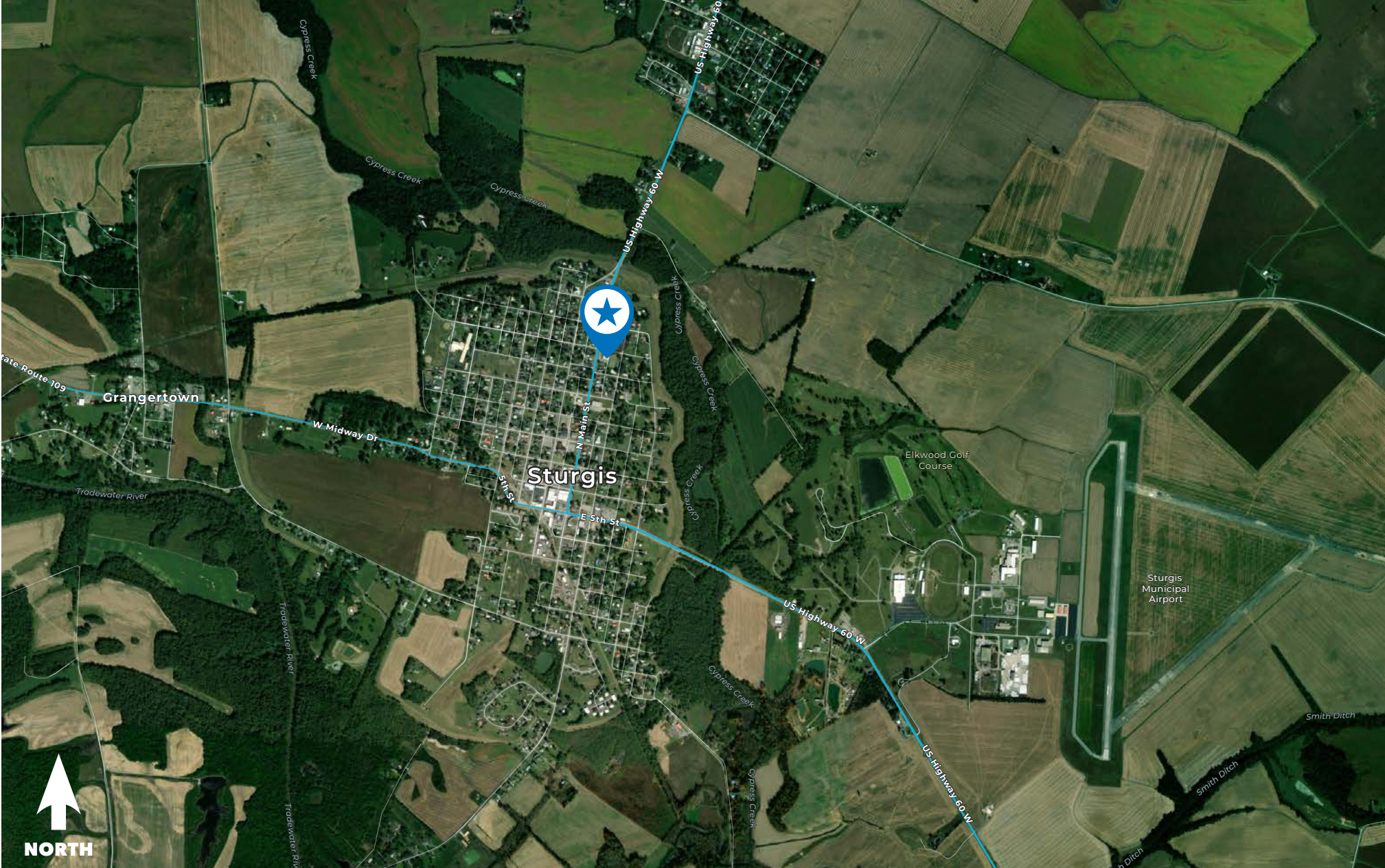
Broker of Record:

Bradley Fulkerson
Transwestern Commercial Services Georgia, LLC
Business KY RE License #236901
Broker KY License #74813

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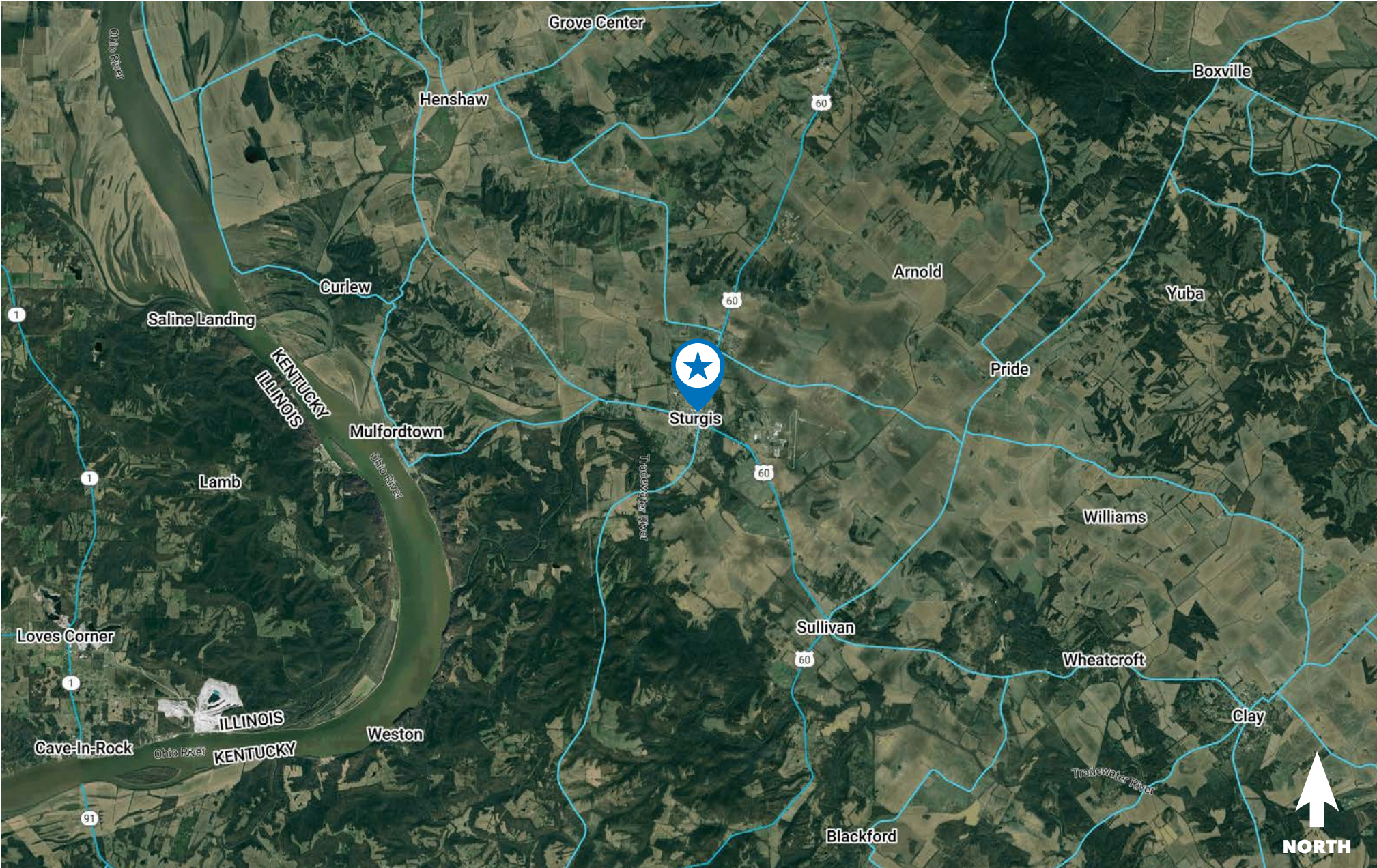
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DEMOGRAPHICS

	1 mile	3 miles	5 miles
	Population 1,689	Population 2,705	Population 3,568
	Average Income \$65,162	Average Income \$66,231	Average Income \$67,272
	Median Income \$53,579	Median Income \$54,308	Median Income \$54,745

TRAFFIC COUNTS

	North Main Street @ West 14th Street South: 6,273 vpd
	North Main Street @ Adams Street Southwest: 5,741 vpd

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Transwestern Commercial Services Fort Worth LLC	9000246	License No.	(817)877-4433	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name				Email
Paul Wittorf	479373	License No.	paul.wittorf@transwestern.com	Phone
Designated Broker of Firm				Email
Leland Alvinus Prowse IV	450719	License No.	leland.prowse@transwestern.com	Phone
Licensed Supervisor of Sales Agent/ Associate				Email
William Guy Behr	351049	License No.	bill.behr@transwestern.com	Phone
Sales Agent/Associate's Name				Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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