

NEW FAMILY DOLLAR REBRAND COMING SOON

**FAMILY
DOLLAR** **DOLLAR
TREE**

NEW 2022 CONSTRUCTION FAMILY DOLLAR | 6.5 YRS

60 W Main Street | Salineville, Ohio 43945

PRICE: \$1,150,000 | CAP RATE: 7.3%



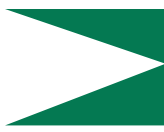
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PROPERTY DESCRIPTION

Anchor Retail is proud to exclusively list for sale this newer construction Family Dollar in Salineville, Ohio. It offers a strategic location in an affordable real estate marketing with low operating costs, while benefiting from a growing corridor for rural revitalization in eastern Ohio. The immediate area benefits economically from multiple large employers: Salem Regional Medical Center, East Liverpool City Hospital, Kent State University - Columbiana County: East Liverpool and Salem, Columbiana Boiler Company, MAC Manufacturing, Walmart, among others.

INVESTMENT SUMMARY

NOI:	\$84,000
Price / SF:	\$112.75
Rent / SF	\$8.24
Building Size:	10,200 SF
Land Acreage:	1.284 acres
Year Built:	2022

INVESTMENT HIGHLIGHTS

- Original ten (10) year corporate lease expiring 02/28/2032; renewal options available
- 2022 new HVAC (4 units) and parking lot
- Largest employers within MSA:
 - > Ventra Salem (plastics/manufacturing)
 - > Fresh Mark (meat processor)
 - > Salem Regional Medical Center
 - > Walmart
 - > Butech Bliss (metal/manufacturing)
 - > American Standard Brands
- This location is ideal for investors seeking affordable entry into a tight-knit, growth-minded community with potential for long-term appreciation

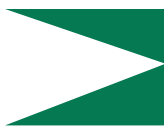
LEASE SUMMARY

Lease Type:	NN+
Taxes / CAM / Insurance:	Tenant
Roof / Structure:	Landlord
Original Lease Term:	10 years
Term Remaining:	6+ years
Commencement Date:	02/27//2022
Term Expiration:	02/28/2032
Options:	Renewal options available
Guarantor:	Family Dollar

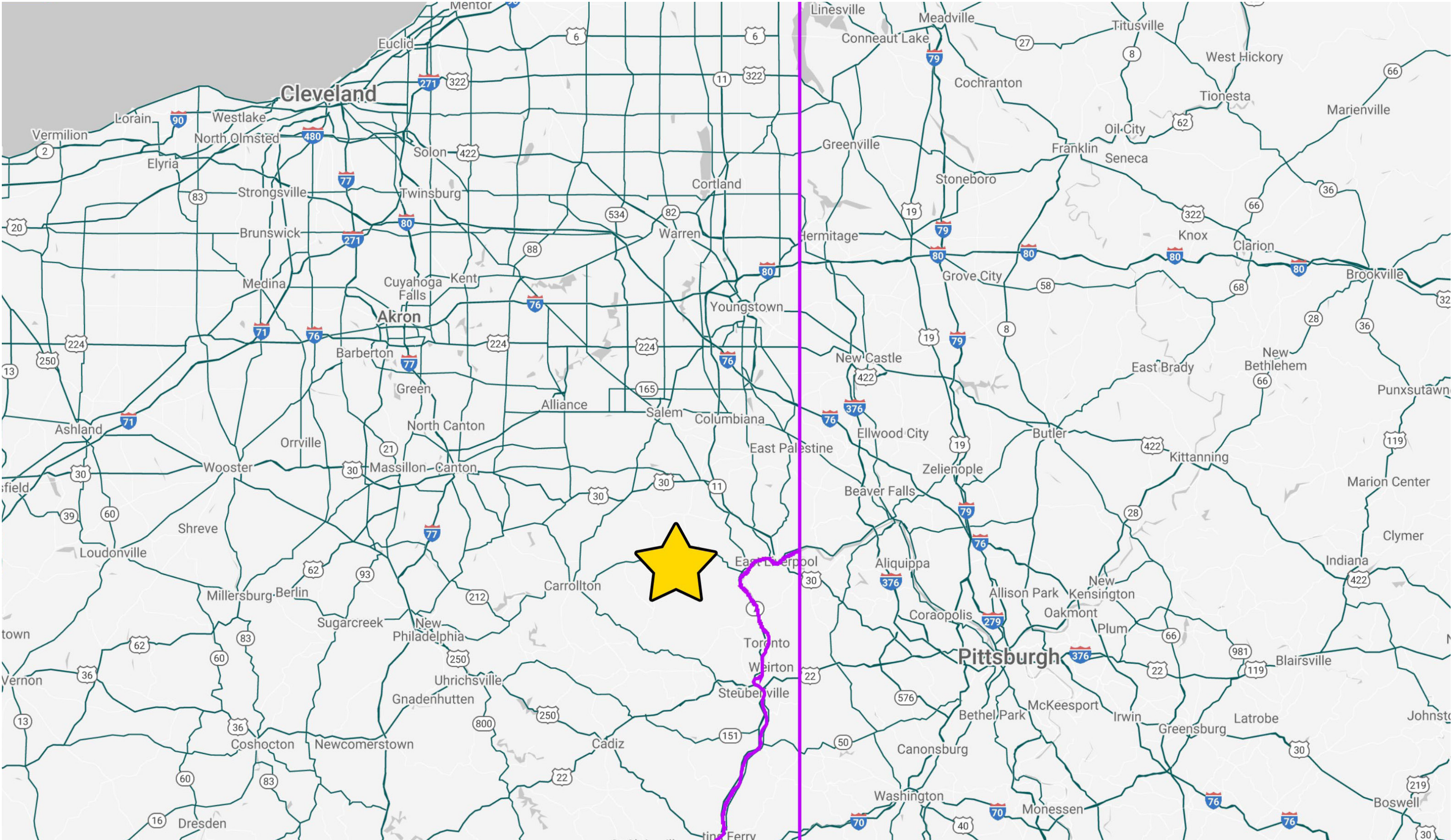
LIST PRICE: \$1,150,000

CAP RATE: 7.3%

NOI: \$84,000



INVESTMENT OVERVIEW: Regional Map









OVERVIEW

Company:	Family Dollar
Founded:	1959
Website:	www.familydollar.com

TENANT HIGHLIGHTS

- Brigade Capital Management and Macellum Capital Management buy Family Dollar business for \$1 Billion

TENANT OVERVIEW

Family Dollar operates general merchandise retail discount stores providing customers with a selection of competitively-priced merchandise in convenient neighborhood stores. Family Dollar has over 7,600+ stores with eleven (11) distribution centers. As shoppers enter their neighborhood Family Dollar, they will find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average Family Dollar store is approximately 7,000 square feet, and more stores are operated in leased facilities.



MARKET OVERVIEW: Salineville & Columbiana County

SALINEVILLE is a small village nestled in the hills of Columbiana County, known for its rich industrial past and Civil War history. Founded in 1839 and incorporated in 1848, the village was named for the salt deposits found along Yellow Creek, which played a key role in its early economy. Later, Salineville became a hub for coal mining, contributing to the region’s growth during the 19th and early 20th centuries. One of its most notable historical moments was the 1863 Battle of Salineville, where Confederate General John Hunt Morgan was captured, marking the northernmost point reached by Confederate forces during the Civil War.

Today, Salineville is a quiet, close-knit community with a population of just over 1,100 residents. While its mining industries have long since faded, the village retains a strong sense of identity rooted in its Appalachian heritage. Surrounded by scenic hills and forests, it offers a glimpse into Ohio’s industrial past and the resilience of small-town America. Despite economic challenges, Salineville remains a place of historical significance and local pride.



COLUMBIANA COUNTY, founded in 1803, is a historically rich region located in the eastern part of the state, bordering Pennsylvania and West Virginia. Its county seat, Lisbon, is one of Ohio’s oldest towns and once hosted Edwin Stanton, Abraham Lincoln’s Secretary of War. The county’s name honors Christopher Columbus, and its geography is split between glaciated farmland in the north and rugged Appalachian hills in the south.

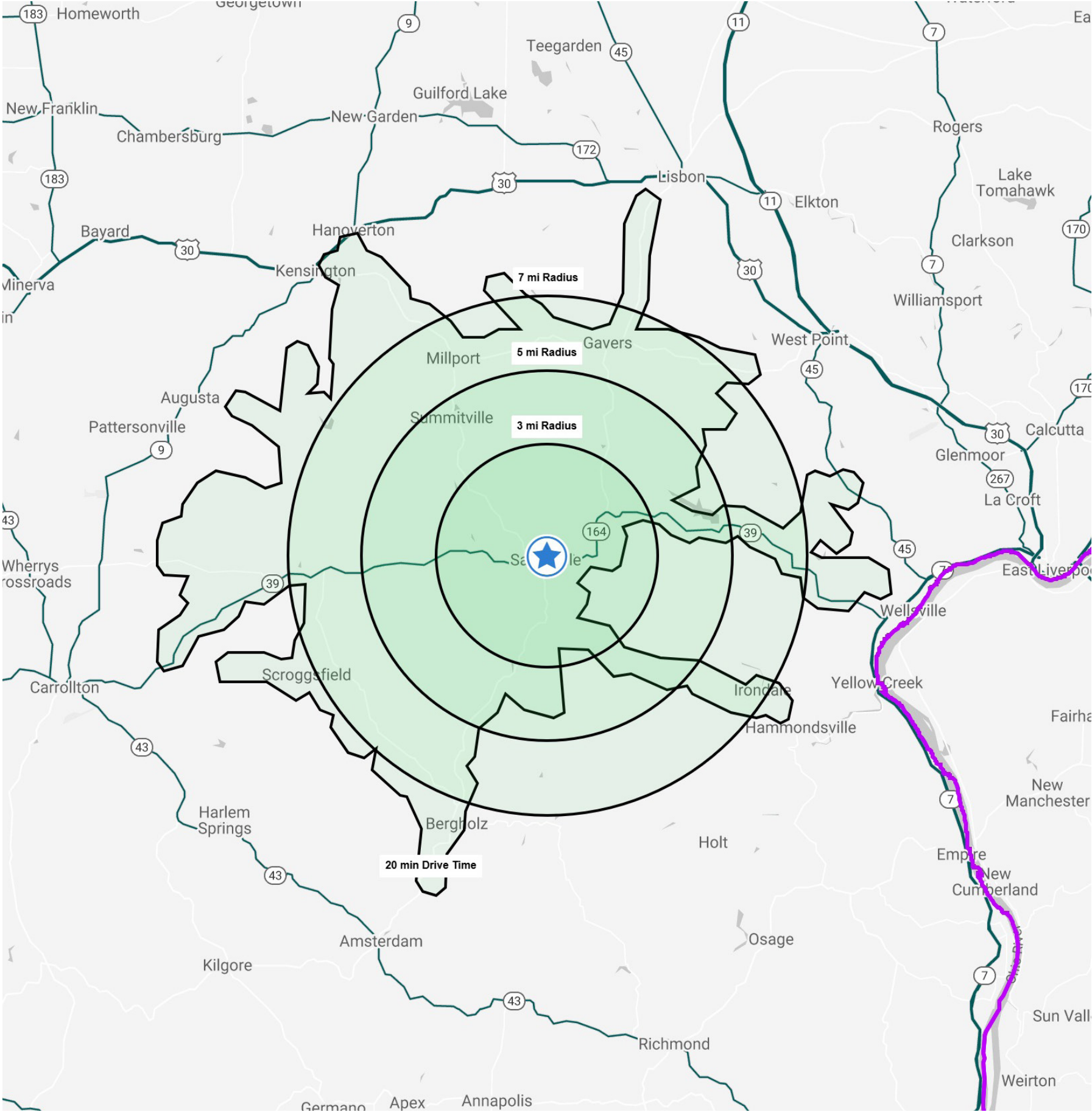
The area has a strong industrial legacy, particularly in pottery and coal. East Liverpool was once the “Pottery Capital of the World,” producing over half of the nation’s ceramic ware in its heyday. Salineville and surrounding towns thrived on coal mining, while natural gas was first commercially tapped near East Liverpool in 1859. Though these industries have faded, their cultural and architectural footprints remain.

Columbiana County is also known for its notable residents and community spirit. Johnny Appleseed planted orchards in the region, and Harvey Firestone, founder of Firestone Tire, was born in Columbiana. In 2019, the city of Columbiana was named “Nicest Place in America” by *Reader’s Digest*, highlighting its strong sense of community and kindness.

Today, the county blends rural charm with efforts to revitalize its economy. With scenic parks like Beaver Creek, historic festivals, and a mix of small-town life and industrial heritage, Columbiana County continues to preserve its past while looking toward the future.



MARKET OVERVIEW: Demographics



POPULATION	
3 Miles	1,993
5 Miles	3,371
7 Miles	5,844
20 Minute Drive	7,823



NUMBER OF HOUSEHOLDS	
3 Miles	820
5 Miles	1,388
7 Miles	2,397
20 Minute Drive	3,181



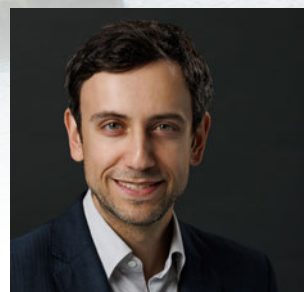
AVERAGE HOUSEHOLD INCOME	
3 Miles	\$75,149
5 Miles	\$79,981
7 Miles	\$81,802
20 Minute Drive	\$86,451



NUMBER OF BUSINESSES	
3 Miles	45
5 Miles	78
7 Miles	122
20 Minute Drive	143



NUMBER OF EMPLOYEES	
3 Miles	285
5 Miles	526
7 Miles	861
20 Minute Drive	983



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