

NEW FAMILY DOLLAR REBRAND COMING SOON



NEW 2022 CONSTRUCTION FAMILY DOLLAR | 6.5 YRS

60 W Main Street | Salineville, Ohio 43945

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



DISCLAIMER

Although effort has been made to provide accurate information, neither the owner nor Anchor Cleveland LLC dba Anchor Retail can warrant or represent the accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form, and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Anchor Cleveland LLC dba Anchor Retail represents that this document is all-inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in exact time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this document. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

NON-ENDORSEMENT

Anchor Cleveland LLC dba Anchor Retail is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with or sponsorship or endorsement by said corporation of Anchor Cleveland LLC dba Anchor Retail, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Anchor Cleveland LLC dba Anchor Retail, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



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 market 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

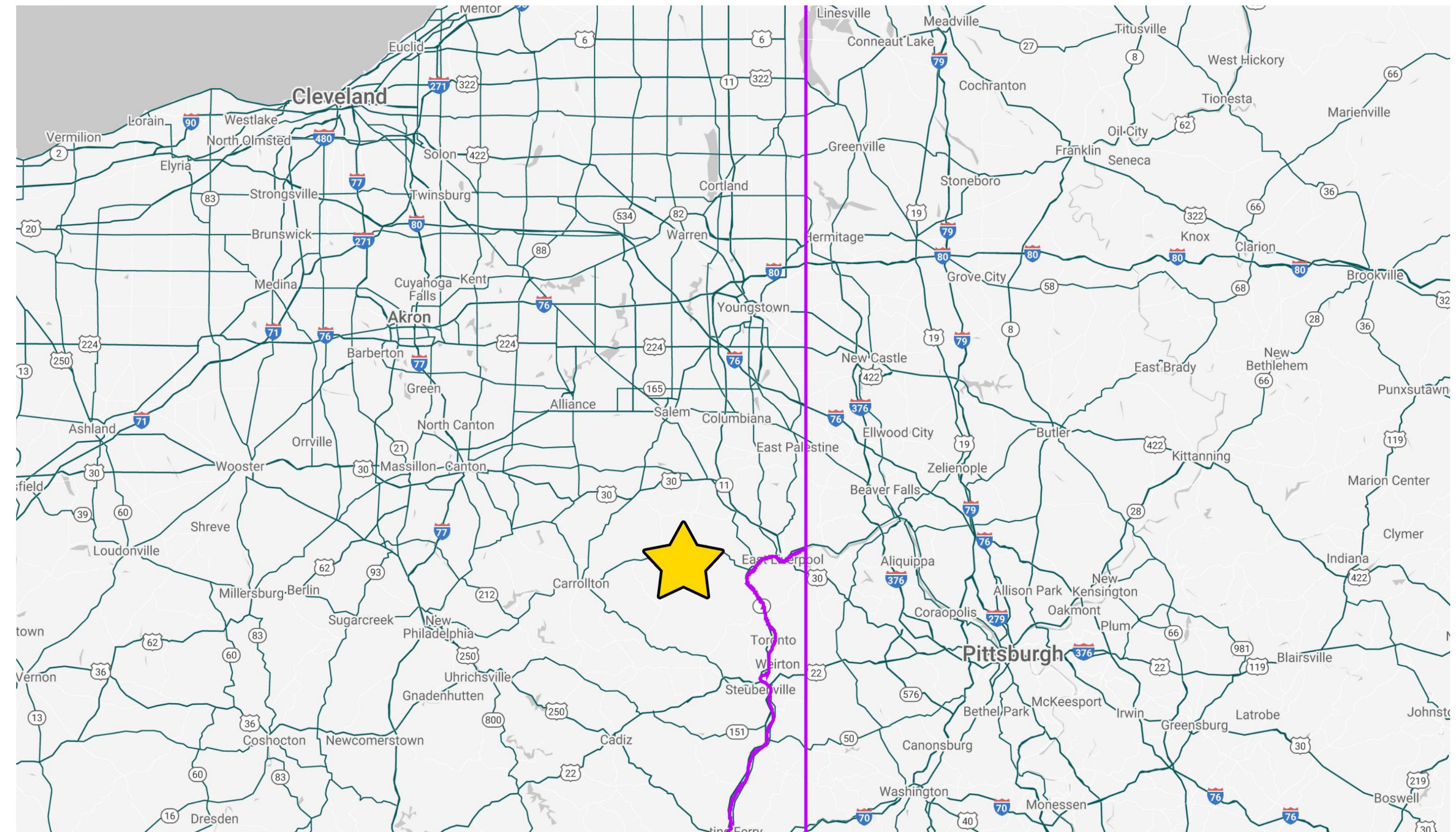
LEASE SUMMARY

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









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.

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.

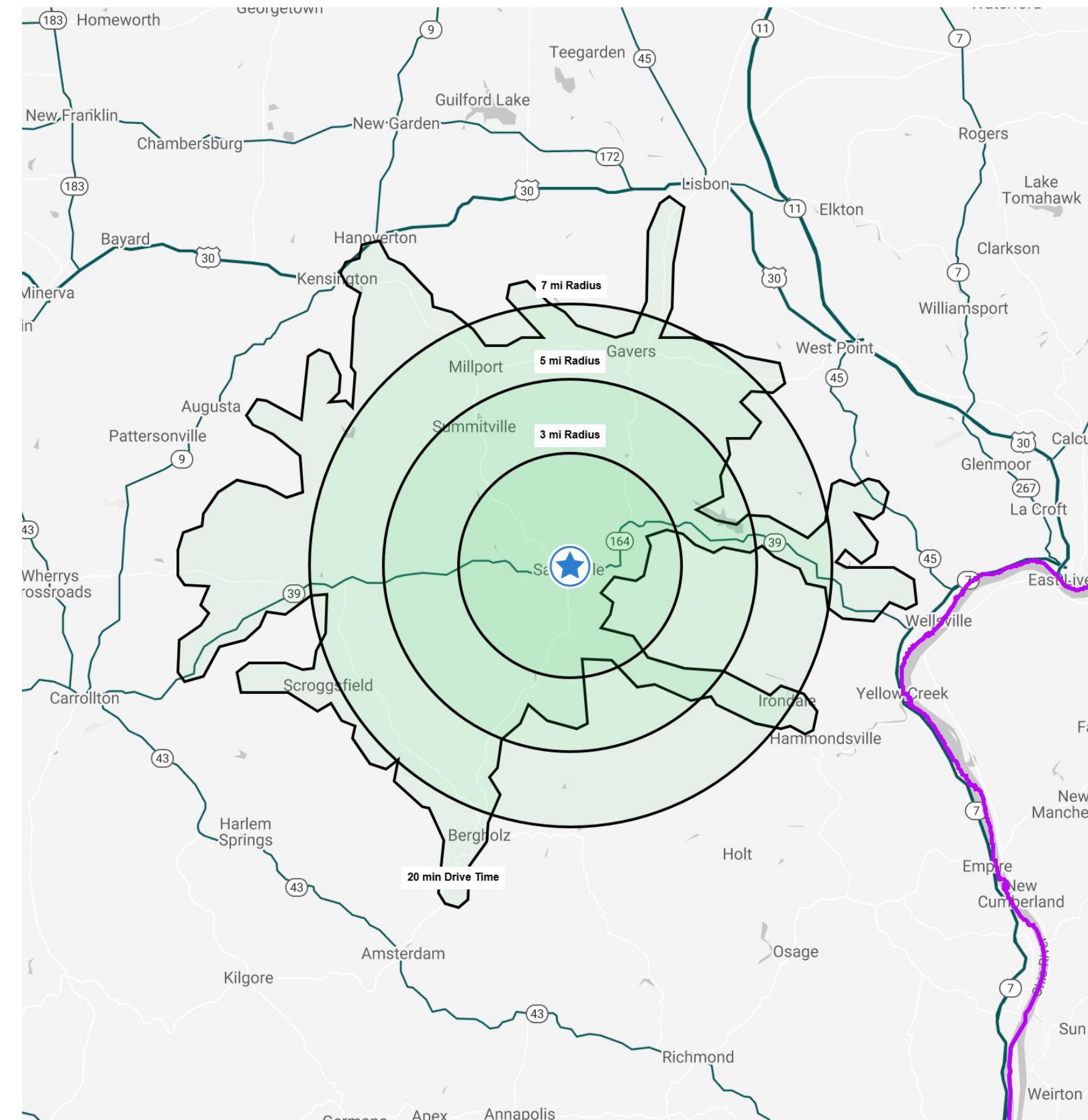
COLUMBIANA COUNTY, founded in 1803, is a historically rich region located in the eastern part of the state, bordering Pennsylvania and West Virginia. Its county seat, Lisbon, is one of Ohio's oldest towns and once hosted Edwin Stanton, Abraham Lincoln's Secretary of War. The county's name honors Christopher 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.





POPULATION

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



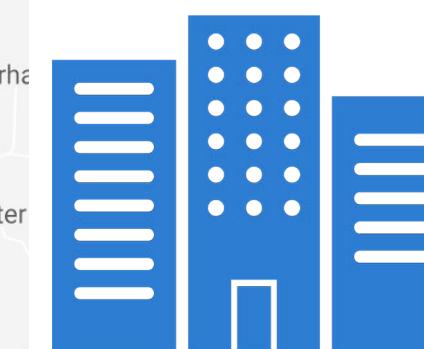
NUMBER OF HOUSEHOLDS

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



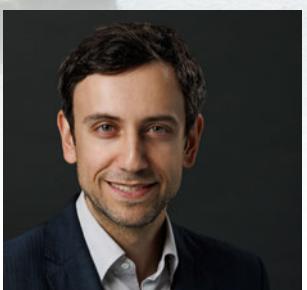
NUMBER OF BUSINESSES

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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