

# FAMILY DOLLAR

FLORIDA PANHANDLE | 204 HIGHWAY 98, CARRABELLE, FL 32322



**10,500 SF FOR SALE**  
**10 YR INITIAL TERM**

REPRESENTATIVE PHOTO



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 **Twin Rivers**  
**Capital**  
Real Estate Development



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## OFFERING SUMMARY

OFFERING	
PRICE:	\$2,856,000 \$2,746,154.00
NOI:	\$178,500.00
CAP:	6.25% 6.50%
GUARANTY:	CORPORATE
TENANT:	FAMILY DOLLAR STORES OF FLORIDA, LLC
LEASE TYPE:	MODIFIED NN
RENTABLE AREA:	10,500 SF
LAND AREA:	2.08 ACRES
YEAR BUILT:	2023
PARCEL #:	20-07S-04W-4190-0002-0010
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	42
ZONING:	COMMERCIAL
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING LOT REPAIRS.



# INVESTMENT HIGHLIGHTS



**NEW HYBRID  
STORE CONCEPT**




**MINIMAL LANDLORD  
RESPONSIBILITIES  
WITH ROOF WARRANTY**



**NEW UPGRADED  
HIGH-QUALITY  
CONSTRUCTION,  
ALL MASONRY**




**RECESSION-PROOF  
TENANT**



**LARGER,  
2± AC SITE**



**5,900± VPD  
ON US HWY 98**



**LOCATED IN CENTER  
OF TOWN NEXT TO  
POST OFFICE**



**10+ YEAR LEASE**

# PROPERTY OVERVIEW

FAMILY DOLLAR

FL PANHANDLE | 204 HIGHWAY 98, CARRABELLE, FL 32322



42 PARKING SPACES



YEAR BUILT: 2023

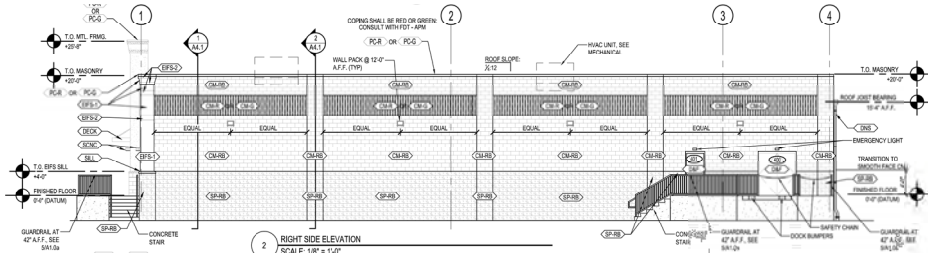


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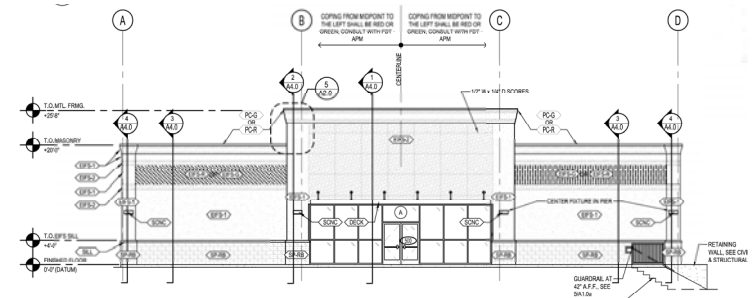


FAMILY DOLLAR STORES OF FLORIDA , LLC

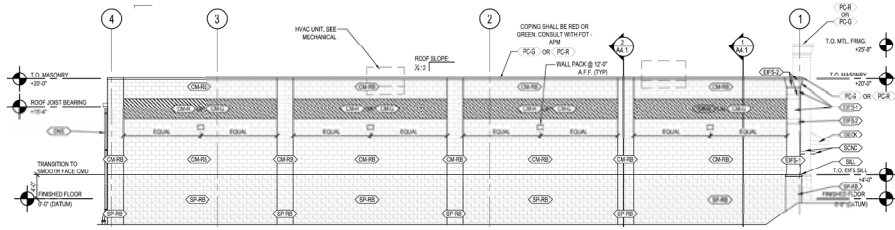




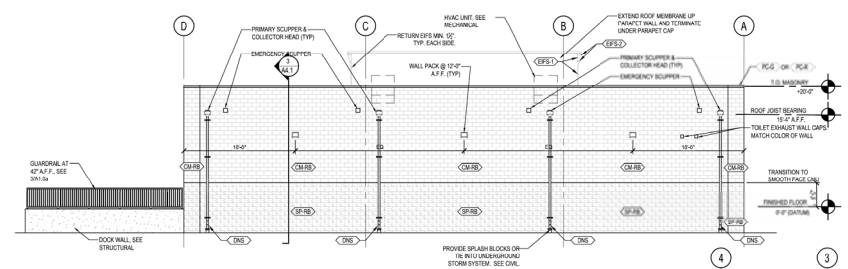
**RIGHT SIDE ELEVATION**



**FRONT ELEVATION**



**LEFT SIDE ELEVATION**



**REAR ELEVATION**

# RENDERINGS

## FAMILY DOLLAR

FL PANHANDLE | 204 HIGHWAY 98, CARRABELLE, FL 32322



REPRESENTATIVE RENDERING

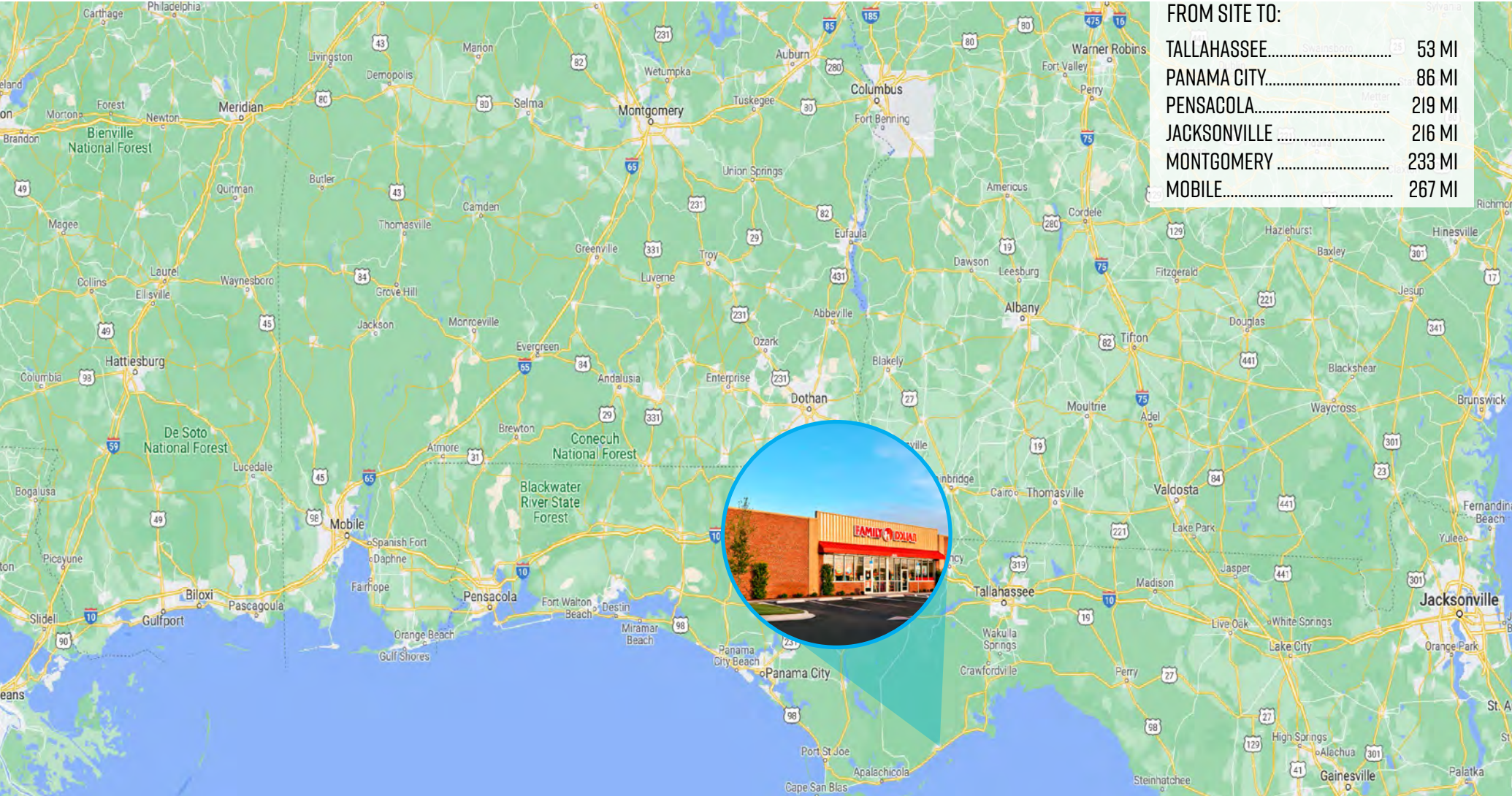


REPRESENTATIVE RENDERING

# LOCATION OVERVIEW

## FAMILY DOLLAR

FL PANHANDLE | 204 HIGHWAY 98, CARRABELLE, FL 32322



# HIGH AERIAL

# FAMILY DOLLAR

FL PANHANDLE | 204 HIGHWAY 98, CARRABELLE, FL 32322



# LOW AERIAL

# FAMILY DOLLAR

FL PANHANDLE | 204 HIGHWAY 98, CARRABELLE, FL 32322



CARRABELLE CITY BOAT RAMP

98

5,900 VPD

C-QUARTERS LIQUORS

Fathoms



FAMILY DOLLAR SITE

TALLAHASSEE ST | 1,600 VPD

HOTEL CARRABELLE

THE OLD CARRABELLE HOTEL

GANDER'S HARDWARE

FIRST BAPTIST CHURCH

WORLD'S SMALLEST POLICE STATION

CARRABELLE CORNER STORE

COASTAL REALTY GROUP



CARRABELLE HISTORY MUSEUM



US HWY 98 4,000 VPD

JUST RIGHT MARINE

GEORGIAN HOTEL

GEORGE SANDS PARK

### BUSINESS



**COMMERCIAL FISHING**



**TOURISM**

### LIFESTYLE / INDUSTRIES



**PARKS**  
GEORGE SANDS PARK



**MEDIAN HOUSEHOLD INCOME**  
\$53,001 ON A 10 MI RANGE



**POPULATION**  
3,445 ON A 10 MI RANGE



**AVERAGE HOUSEHOLD INCOME**  
\$81,691 ON A 10 MI RANGE



**HIGHWAY**  
US 98



**CARRABELLE**  
AIRPORT



# DEMOGRAPHICS

## FAMILY DOLLAR

FL PANHANDLE | 204 HIGHWAY 98, CARRABELLE, FL 32322



AVERAGE HOUSEHOLD SIZE  
1 MILE



### LEADING INDUSTRIES

MANUFACTURING, RETAIL TRADE,  
WHOLESALE TRADE, CONSTRUCTION,  
TRANSPORTATION & WAREHOUSING,  
INFORMATION, FINANCE & INSURANCE,  
ADMINISTRATIVE & SUPPORT & WASTE  
MANAGEMENT & REMEDIATION, OTHER  
SERVICES

2025 EST SUMMARY	1 MILE	10 MILES	15 MILES
POPULATION	1,156	4,343	6,587
HOUSEHOLDS	540	1,517	2,386
FAMILIES	339	910	1,501
AVERAGE HOUSEHOLD SIZE	1.41	2.18	2.30
OWNER OCCUPIED HOUSING UNITS	413	1,217	1,939
RENTER OCCUPIED HOUSING UNITS	127	300	447
MEDIAN AGE	42.9	48.7	49.4
MEDIAN HOUSEHOLD INCOME	\$62,558	\$63,841	\$64,460
AVERAGE HOUSEHOLD INCOME	\$87,061	\$87,012	\$86,645
2030 EST SUMMARY	1 MILE	10 MILES	15 MILES
POPULATION	1,172	4,471	6,796
HOUSEHOLDS	558	1,569	2,465
FAMILIES	351	941	1,551
AVERAGE HOUSEHOLD SIZE	1.39	2.19	2.31
OWNER OCCUPIED HOUSING UNITS	446	1,293	2,051
RENTER OCCUPIED HOUSING UNITS	112	275	414
MEDIAN AGE	42.6	48.3	49.3
MEDIAN HOUSEHOLD INCOME	\$75,124	\$72,955	\$73,132
AVERAGE HOUSEHOLD INCOME	\$100,126	\$99,747	\$98,252



## CARRABELLE, FL

KNOWN AS THE FLORIDA PANHANDLE'S GATEWAY TO THE GULF, CARRABELLE IS A NATURE LOVER'S PARADISE, KNOWN FOR ITS BEAUTIFUL BEACHES. A TRUE FISHING VILLAGE, CARRABELLE IS LOCATED RIGHT ON THE GULF OF MEXICO, AND ITS PEOPLE HAVE BEEN HARVESTING FROM THE SEA FOR MORE THAN 100 YEARS. SHRIMPING, OYSTERING, COMMERCIAL AND RECREATIONAL GAME FISHING. TOGETHER WITH LUMBER, TURPENTINE, FLOUR MILLS, THE RAILROAD AND TOURISM ARE THE MAINSTAYS OF CARRABELLE'S ECONOMIC DEVELOPMENT.



With over 8,000 stores nationwide, Family Dollar was founded in 1959 and is headquartered in Chesapeake, Virginia. The company is a national discount retailer offering value-driven merchandise, with most items priced below \$10. Family Dollar provides a combination of nationally recognized brands and competitively priced private label products across key categories, including food and beverages, household essentials, health and beauty, apparel, home goods, and seasonal items.

Family Dollar stores are designed to deliver a convenient, one-stop shopping experience for everyday needs, making it a reliable destination for budget-conscious consumers.



Sources: [familydollar.com](http://familydollar.com), [en.wikipedia.org](http://en.wikipedia.org)

# FINANCIALS

<b>TENANT NAME:</b>	FAMILY DOLLAR STORES OF FLORIDA, LLC
<b>GUARANTOR:</b>	FAMILY DOLLAR STORES, INC.
<b>LEASE TYPE:</b>	MODIFIED NN
<b>SF:</b>	10,500 SF
<b>INITIAL LEASE TERM:</b>	10+ YEARS
<b>LEASE START:</b>	SUMMER 2024
<b>LEASE EXPIRATION:</b>	10 YEARS FROM RENT COMMENCEMENT DATE
<b>LANDLORD RESPONSIBILITIES:</b>	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING LOT REPAIRS.

EXTENSION OPTIONS: FOUR 5-YEAR OPTIONS WITH 5% INCREASES EACH EXTENSION		
<b>EXT. OPTION #1</b>	YRS:11-15	\$187,425.00
<b>EXT. OPTION #2</b>	YRS:16-20	\$196,770.00
<b>EXT. OPTION #3</b>	YRS:21-25	\$206,640.00
<b>EXT. OPTION #4</b>	YRS:26-30	\$216,930.00

INITIAL TERM RENTAL AMOUNT	
<b>ANNUAL</b>	\$178,500.00
<b>MONTHLY</b>	\$14,875.00
<b>PER SF</b>	\$17.00