

Family Dollar | Branchland, WV

Price:
\$611,516

Cap Rate:
12.00%



Northmarq is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the Family Dollar asset located in Branchland, WV (the "Property"). The Property consists of a 10,119-square-foot freestanding retail building on 1.48-acres of land. Family Dollar operates under a net lease with limited landlord responsibilities, providing potential investors with a passive income investment asset. The lease is corporately guaranteed by Family Dollar Stores, Inc. *See the lease abstract for full details.*

Property Synopsis

The Property benefits from excellent access and visibility along State Highway 10, the primary thruway for this area of the state that sees over 6,900 vehicles per day and connects **Branchland** to Huntington, the second-largest city in West Virginia. Additionally, the Property is located adjacent to a United States Postal Service office, a large traffic driver for smaller markets such as Branchland, boosting the store's traffic counts and providing ample crossover shopping. The next nearest USPS office is nearly 4 miles south of the site in Midkiff, WV. Lastly, the Property benefits from being within the Huntington-Ashland Metropolitan Statistical Area.

Investment Highlights

- Net Lease with Limited Landlord Responsibilities
- Best-in-Class Tenant
- Investment Grade Parent Corporate Guaranty
- Excellent Access & Viability Along Primary Thruway
- Strong Synergy with Neighboring USPS Office
- High Residual Value
- Below Market Rent PSF
- Huntington-Ashland MSA Acquisition Opportunity

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For More Information



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Property Photo