

OFFERING MEMORANDUM

FAMILY DOLLAR

5403 Old National Hwy, Atlanta, GA 30349



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Executive Summary

Sale Price

\$1,428,000

Offering Summary

Cap Rate:	9.0%
NOI:	\$128,520
Building Size:	10,080 SF
Lot Size:	1.2 Acres
Year Built:	2013

Property Highlights

- Family Dollar has operated at this location since 2013 and exercised their option to extend early until 06/30/2028.
- Offered at a 9% CAP and low rent of only \$12.75 per square foot.
- NN lease with the tenant responsible for the HVAC, parking lot, and more
- The parking lot was recently repaired and restriped
- Family Dollar has been at this location since 2013 and exercised their first option early.
- Great Visibility with 42,202 vehicles passing per day on Old National Highway
- Proximity to major highways such as I-285 and I-85 ensures easy access to downtown Atlanta and Hartsfield-Jackson Atlanta International Airport
- Located in a major retail node nearby to many national tenants, apartment complexes, offices and free standing homes.
- Dense population with 159,176 people living within a 5 mile radius



Property Description

The Family Dollar property benefits from having excellent visibility and accessibility due to its prime location on a major thoroughfare near key highways and the world's busiest airport. Family Dollar has been at this location since 2013, exercised their first option early, with approximately 4 years of lease term left, and 5 x 5 year options with 7.5% increases each option period.

Situated in a busy retail corridor, it benefits from high foot traffic and a diverse customer base. The area's mixed-income demographics align well with Family Dollar's target market, and the high population density ensures a steady stream of customers, making it a strategically advantageous location.

The area is improving as the average household income within 1 mile is expected to grow by over 22% in the next five years. There are currently over 159,000 people living within 5 miles, with a daytime population over 175,000.

Additional Photos



Aerial View



Aerial View



Survey



Lease Abstract



Tenant Overview

Tenant:	Family Dollar Stores of Georgia, LLC
Square Feet:	10,080
Lease Start Date:	07/01/2013
Lease Expiration Date:	06/30/2028
Annual Base Rent:	\$128,520
Current Reimbursement:	NN

Lease Term	Lease Start	Lease End	Annual Base Rent
Option 1 (current)	07/01/2023	06/30/2028	\$128,520
Option 2 (5 year - 7.5%)	07/01/2028	06/30/2033	\$138,159
Option 3 (5 year - 7.5%)	07/01/2033	06/30/2038	\$148,521
Option 4 (5 year - 7.5%)	07/01/2038	06/30/2043	\$159,660
Option 5 (5 year - 7.5%)	07/01/2043	06/30/2048	\$171,635
Option 6 (5 year - 7.5%)	07/01/2048	06/30/2053	\$184,507



The Tenant will reimburse the Landlord for real estate taxes on the Demised Premises, as well as for the insurance premium that the Landlord is required to carry.

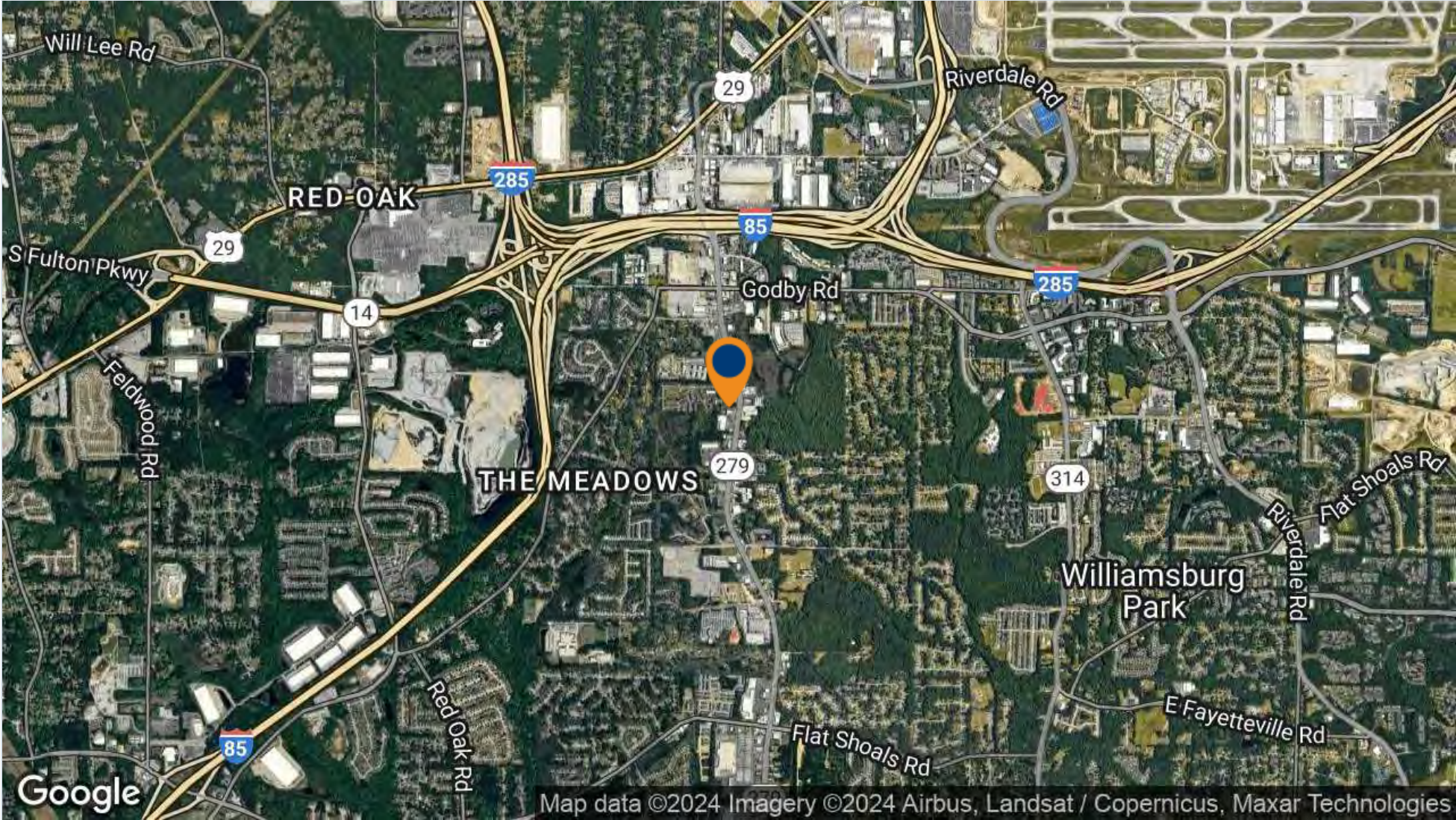
Lessor shall maintain the roof, exterior walls, and all structural portions of the building.

Tenant will pay for maintenance of landscaping, repairing parking area lights, and restriping. The Tenant will also handle asphalt and concrete repairs until the total cost reaches \$2,500 in any lease year, after which the Landlord will reimburse the Tenant for any additional costs incurred. Additionally, the Tenant will maintain, repair, and replace any major components of the heating and air conditioning systems.

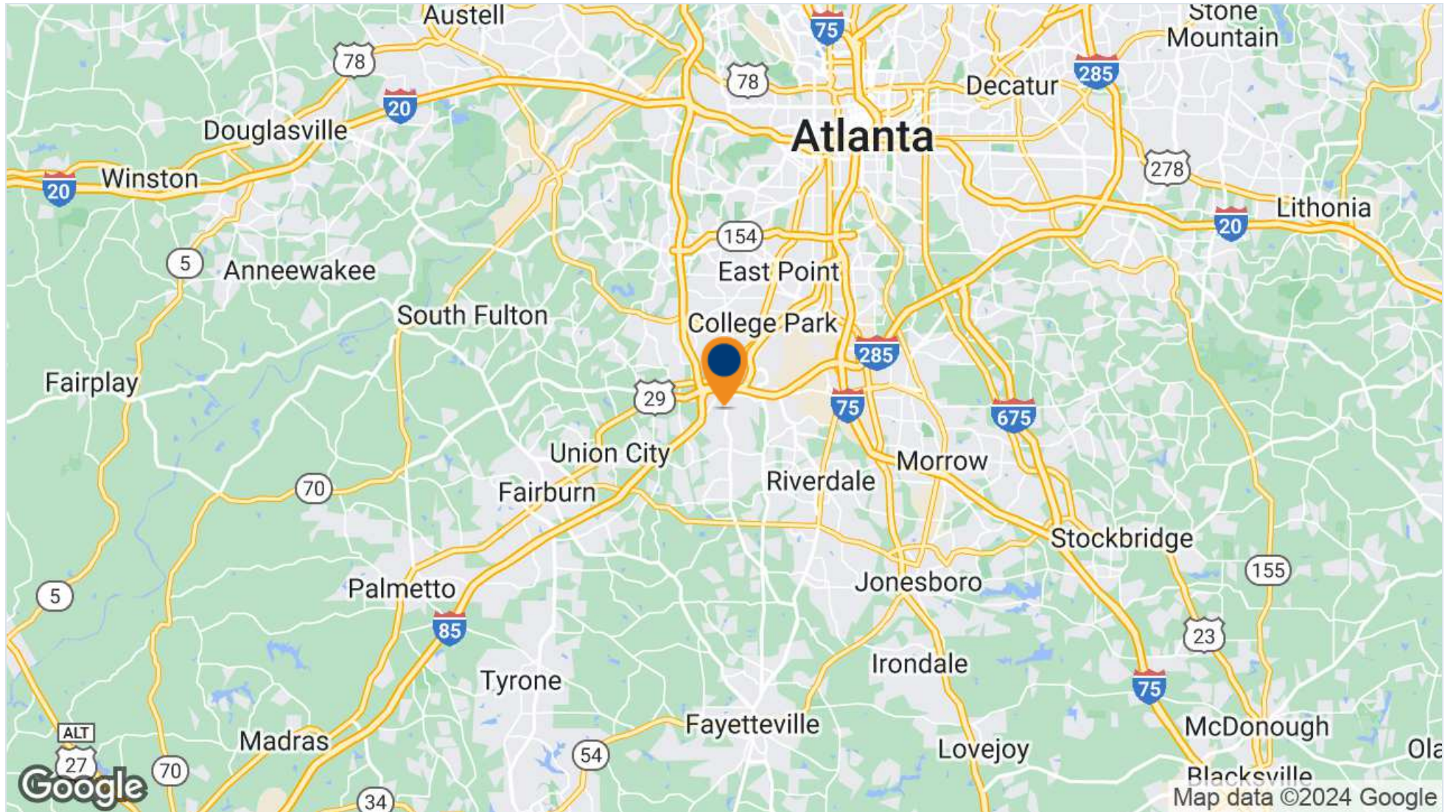
Retailer Map



Location Map



Aerial Map



Family Dollar Overview



DOLLAR TREE, INC.®

DOLLAR TREE, INC.

Dollar Tree, Inc., an American multi-price-point chain of discount variety stores, is the parent company of Family Dollar, which was purchased for \$8.5 billion in 2015. Headquartered in Chesapeake, Virginia, Dollar Tree, Inc., ranked 137 on the Fortune 500 list, is a leading operator of discount variety stores that have served North America for more than 63 years. Operating under the brands Dollar Tree and Family Dollar, the company manages more than 16,000 stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and over 200,000 associates. Its stores are supported by a nationwide logistics network of 25 distribution centers. The company is frequently featured on the National Retail Federation's (NRF) Top 100 Retailers list, recognizing its significant impact on the retail industry.

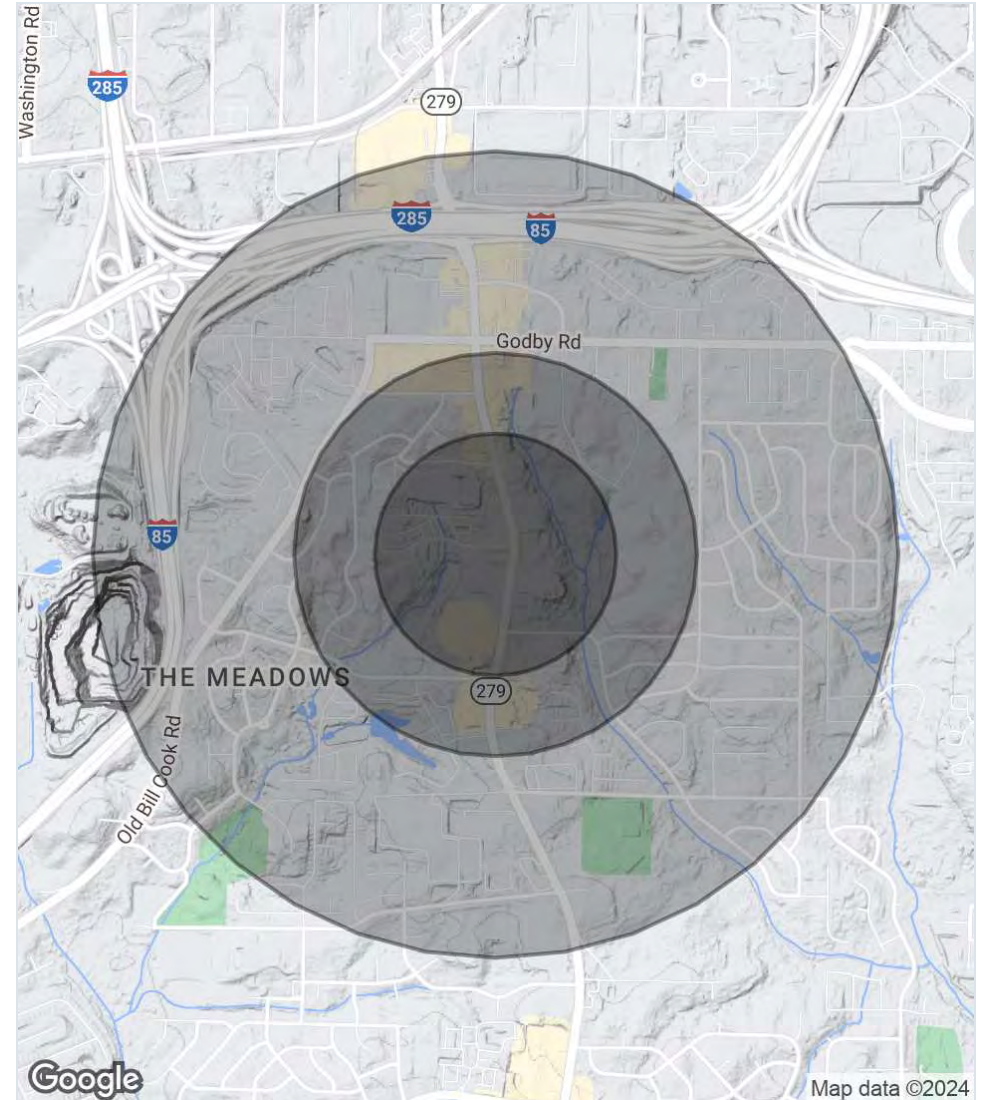
FAMILY DOLLAR STORES, INC.

Family Dollar Stores, Inc. is an American variety store chain founded in 1959. With over 8,000 locations in all states except Alaska and Hawaii, it was the second-largest retailer of its type in the United States until it was acquired by Dollar Tree in 2015. Family Dollar distinguishes itself by focusing on providing affordable essentials to lower-income households through a value-oriented pricing strategy. With a smaller store format compared to larger retailers, it emphasizes convenience and accessibility in local communities, often in areas that other retailers might overlook. The store offers a variety of products, including food, household items, and personal care products, with many items priced at \$1 or in low-dollar increments. This fixed pricing model, combined with frequent promotions and a straightforward store layout, appeals to budget-conscious consumers seeking both value and convenience.

Demographics



Population	One-Mile	Three-Mile	Five-Mile
2024 Population	9,333	67,844	159,176
2020 Population	9,343	65,034	154,876
5 Year Projected	9,247	68,845	162,389
2024 Daytime Population	9,128	63,859	175,108
Workers	4,076	29,824	95,303
Residents	5,052	34,035	79,805
Households			
2024 Households	3,445	26,308	63,432
2020 Households	3,396	24,999	60,937
5 Year Projected	3,484	27,239	66,194
Income			
2024 Average Household Income	\$65,906	\$73,210	\$79,257
5 Year Projected	\$80,625	\$87,847	\$95,644



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Advisor Biographies Page



Elliott Kyle

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

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Chase is a Vice President of Investment Sales and represents buyers and sellers of commercial real estate. Chase has a vast knowledge of transactional real estate and applies his expertise to single tenant, multi-tenant and office properties. Representing real estate companies, private investors, high net worth families and lenders/ special services, Chase is committed to profitable and seamless closings for his clients. Over the last 8 years alone, Chase has executed over \$675,000,000 of real estate transactions.

Prior to joining Skyline Seven, Chase worked as a real estate asset manager for Altisource and managed a real estate portfolio in excess of \$35,000,000 while removing over \$70,000,000 of distressed real estate assets from his clients' balance sheets. At Altisource, Chase specialized in building relationships with high touch clients and advising as well as executing loss-mitigation strategies for his clients real estate assets. Chase attended Valdosta State University, earning a degree in finance. Chase is a long-time Atlanta resident and currently lives in Dunwoody with his wife, Kris, and son, Patrick. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events. In addition, Chase currently serves on the young professional board for Action Ministries which provides food to nearly 7,000 children across Georgia.

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