



NN Lease

FAMILY DOLLAR

Exclusively Listed With: Tri-Oak Consulting Group

**309 South Harris Street,
Sandersville, GA 31082**

Purchase Price: **\$536,321**

Cap Rate: **7.75%**

HIGHLIGHTS

- ✓ NN - Minimal Landlord Responsibilities
- ✓ 127 Miles from Atlanta, GA
- ✓ Average HHI at 1-Mile: \$55K+
- ✓ Lease Expiration: Dec. 2028



Actual Location Shown



CONTACT INFORMATION

Alec Marks

(404) 905-2364

alec@tri-oak.com

www.tri-oak.com

Family Dollar - NN

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Property Summary ◆

Asking Price:	\$536,321
Annual Rent/NOI:	\$41,565
Cap Rate:	7.75%
Lease Commencement:	12/02/1998
Lease Expiration:	12/31/2028
Renewal Options:	Three / 5-Year Options
Rent Increases:	10% in each Option
Building Size:	8,000 +/- SF
Land Size:	0.86 +/- Approx. Acres

Responsibility ◆

Tenant	Increases in Real Estate Taxes & Insurance above “Base Year”, Minor repairs to heating, lighting, plumbing and air conditioning (less than \$750 per occurrence), and Parking Lot Maintenance
Lessor	“Base Year” Real Estate Taxes & Insurance, Roof, Structure, Major CAM / HVAC (greater than \$750 per occurrence)
Lease	Family Dollar Corporation
Guarantor	A wholly owned subsidiary of Dollar Tree, Inc. NASDAQ: DLTR



Aerial View

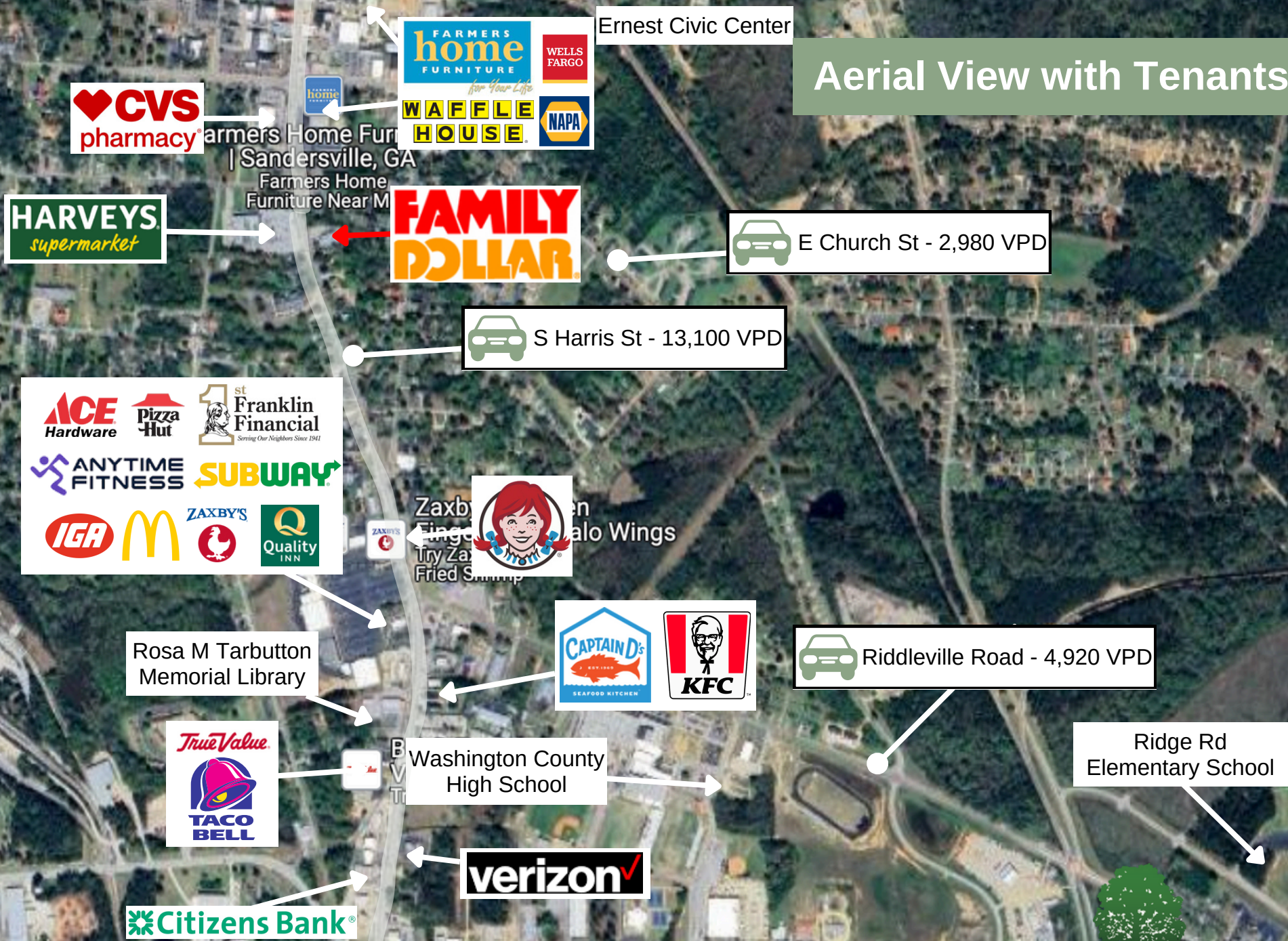


Demographics

Based off of 2023 data

	1-Mile	3-Mile	5-Mile
Population:	3,212	8,295	10,875
Median Income:	\$39,627	\$40,300	\$40,080
Average Income:	\$55,675	\$58,699	\$59,917

Aerial View with Tenants



The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.



Family Dollar - NN
 309 South Harris Street, Sandersville, GA 31082
 Purchase Price: \$536,321 | Cap Rate: 7.75%



Dollar Tree, Inc. operates discount variety retail stores. It operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise, including candy and food, and health and personal care, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationary, party goods, greeting cards, soft-lines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise. As of January 29, 2022, this segment operated 8,061 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and 2 distribution centers in Canada. The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. It also provides accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine's Day merchandise as well as personal electronics, which comprise pre-paid cellular phones and services, stationary and school supplies, and toys. As of January 29, 2022, this segment operated 8,016 stores under the Family Dollar brand; and 11 distribution centers. The company was founded in 1986 and is based in Chesapeake, VA.

