



NN Lease

FAMILY DOLLAR

Exclusively Listed With: Tri-Oak Consulting Group

520 North University Avenue,
Archer, FL 32618

Purchase Price: **\$2,042,298**

Cap Rate: **6.0%**

HIGHLIGHTS ◆

- ✓ 10K+ Traffic Count in Immediate Vicinity
- ✓ \$125k+ Average HHI at 5-Mile Radius
- ✓ NN - Minimal Landlord Responsibilities
- ✓ Lease Expiration: February 2026
- ✓ 16 Miles from Gainesville, FL

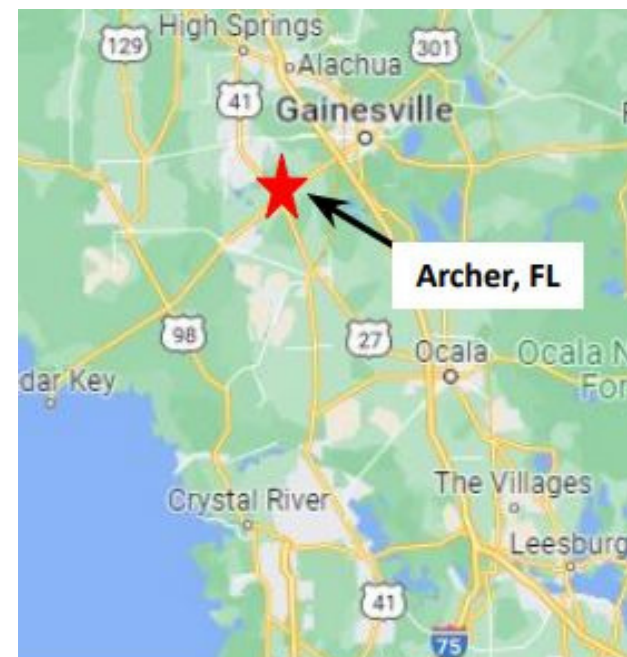


Property Summary

Asking Price:	\$2,042,298
Cap Rate:	6.0%
Rent/NOI:	\$122,537.88
Lease Commencement:	01/31/2016
Lease Expiration:	02/28/2026
Renewal Options:	Four / 5 Year Renewals
Building Size:	8,000 SF
Land Size:	1.12 Approx. Acres
Parking:	Adequate
Area Tenants:	Save A Lot, Circle K, NAPA, Ace Hardware

Responsibility

Tenant	RE Taxes, Building Insurance, Minor CAM & HVAC Maintenance
Lessor	Roof, Structure, Parking Lot, & Major CAM & HVAC
Lease Guarantor	Family Dollar Corporation A wholly owned subsidiary of Dollar Tree, Inc. NASDAQ: DLTR



Demographics

	1-MILE	3-MILE	5-MILE
Population:	1,093	2,602	6,441
Median Income:	\$59,539	\$75,156	\$80,931
Average Income:	\$93,749	\$119,842	\$125,155

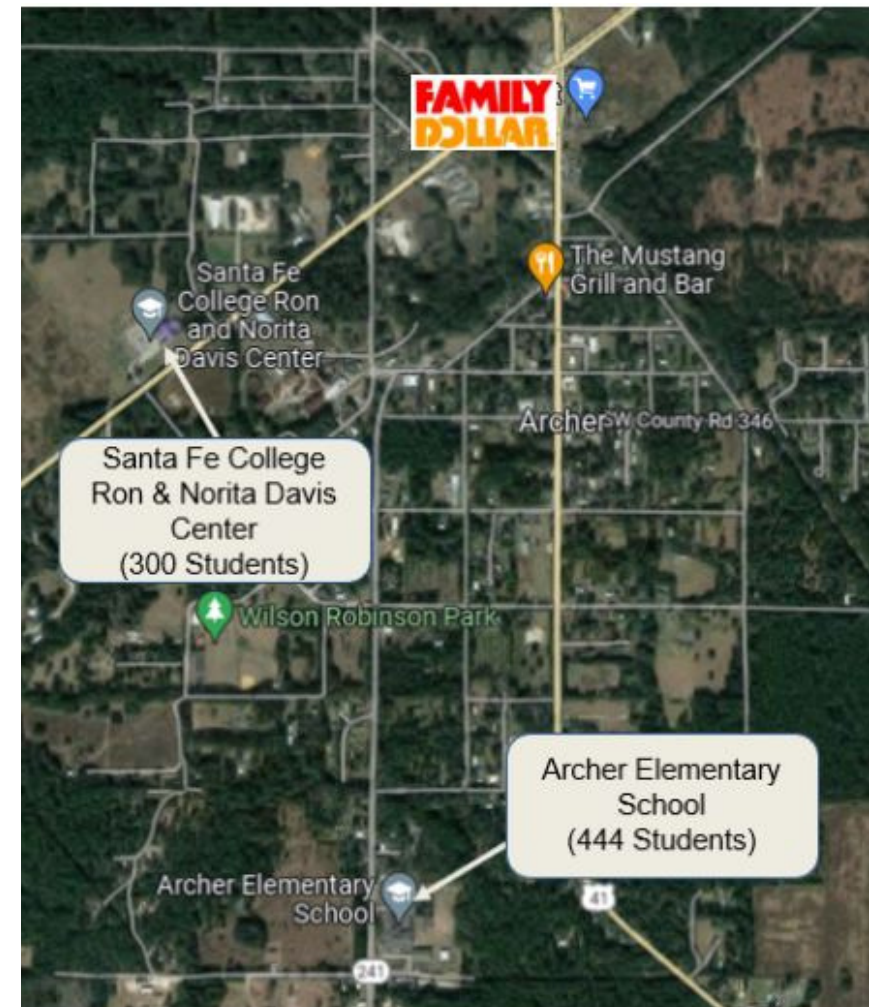
CONTACT INFORMATION

Gregory Fitzgerald, CCIM
(800) 385-6421
gfitz@tri-oak.com
www.tri-oak.com

Aerial View



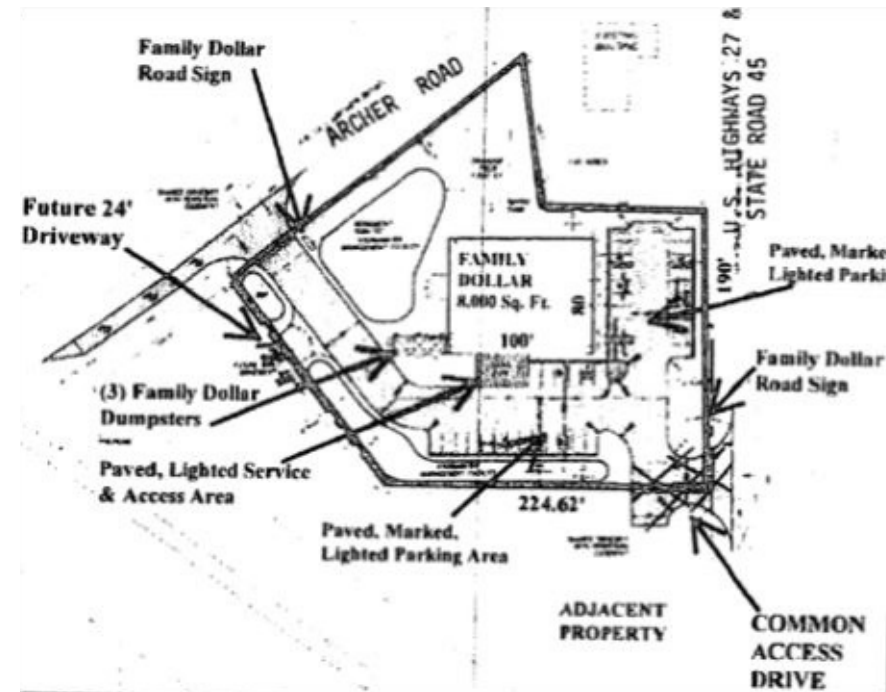
Traffic Generators



Aerial View With Tenants



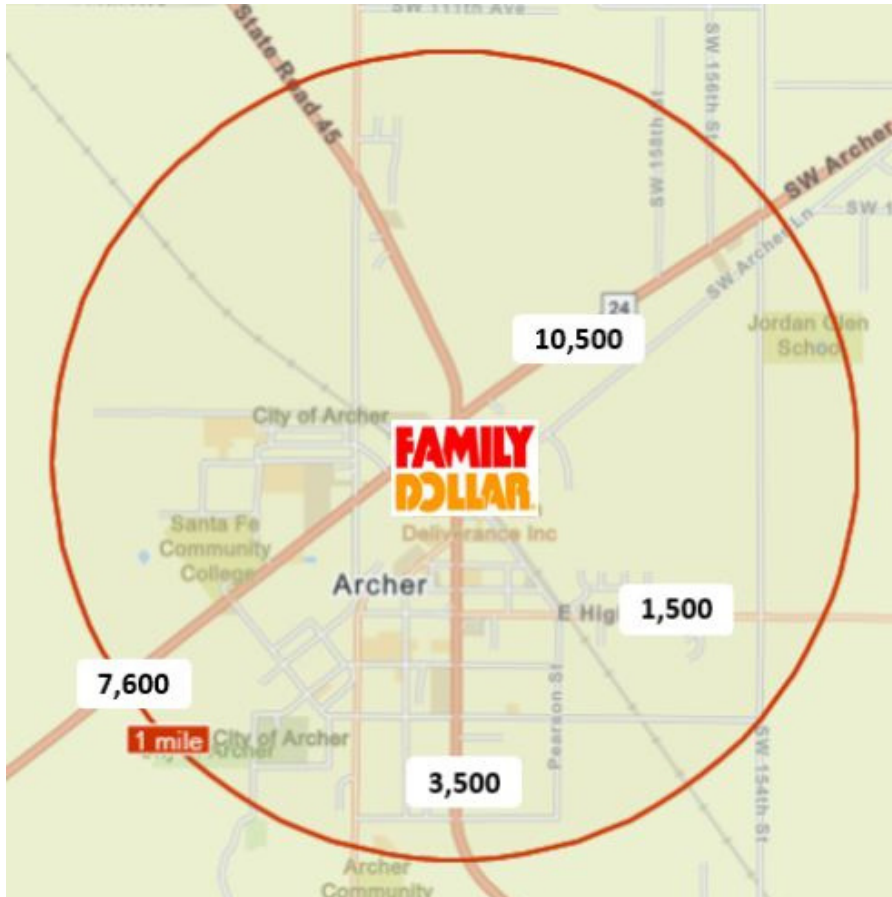
Site Plan



Traffic Counts

Data from 2020

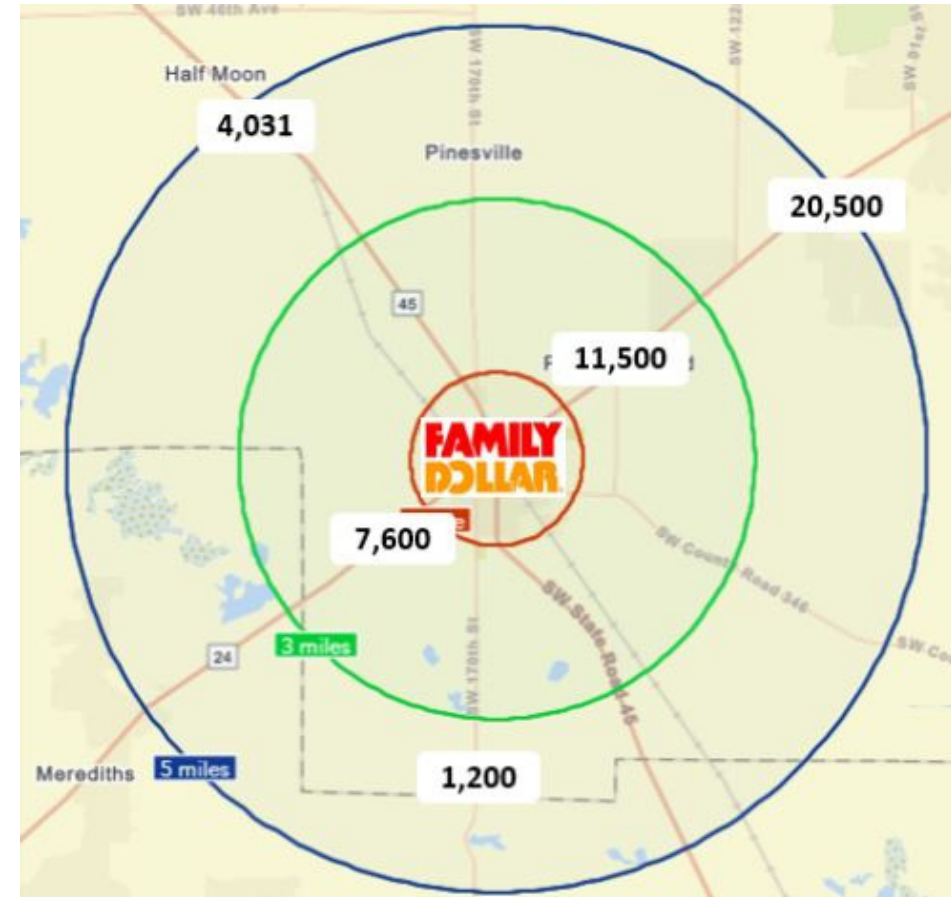
Red: 1 Mile Radius



Red: 1 Mile Radius

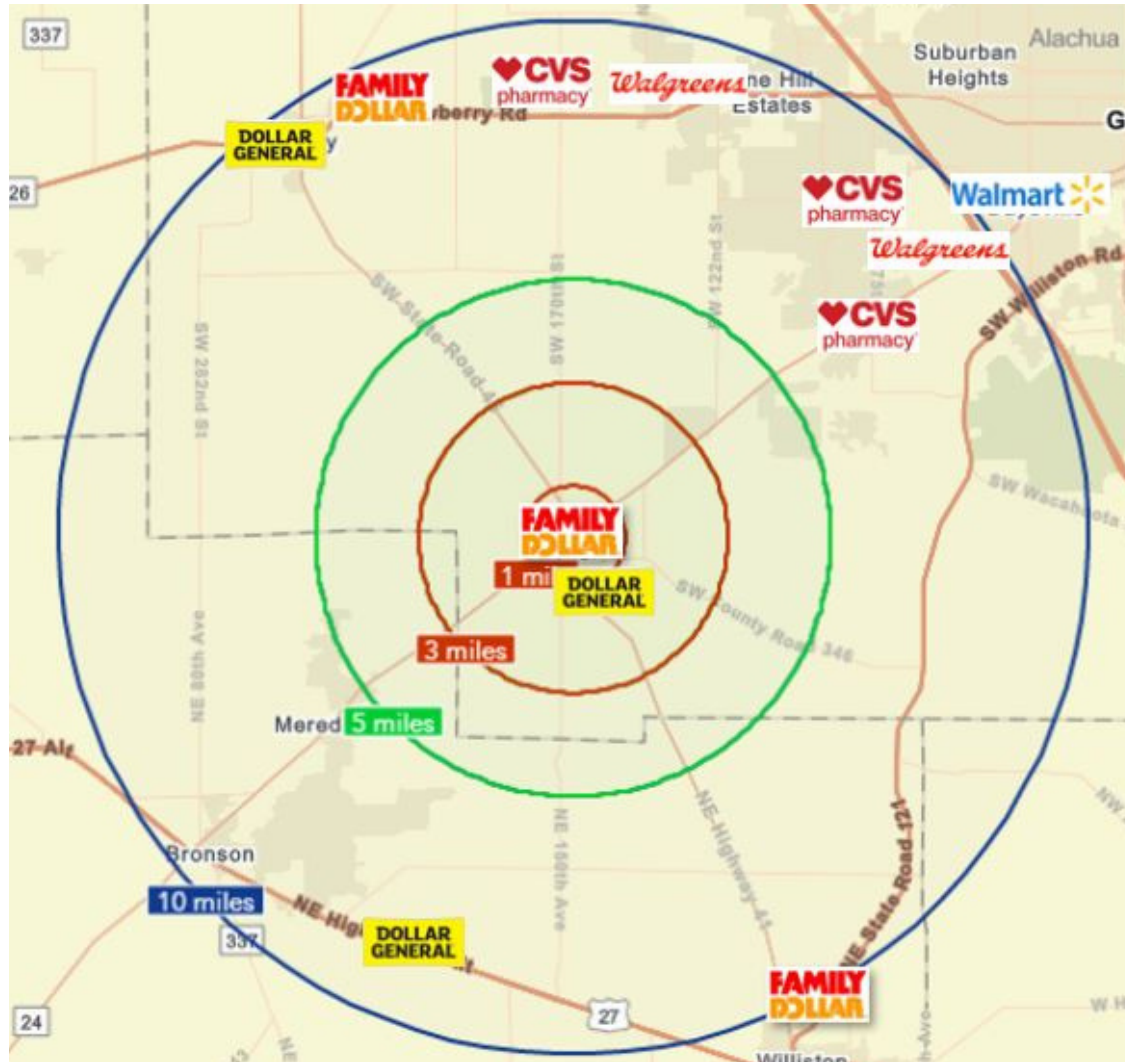
Green: 3 Mile Radius

Blue: 5 Mile Radius



Retailers

Within 10-Mile Radius



FAMILY DOLLAR

DOLLAR TREE

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.

