



Gross Lease

FAMILY DOLLAR

Exclusively Listed With: Tri-Oak Consulting Group

89 Main St
Fairfield, ME 04937

Purchase Price: **\$2,284,295**

Cap Rate: **6.10%**

HIGHLIGHTS ◆

- ✓ Proven Location - Recent Lease Extension
- ✓ Expanded to 12,000 +/- Square Feet
- ✓ Average HHI at 5-Miles: \$73k+
- ✓ 24 Miles from Augusta, ME
- ✓ Traffic Count in Immediate Vicinity: 9K+



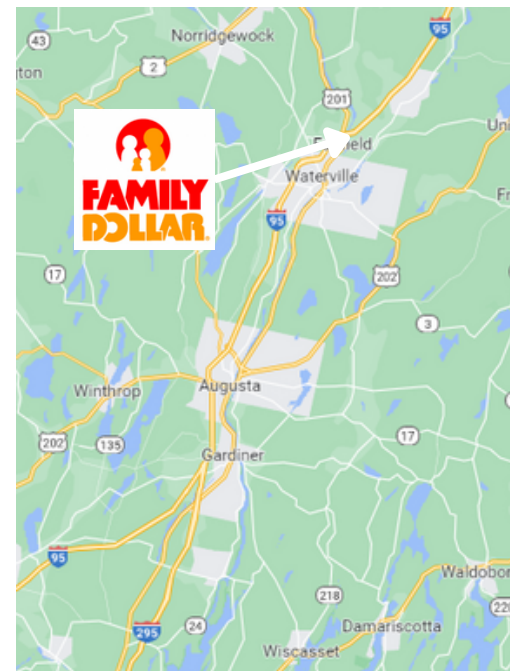
The above information has been secured by sources deemed to be reliable. Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above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

Property Summary ◆

Asking Price:	\$2,284,295
Cap Rate:	6.10%
NOI:	\$139,342
Lease Commencement:	09/30/2012
Lease Expiration:	09/30/2032
Renewal Options:	Six / 5-Year Renewals
Building Size:	12,000 +/- SF
Land Size:	1.12 +/- Approx. Acres
Parking:	Adequate
Area Tenants:	Walgreens, TD Bank, USPS, Skowhegan Savings Bank

Responsibility ◆

Tenant	HVAC Maintenance & Repairs Parking Lot Maintenance & Minor Capital Improvements up to \$1,150/year Interior Plumbing, Electrical, & HVAC
Lessor	RE Taxes, Insurance, Roof, Structure, & Major Capital Improvements to Parking Lot
Lease Guarantor	Family Dollar Corporation A wholly owned subsidiary of Dollar Tree, Inc. NASDAQ: DLTR



Demographics ◆

	1-Mile	3-Mile	5-Mile
Population:	3,263	14,496	28,854
Median Income:	\$39,666	\$46,171	\$50,043
Average Income:	\$56,800	\$66,573	\$73,936

CONTACT INFORMATION

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ME Broker of Record: Tomorrow Real Estate, Inc. #BA917401

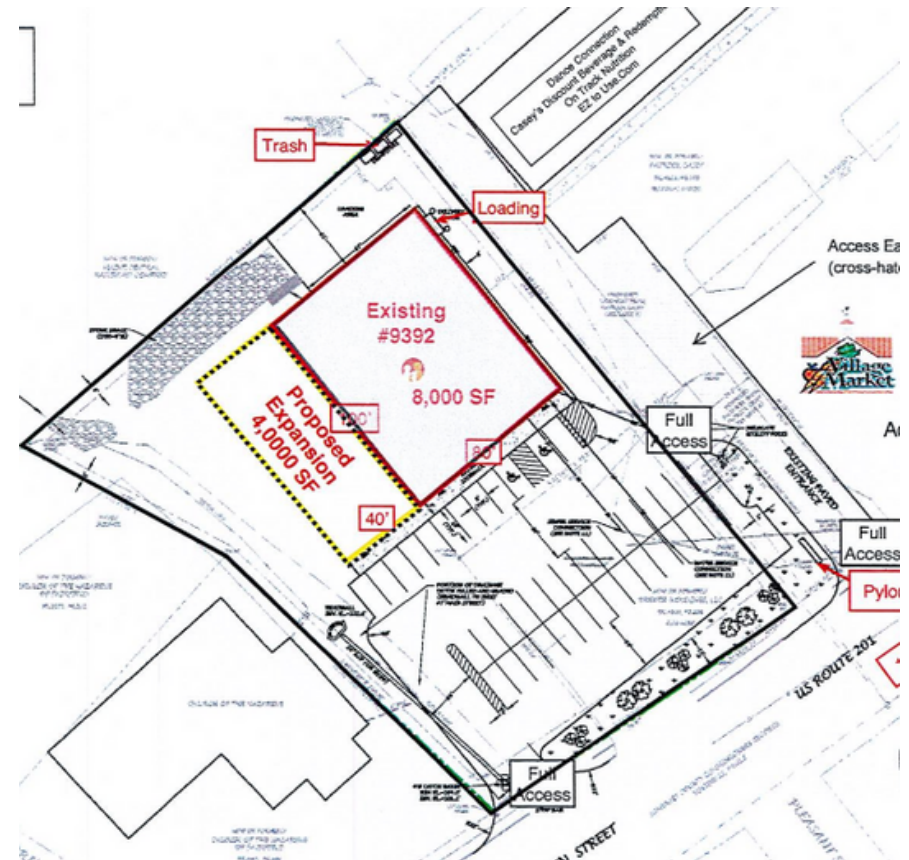
Operating Statement

Total Gross Annual Rent	\$162,240.00
2022 Taxes	\$20,084.00
2022 Insurance	\$2,814.00
Total Operating Expenses	\$22,898.00
Net Operating Income	\$139,342.00

Aerial View of Site



Site Plan



Aerial View with Tenants



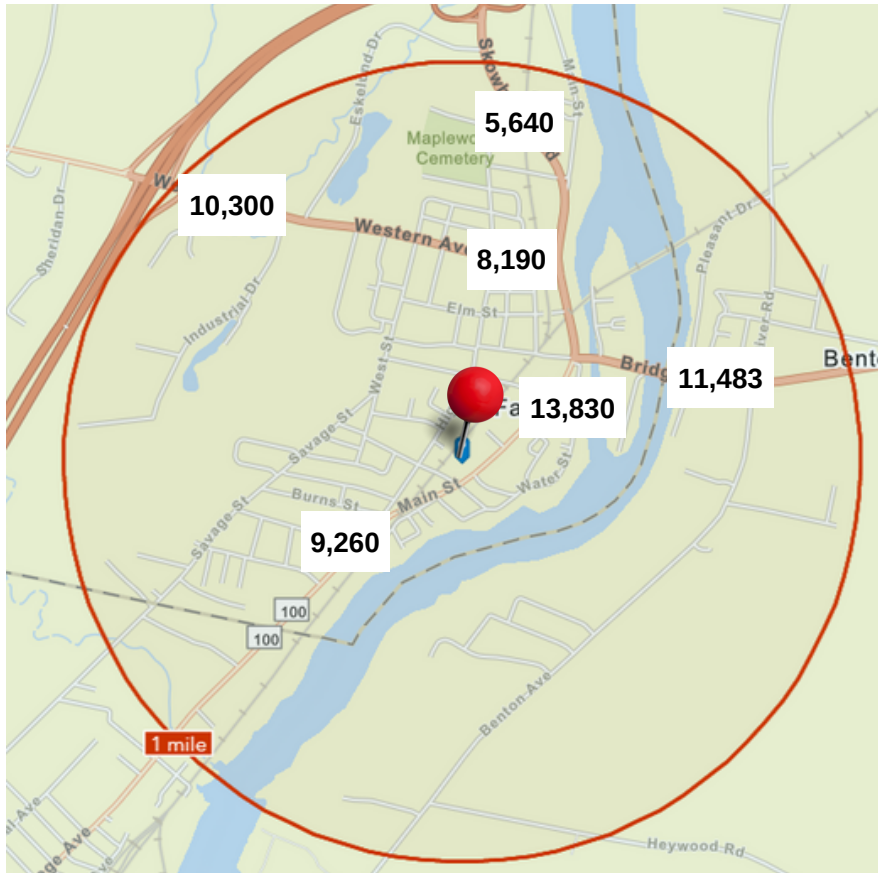
Traffic Generators



Traffic Counts

Data from 2020

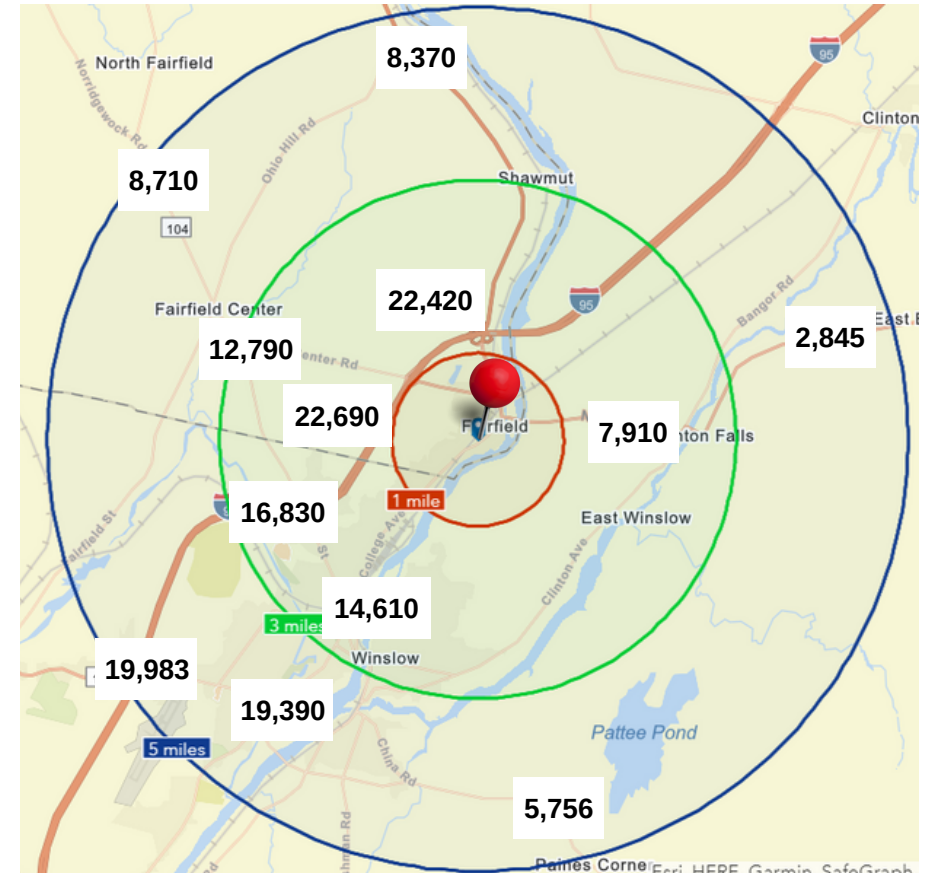
Red: 1 Mile Radius



Red: 1 Mile Radius

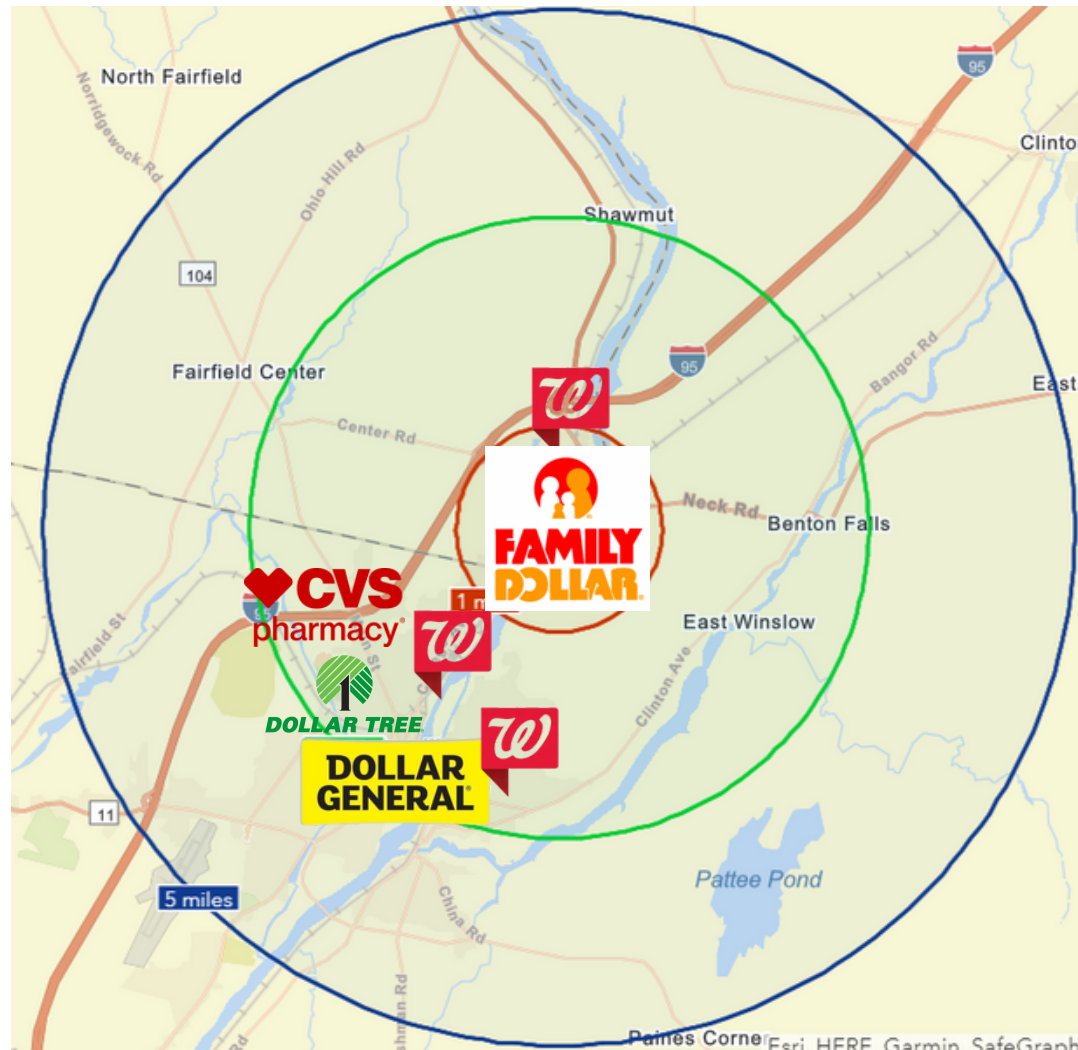
Green: 3 Mile Radius

Blue: 5 Mile Radius



Discount Retailers

Within 5-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.

