

FAMILY DOLLAR FOR SALE



3196 Old Stage Highway, Riegelwood, NC 28456

JULIAN KARIM
Senior Director
248.833.6589
julian@exclusive-realty.com

STEVE SAGMANI
Chief Executive Officer
248.833.6601
steve@exclusive-realty.com

EXCLUSIVE REALTY
2150 Franklin Road
Bloomfield Twp, MI 48302
313.963.7653
exclusive-realty.com

DISCLAIMER

CONFIDENTIALITY AND DISCLAIMER

DISCLOSURE:

All materials and information received or supplied by Exclusive Realty (hereinafter collectively referred to as "ER"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by ER, its directors, officers, agents, advisors, or affiliates as to the veracity, accuracy or totality, the condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither ER, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or totality of any of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ER will not verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Dollar Tree is a Fortune 500 company with a \$31 Billion market cap; DLTR:NASDAQ
- 9,180 square feet on 1.35 acres of land
- Recently exercised 5 year option
- Tenant has occupied Premises since store was built in 2007
- NN Lease/Minimal Landlord Responsibility
- Corporate Guaranteed Lease
- 40 Surface Parking Spaces

OFFERING SUMMARY

Sale Price:	\$1,268,413
NOI:	\$91,960.00
Cap Rate:	7.25%
Lease Type:	NN
Taxes, Insurance, CAMs:	Tenant Responsibility
Roof & Structure:	Landlord Responsibility
Lease Commencement Date:	December 15th, 2007
Lease Expiration Date:	December 31st, 2027
Options:	3 (5) Year Options
Increases:	10% in each option
Lease Guarantor:	Family Dollar / Dollar Tree Corporate
Building Size:	9,180 SF
Lot Size:	1.35 AC
Tenant Website:	www.familydollar.com



OFFERING SUMMARY



3196 Old Stage Highway, Riegelwood, NC 28456

OFFERING SUMMARY

Exclusive Realty is pleased to present this 9,180 SF Family Dollar store located in Riegelwood, North Carolina. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease is corporately guaranteed by Dollar Tree, Inc., which holds a credit rating of “BBB” and this is classified as investment grade. The subject offering represents an ideal opportunity for a 1031 Exchange buyer. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores.

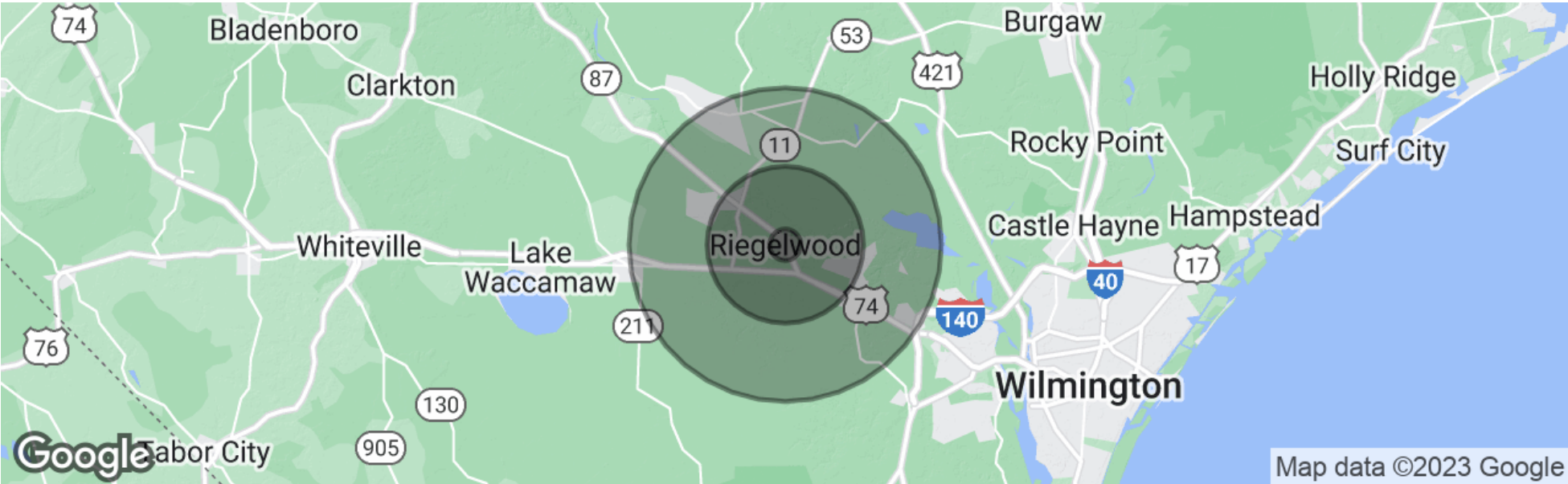
LOCATION DESCRIPTION

This Family Dollar is strategically located on S. Brightleaf Boulevard offering high visibility with over 10,000 Vehicles Per Day that ensures the profitability of the store. Also, with being in close proximity to nearby retailers such as Subway, Truist Bank, Hardee’s, Bojangles, and Johnston Community College, this draws additional patrons to this area. The five mile average household income exceeds \$42,000 per year, making this location ideal for a Family Dollar.

Riegelwood is an unincorporated community and census-designated place (CDP) which sprawls across three counties: Brunswick County, North Carolina; Pender County, North Carolina; Columbus County, North Carolina, United States. It is the location of a saw mill and a paper mill. The Black Rock Plantation House was listed on the National Register of Historic Places in 2014. Riegelwood is located near the eastern tip of Columbus County, south of Mitchell Landing on the Cape Fear River, site of an International Paper plant.



DEMOGRAPHICS MAP & REPORT



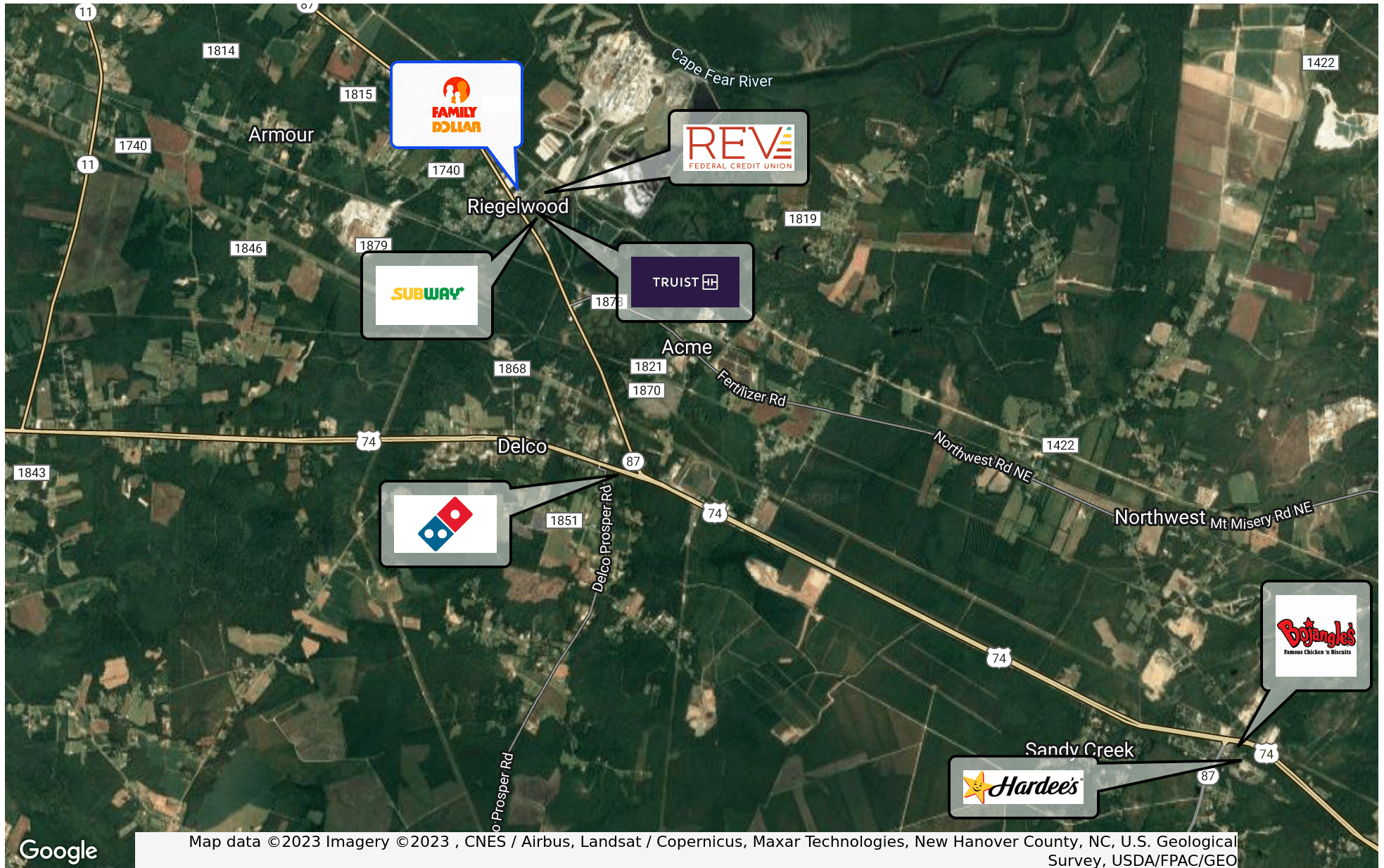
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	234	4,805	17,005
Average Age	39.9	40.8	42.5
Average Age (Male)	30.7	35.1	39.0
Average Age (Female)	50.9	47.1	46.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	109	2,172	8,071
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$40,818	\$42,148	\$48,636
Average House Value	\$131,153	\$129,390	\$155,509

* Demographic data derived from 2020 ACS - US Census



RETAILER MAP



3196 Old Stage Highway, Riegelwood, NC 28456

PARCEL AND TRAFFIC COUNTS



TENANT PROFILE

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion.

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network..



TENANT OVERVIEW		TENANT HIGHLIGHTS
Company:	Family Dollar/Dollar Tree	Investment Grade Credit Rating “BBB”
Founded:	1986	Family Dollar recently Acquired by Dollar Tree for \$9.5 Billion
Total Revenue:	\$28.33 Billion	Operates in 44 States
Net Worth:	\$8.5 Billion	Over 8,000 Locations
Headquarters:	Chesapeake, Virginia	60,000 Employees
Website:	www.familydollar.com	\$22.24 Billion in Company Revenue
		Ranked #137 on Fortune 500 for 2022



LISTING TEAM



JULIAN KARIM

Senior Director

D: 248.833.6589 | **C:** 248.885.5198
julian@exclusive-realty.com



STEVE SAGMANI

Chief Executive Officer

D: 248.833.6601 | **C:** 248.819.8077
steve@exclusive-realty.com

