

FOR SALE

FAMILY DOLLAR

52 US Rte

Gilbert, West Virginia 25621



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS:

- NN Lease/Minimal Landlord Responsibility
- 8,000 square feet
- Corporate Guaranteed Lease
- Creditworthy Tenant
- 1 (5) Year Option
- Average Annual Household Income exceeds \$47,000 within a 10 Mile Radius

PRICE:	\$959,171
NOI:	\$67,142
CAP RATE:	7.0%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 YEARS
OPTIONS:	1 (5) YEAR OPTION

FOR MORE INFO CONTACT: STEVE SAGMANI/CALEB MONTPAS

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 9,000 SF Family Dollar store located in Gilbert, West Virginia. 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.



INVESTMENT SUMMARY

LIST PRICE:	\$959,171
CURRENT NOI:	\$67,142
INITIAL CAP RATE:	7.0%
BUILDING SIZE:	8,000 sq. ft.
ZONING:	Commercial
TENANT:	Family Dollar
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE, PARKING LOT:	Landlord Responsibility
LEASE START DATE:	June 11, 2002
LEASE EXPIRATION DATE:	June 2027
OPTIONS:	1 (5) Year Option
INCREASES:	5% in each Option
LEASE GUARANTOR:	Family Dollar/Dollar Tree
TENANT WEBSITE:	www.familydollar.com

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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.

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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 sold and scalable logistics network.

TENANT OVERVIEW

Company:	Family Dollar/Dollar Tree
Founded:	1986
Total Revenue:	\$22.24 B
Net Worth:	\$16.33 B
Headquarters:	Norfolk, VA
Website:	www.familydollar.com

TENANT HIGHLIGHTS

Investment Grade Credit Rating "BBB-"
Family Dollar recently Acquired by Dollar Tree for \$9.5 Billion
Operates in 44 States, Over 8,000 Locations
\$22.24 Billion in Company Revenue
Ranked #134 on Fortune 500

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DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
US Rte 52 & Gilbert Creek Rd NW	6,503	Total Population	2,151	4,371	13,834
US Hwy 52 & Ellis St NW	5,800	Total Households	929	1,864	5,701
US Rte 52 & Gilbert Creek Rd S	5,031	Average HH Income	\$44,318	\$43,622	\$47,668

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Gilbert is a town in Mingo County, West Virginia, United States, along the Guyandotte River. The population was 450 at the 2010 census. Gilbert was incorporated in 1918 and named for Gilbert Creek, which derives its name from the name of an early traveler in the area who was killed by Native Americans. Gilbert is known nationwide for the Hatfield-McCoy ATV Trails that are located in the area. There are a number of lodges and restaurants in Gilbert.

According to the United States Census Bureau, the town has a total area of 1.04 square miles (2.69 km²), of which 0.99 square miles (2.56 km²) is land and 0.05 square miles (0.13 km²) is water.



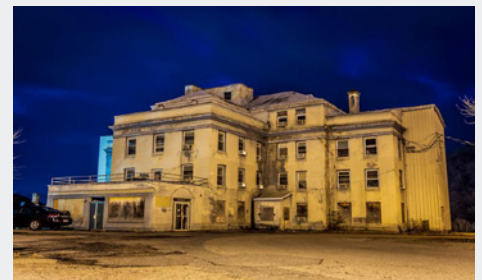
Rockhouse Trail System

Being the largest single trail system & one of three original HMT systems. (opened in October 2000)
With over 100 miles of trails, Rockhouse Trail System offers a wide variety of trails at all difficulty levels. The Rockhouse Trail System also connects with the Devil Anse and Buffalo Mountain Trail Systems.



West Virginia Mine Wars Museum

In the town of Matewan, the West Virginia Mine Wars Museum sits at the site of a historic battle which erupted in May of 1920, setting into motion a chain of events that led to the largest armed uprising in the United States since our civil war. Proudly offers the largest exhibition of Mine Wars history anywhere in the United States,



Old Hospital on College Hill

In 2018 & 2019, Williamson Memorial Hospital partnered with the Tug Valley Area CVB to host paranormal tours through the building during the Halloween Season. It is now privately owned and is open to the public for both paranormal and historic tours.



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