

NEW FAMILY DOLLAR

10+ YEAR NN INVESTMENT OPPORTUNITY FOR SALE

1847 BOYDTON PLANK ROAD, PETERSBURG, VA



9,180 SF
FOR SALE

REPRESENTATIVE PHOTO



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125-G WAPPOO CREEK DRIVE
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OFFERING SUMMARY

OFFERING

PRICING:	\$1,922,844
NET OPERATING INCOME:	\$129,792
CAP RATE:	6.75%
GUARANTY:	CORPORATE
TENANT:	FAMILY DOLLAR
LEASE TYPE:	NN

PROPERTY SPECIFICATIONS

RENTABLE AREA:	9,180 SF
LAND AREA:	0.948 ACRES
YEAR BUILT:	2019
PARCEL NUMBER:	051-070805
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	31
ZONING:	B-2



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INVESTMENT HIGHLIGHTS



EXCELLENT VISIBILITY
AT INTERSECTION



+230' OF FRONTAGE
ON BOYDTON
PLANK ROAD



ADJACENT TO
THREE CHURCHES



NO DIRECT
COMPETITION



LOCATED OFF I-85
EXIT 65



APARTMENT COMPLEX
DIRECTLY ACROSS
THE STREET



EXTREME BARRIERS
TO ENTRY DUE TO
ZONING



HIGH POPULATION
SURROUNDING SITE

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LOCATION OVERVIEW



TRADE AREA AERIAL



DOLLAR GENERAL

FAMILY DOLLAR

WESTVIEW EARLY
CHILD DEV CENTER

JEB STUART ELEMENTARY

FAMILY DOLLAR

CENTRAL STATE
HOSPITAL

AP HILL ELEMENTARY

JEFFERSON SOUTH OF JAMES
LOW INCOME APARTMENTS
200 UNITS

INTERSTATE
85

SITE

SITE AERIAL



ZION
APOSTOLIC CHURCH

YOUNG ROAD - VPD: 4,100

SITE

BOYNTON PLANK ROAD
VPD: 5,400

JEFFERSON SOUTH OF JAMES
LOW INCOME APARTMENTS
200 UNITS

SOUTHSIDE
BAPTIST CHURCH



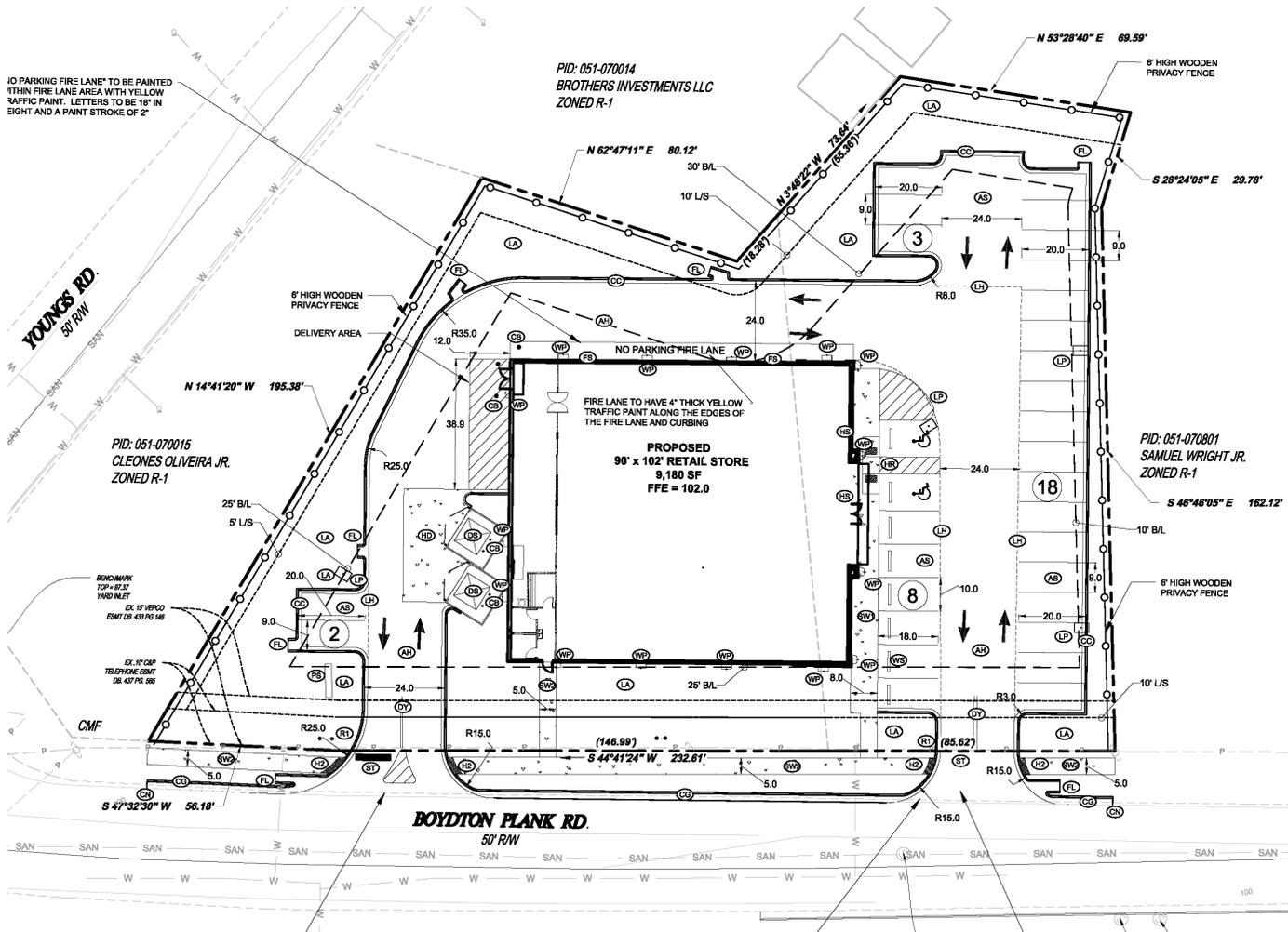
REFUGE TEMPLE -
OUR LORD JESUS



SITE PLAN

FAMILY DOLLAR

1847 BOYDTON PLANK ROAD, PETERSBURG, VA



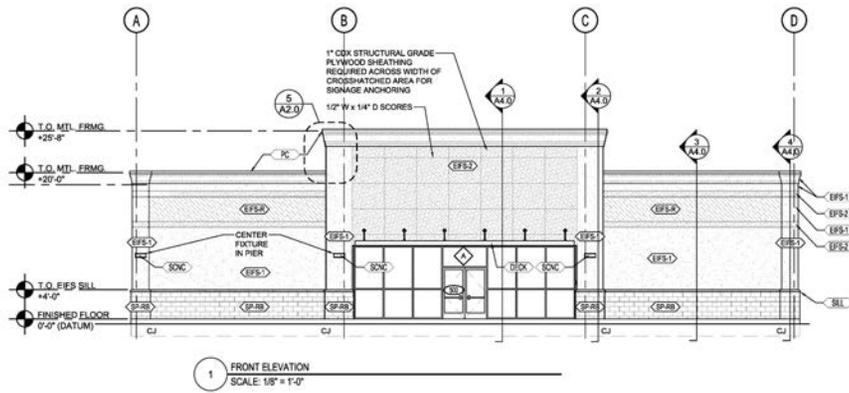
	VPD	5,400
	31 PARKING SPACES	
	YEAR BUILT: 2019	
	PARCEL NUMBER	051-070805
	ZONING: B-2	

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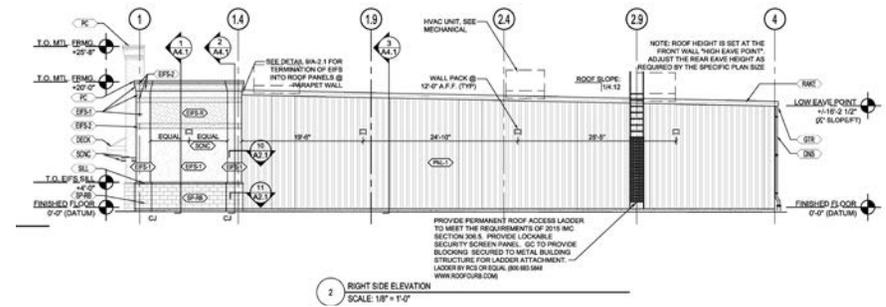
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ELEVATIONS

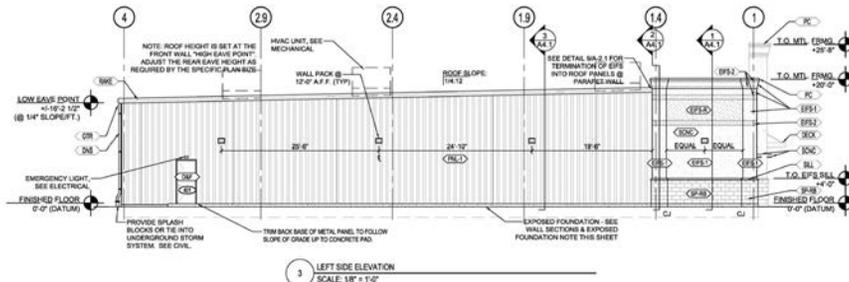
FRONT ELEVATION



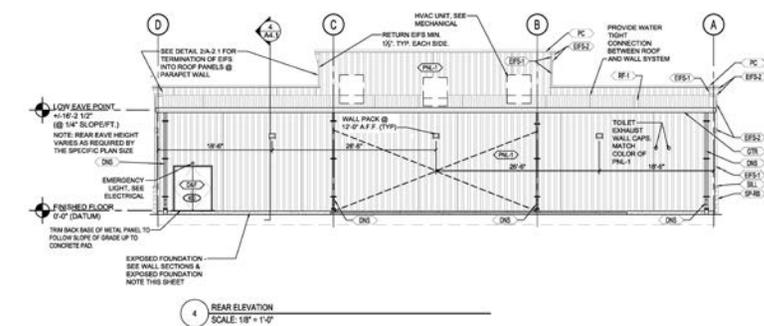
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



CITY OVERVIEW | PETERSBURG, VA

BUSINESS

 **934**
TOTAL
BUSINESSES



LEADING INDUSTRIES

- HEALTHCARE - 36%
- RETAIL TRADE - 15%
- FOOD SERVICE - 9%
- MANUFACTURING - 7%
- CONSTRUCTION - 4%
- OTHER - 29%

LIFESTYLE / INDUSTRIES



INTERNATIONAL
PAPER



SOUTHSIDE
REGIONAL MEDICAL CENTER



AMSTED
RAIL



HISTORIC SITES
EXCHANGE BUILDING
PETERSBURG BATTLEFIELD



BOAR'S HEAD
BRAND



PARKS
LEE MEMORIAL PARK
POPLAR LAWN



INTERSTATES
I-95 & I-85



AIRPORT
RICHMOND
INTERNATIONAL AIRPORT



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DEMOGRAPHICS

66,218
POPULATION



AVERAGE HOUSEHOLD SIZE



\$42,560

AVERAGE HOUSEHOLD INCOME

INCOME	1 MILE	3 MILE	5 MILE
ESTIMATE AVG. HOUSEHOLD INCOME	\$31,712	\$36,715	\$42,560
PROJECTED AVG. HOUSEHOLD INCOME	\$33,909	\$39,605	\$47,169

POPULATION	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	5,159	36,209	66,218
PROJECTED 2023 POPULATION	4,990	35,774	66,274

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
ESTIMATED HOUSEHOLDS	2,130	13,967	25,786
PROJECTED 2023 HOUSEHOLDS	2,057	13,774	25,779
MEDIAN HOME VALUE	\$106,926	\$134,565	\$149,739
MEDIAN RENT	\$6.5M	\$50M	\$90.5M

EXPENDITURES	1 MILE	3 MILE	5 MILE
TOTAL ANNUAL HOUSEHOLD EXPENDITURE	\$81M	\$609M	\$1.25B
TOTAL ANNUAL RETAIL EXPENDITURE	\$2.3M	\$17M	\$35M
TOTAL MONTHLY HOUSEHOLD EXPENDITURE	\$6.75M	\$50.75M	\$104M
TOTAL MONTHLY RETAIL EXPENDITURE	\$190,000	\$14M	\$2.9M



PETERSBURG, VA

PETERSBURG, IN THE RICHMOND, VA MSA, HAS A LONG HISTORY AS AN ECONOMIC CENTER OF THE COMMONWEALTH OF VIRGINIA. THE CITY BEGAN AS A TRADING POST ON THE APPOMATTOX RIVER IN THE 18TH CENTURY. IN THE 20TH CENTURY THE CITY BECAME A REGIONAL INDUSTRIAL AND RETAIL HUB AT THE INTERSECTION OF I-95 AND I-85.

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TENANT OVERVIEW



DOLLAR TREE

Dollar Tree, a Fortune 200 Company, acquired Family Dollar in 2015 and now operates more than 15,000 stores across 48 states and five Canadian provinces. Dollar Tree is the nation’s leading operator of fixed price-point stores, selling everything for \$1 or less, and Family Dollar is a leading national operator of multi price-point stores offering merchandise generally ranging in price from \$1-\$10 to primarily low and middle-income consumers in convenient neighborhood stores. The Company intends to retain and to grow both banners going forward and will optimize the combined real estate portfolio.

- **Financial Strength:** Investment grade
- **E-commerce Proof:** Discount stores are being described as “immune to e-commerce” due to their focus on convenience and small-store formats
- The combined Dollar Tree and Family Dollar company is the **largest dollar-store chain in the U.S. by store count**
- Family Dollar continues as a **wholly-owned subsidiary of Dollar Tree.**



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RENT ROLL

RENT ROLL	
TENANT NAME	FAMILY DOLLAR STORES OF VIRGINIA, INC.
GUARANTOR	FAMILY DOLLAR STORES, INC.
LEASE TYPE	NN
PROJECT SQ FT	9,180
INITIAL LEASE TERM	10+ YEARS
LEASE START	EARLY 2020
LEASE EXPIRATION	1/31/2031
LANDLORD RESPONSIBILITIES	STRUCTURAL REPAIRS (INTERIOR/ EXTERIOR), PARKING AREA REPAIRS

PRICE SUMMARY	
PRICE	\$1,922,844
CAP RATE	6.75%
NOI	\$129,792

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$129,792
MONTHLY	\$10,816
PER SF	\$14.14

EXTENSION OPTIONS:		
10 YEAR INITIAL TERM WITH SIX (6) FIVE (5) YEAR OPTIONS WITH A 5% RENT INCREASE EACH OPTION.		
EXT. OPTION #1	YRS. 11-15	\$136,282.08
EXT. OPTION #2	YRS. 16-20	\$143,096.04
EXT. OPTION #3	YRS. 21-25	\$150,250.08
EXT. OPTION #4	YRS. 26-30	\$157,763.04
EXT. OPTION #5	YRS. 31-35	\$165,651.00
EXT. OPTION #6	YRS. 36-40	\$173,934.00



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