

NEW FAMILY DOLLAR NN INVESTMENT PROPERTY FOR SALE

1642 N. HILL ST. GRIFFIN, GA



**8,320 SF
FOR SALE**



CONTACT:

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JOE BOYD

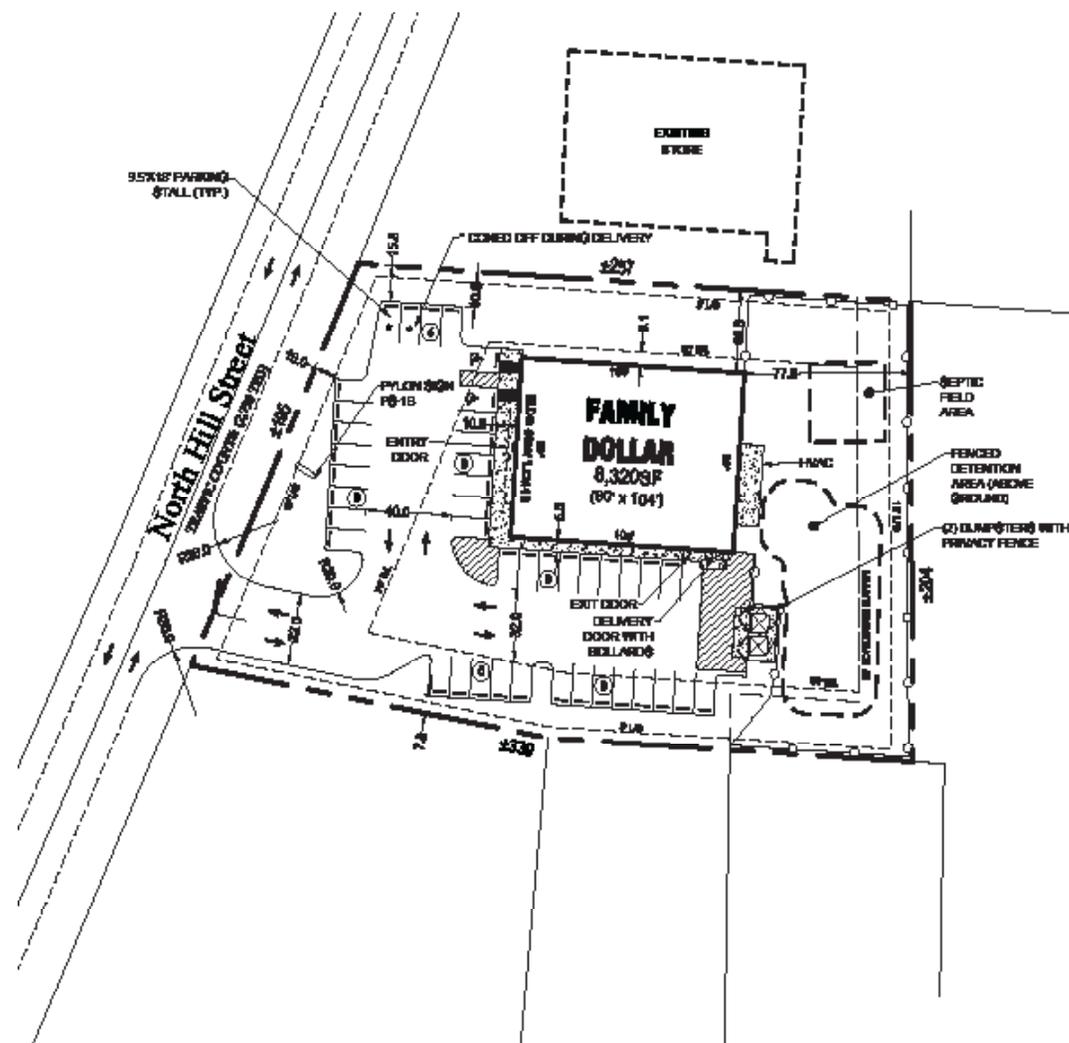
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OFFERING SUMMARY

OFFERING	
PRICING:	\$1,453,800
NET OPERATING INCOME:	\$105,400
CAP RATE:	7.25%
GUARANTY	CORPORATE
TENANT:	FAMILY DOLLAR STORES OF GEORGIA, LLC
LEASE TYPE:	NN
RENTABLE AREA:	8,320 SF
LAND AREA:	1.38 ACRES
PROPERTY ADDRESS:	1642 N. HILL ST. GRIFFIN, GA
YEAR BUILT:	2018
PARCEL NUMBER:	11407033
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	42
ZONING:	C-2; MANUFACTURING



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INVESTMENT HIGHLIGHTS

FAMILY DOLLAR

1642 N. HILL ST. GRIFFIN, GA



PROJECTED TO BE
TOP PERFORMING
STORE



RARE 10+ YEAR
NN LEASE



ATLANTA, GA MSA



FULL ACCESS
WITH EXCELLENT
VISIBILITY



PLANNED TRAFFIC
SIGNAL



ONLY GROCER IN
TRADE AREA



LOW RENT PSF



QUICKLY GROWING
TRADE AREA

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PROPERTY OVERVIEW

FAMILY DOLLAR

1642 N. HILL ST. GRIFFIN, GA



	5,960
	42 PARKING SPACES
	YEAR BUILT: 2018
PARCEL NUMBER	11407033
	ZONING: C-2; MANUFACTURING

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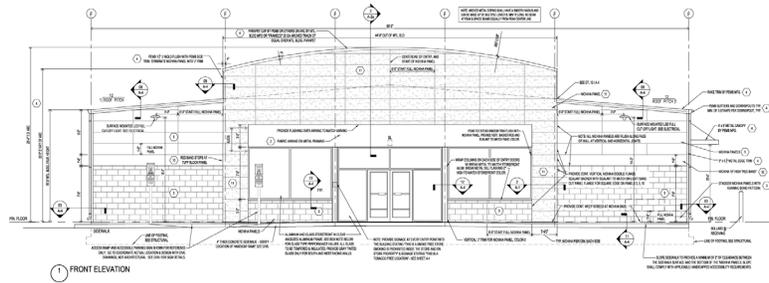
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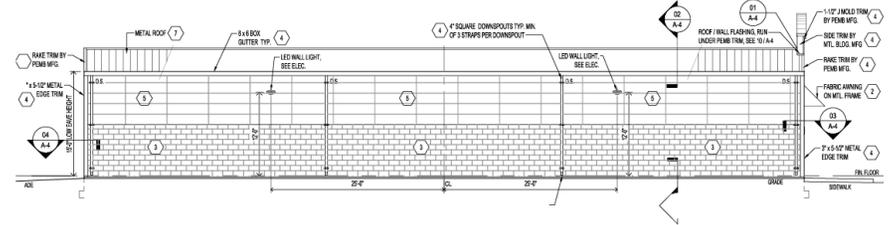
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ELEVATIONS

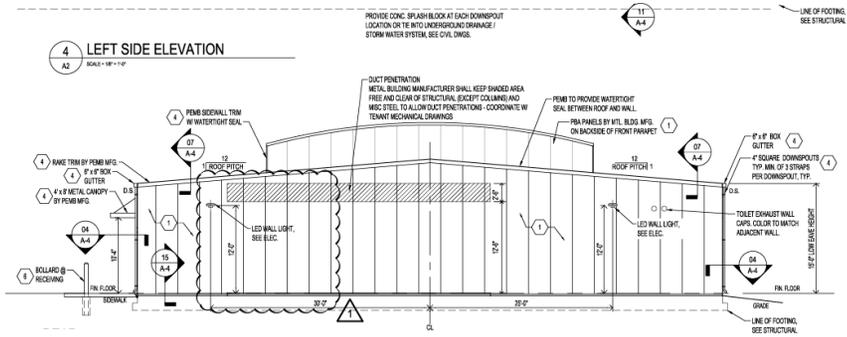
FRONT ELEVATION



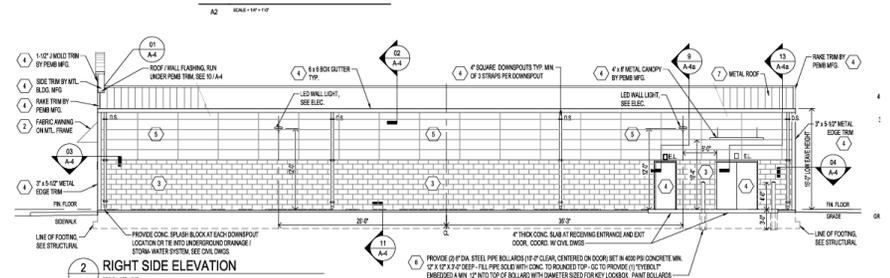
LEFT SIDE ELEVATION



REAR ELEVATION

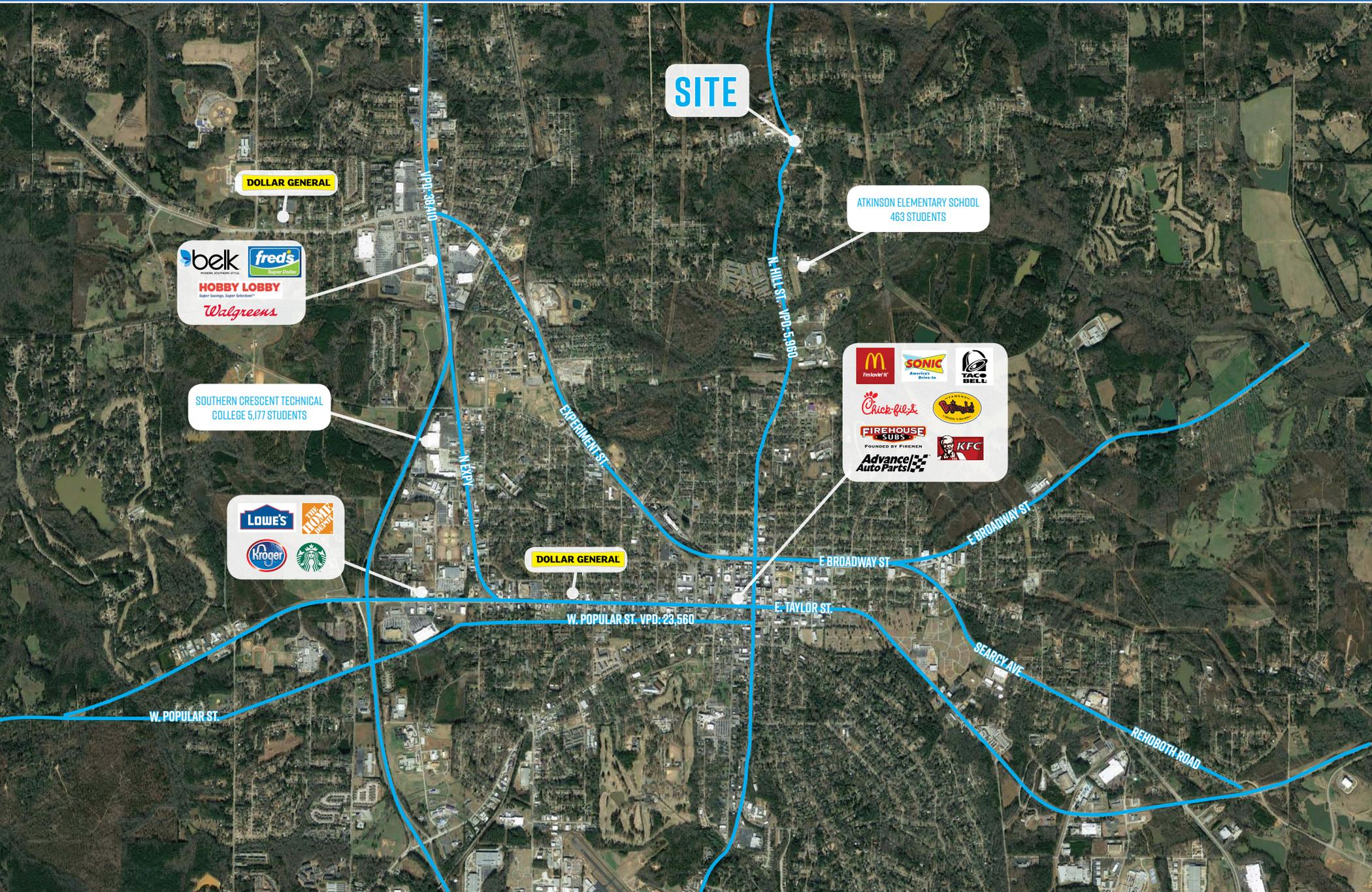


RIGHT SIDE ELEVATION



AERIAL

FAMILY DOLLAR
1642 N. HILL ST. GRIFFIN, GA



SITE

DOLLAR GENERAL

belk
fred's
HOBBY LOBBY
Walgreens

SOUTHERN CRESCENT TECHNICAL
COLLEGE 5,177 STUDENTS

Lowe's
KROGER
STARBUCKS

DOLLAR GENERAL

W. POPULAR ST. VPD: 23,560

ATKINSON ELEMENTARY SCHOOL
463 STUDENTS

McDonald's
SONIC
TACO BELL
Chick-fil-A
Firehouse Subs
KFC
Advance Auto Parts

E BROADWAY ST

E TAYLOR ST

W. POPULAR ST.

N. HILL ST. VPD: 5,960

EXPERIMENT ST

N. HILL ST.

E BROADWAY ST

SEARCY AVE

REBOOTH ROAD

MID AERIAL

FAMILY DOLLAR
1642 N. HILL ST. GRIFFIN, GA



TRANSMONTAIGNE
FUEL TERMINALS

FUTURE LIGHTED
INTERSECTION

FARMERS
MARKET

PETRO
Stopping Centers

SITE

NORTHSIDE HILLS APARTMENTS
264 UNITS

ATKINSON ELEMENTARY SCHOOL
463 STUDENTS

N. HILL ST.
VPD: 5,960

E. MCINTOSH RD. VPD: 4,480

SITE AERIAL

FAMILY DOLLAR
1642 N. HILL ST. GRIFFIN, GA



N. HILL ST. 5,990 VPD

E. MCINTOSH RD. 4,480 VPD

HAMMOND SERVICES
47 EMPLOYEES

PETRO
Stopping Centers®

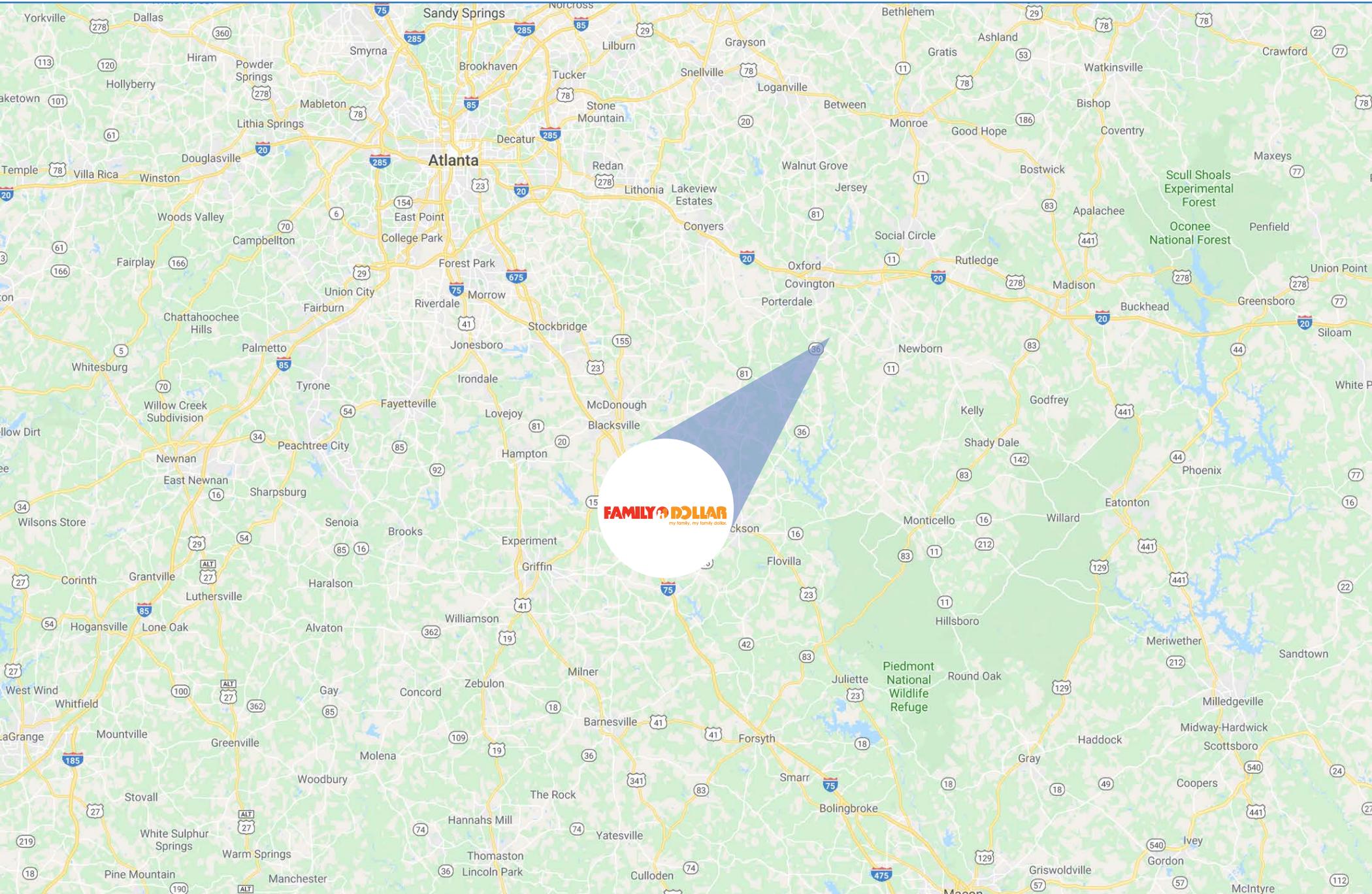
FUTURE LIGHTED
INTERSECTION

FARMERS
MARKET

SITE

LOCATION OVERVIEW

FAMILY DOLLAR
1642 N. HILL ST. GRIFFIN, GA



CITY OVERVIEW

FAMILY DOLLAR

1642 N. HILL ST. GRIFFIN, GA

LIFESTYLE / INDUSTRIES



AIRPORT
GRIFFIN-SPALDING
COUNTY



HOUSEHOLDS
122,312



PARKS
GRIFFIN CITY PARK



UNIVERSITY OF GEORGIA
GRIFFIN CAMPUS



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DEMOGRAPHICS

FAMILY DOLLAR

1642 N. HILL ST. GRIFFIN, GA



325,406

POPULATION



\$70,281

AVERAGE HOUSEHOLD INCOME

2019 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	13,982	113,279	325,406
HOUSEHOLDS	4,801	42,744	122,312
FAMILIES	3,269	25,909	70,599
AVERAGE HOUSEHOLD SIZE	2.89	2.60	2.55
OWNER OCCUPIED HOUSING UNITS	2,336	19,059	51,260
RENTER OCCUPIED HOUSING UNITS	2,465	23,685	71,052
MEDIAN AGE	35.5	34.0	32.5
MEDIAN HOUSEHOLD INCOME	\$28,041	\$35,625	\$44,832
AVERAGE HOUSEHOLD INCOME	\$39,983	\$49,281	\$70,281
2024 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	14,338	118,577	346,423
HOUSEHOLDS	4,910	44,784	131,007
FAMILIES	3,339	27,005	75,109
AVERAGE HOUSEHOLD SIZE	2.90	2.60	2.54
OWNER OCCUPIED HOUSING UNITS	2,409	19,786	54,373
RENTER OCCUPIED HOUSING UNITS	2,501	24,997	76,635
MEDIAN AGE	37.2	34.9	33.0
MEDIAN HOUSEHOLD INCOME	\$32,737	\$41,192	\$52,260
AVERAGE HOUSEHOLD INCOME	\$46,687	\$57,357	\$80,692



GRIFFIN, GA

GRIFFIN IS A CITY IN AND THE COUNTY SEAT OF SPALDING COUNTY, GEORGIA. IT IS PART OF THE ATLANTA METROPOLITAN AREA. GRIFFIN WAS FOUNDED IN 1840 AND NAMED FOR LANDOWNER COL. LEWIS LAWRENCE GRIFFIN. THE CITY HAS BEEN FILMED FOR SEVERAL NOTABLE SHOWS AND MOVIES INCLUDING "THE WALKING DEAD," "BLACK PANTHER," AND "THE HUNGER GAMES." THE UNIVERSITY OF GEORGIA MAINTAINS A BRANCH CAMPUS IN GRIFFIN, AND A BRANCH OF SOUTHERN CRESCENT TECHNICAL COLLEGE IS ALSO LOCATED IN GRIFFIN.

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TENANT OVERVIEW

FAMILY DOLLAR

1642 N. HILL ST. GRIFFIN, GA



DOLLAR TREE, A FORTUNE 200 COMPANY WHICH ACQUIRED FAMILY DOLLAR IN JULY, 2015, NOW OPERATES MORE THAN 15,000 STORES ACROSS 48 STATES AND FIVE CANADIAN PROVINCES. STORES OPERATE UNDER THE BRANDS OF DOLLAR TREE, DOLLAR TREE CANADA, DEALS, AND FAMILY DOLLAR WITH A MARKET CAPITALIZATION OF \$25 BN. 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 INCLUDING CONSUMABLES, HOME PRODUCTS, APPAREL AND ACCESSORIES, ELECTRONICS, AND SEASONAL GOODS 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.

- > **CORPORATE GUARANTEE BY FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE**
- > **FINANCIAL STRENGTH: INVESTMENT GRADE. S&P 500 CREDIT RATING OF BB+ AND MOODY'S OF Baa1**
- > **AMAZON (E-COMMERCE) PROOF: DISCOUNT STORES ARE BEING DESCRIBED AS "IMMUNE TO E-COMMERCE" DUE TO THEIR FOCUS ON CONVENIENCE AND SMALL STORE FORMATS**
(SOURCE: EMARKETER INC., A LEADING MARKET RESEARCH COMPANY)
- > **DOLLAR TREE REPORTED \$5.64 BILLION IN NET SALES IN ITS MOST RECENT QUARTER**
- > **THE COMBINED DOLLAR TREE AND FAMILY DOLLAR COMPANY OPERATES MORE THAN 15,000 STORES NATIONWIDE, MAKING IT THE LARGEST DOLLAR-STORE CHAIN IN THE U.S. BY STORE COUNT**
- > **THE COMBINED COMPANY HAS SALES OF OVER \$19 BILLION A YEAR**
- > **FAMILY DOLLAR CONTINUES AS A WHOLLY-OWNED SUBSIDIARY OF DOLLAR TREE**



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FINANCIALS

FAMILY DOLLAR

1642 N. HILL ST. GRIFFIN, GA

TENANT NAME	FAMILY DOLLAR STORES OF GEORGIA, LLC
GUARANTOR	FAMILY DOLLAR STORES, INC.
LEASE TYPE	NN
PROJECT SQ FT	8,320 SF
INITIAL LEASE TERM	10+ YEARS
RENT START	SEPTEMBER 20, 2018
LEASE EXPIRATION	MARCH 31, 2029
LANDLORD RESPONSIBILITIES	STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), PARKING AREA REPAIRS

EXTENSION OPTIONS:		
10+ YEARS INITIAL TERM WITH SIX 5-YEAR OPTIONS INCREASEING AT 5% EACH OPTION PERIOD.		
EXT. OPTION #1	YRS: 11-15	\$110,670
EXT. OPTION #2	YRS: 16-20	\$116,203.50
EXT. OPTION #3	YRS: 21-25	\$122,013.68
EXT. OPTION #4	YRS: 26-30	\$128,114.36
EXT. OPTION #5	YRS: 31-35	\$134,520.08
EXT. OPTION #6	YRS: 36-40	\$141,246.08

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$105,400
MONTHLY	\$8,783.33
PER SF	\$12.67



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