

FAMILY DOLLAR 10-YEAR / NN Lackey, KY



- Traffic Count in Immediate Vicinity: 8K+
- New Construction
- Lease Expiration: January 2027
- NN - Limited Landlord Responsibilities
- \$47K Average HHI at 5-Mile Radius

❖ 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

FAMILY DOLLAR — NET LEASE

PURCHASE PRICE: \$999,562

(CAP RATE 8.00%)



6923 KY Route 550 - Lackey, KY 41643



Building Size:	8,320 Square Feet
Land Size:	Approx. 0.93 Acres
Parking:	Adequate
Area Tenants:	Marathon, U.S Post Office

Current Annual NOI:	\$79,965 (\$9.61 per building SF)
Initial Rent Commencement:	January 29, 2017
Lease Expiration:	January 31, 2027
Initial Lease Term:	10-Year - NN
Renewal Options:	Five (5) / 5 Year Renewals
Rent Increases:	10% in Renewal Options

Demographics:	1-MILE	3-MILE	5-MILE
Population:	381	2,124	5,723
Median Income:	\$31,143	\$31,173	\$32,289
Average Income:	\$44,851	\$45,580	\$47,548

Tenant Responsibility:	RE Taxes, Insurance, & Minor CAM
Lessor Responsibility:	Roof, Structure & Capital Repairs to Parking Lot
Lease Guarantor:	Family Dollar Corporation A wholly owned subsidiary of Dollar Tree, Inc. NASDAQ: DLTR

CONTACT INFORMATION

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gfitz@tri-oak.com

KY Broker of Record #74821

Stewart Weisenberger

Farmer & Company Real Estate



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AERIAL VIEW WITH AREA TENANTS



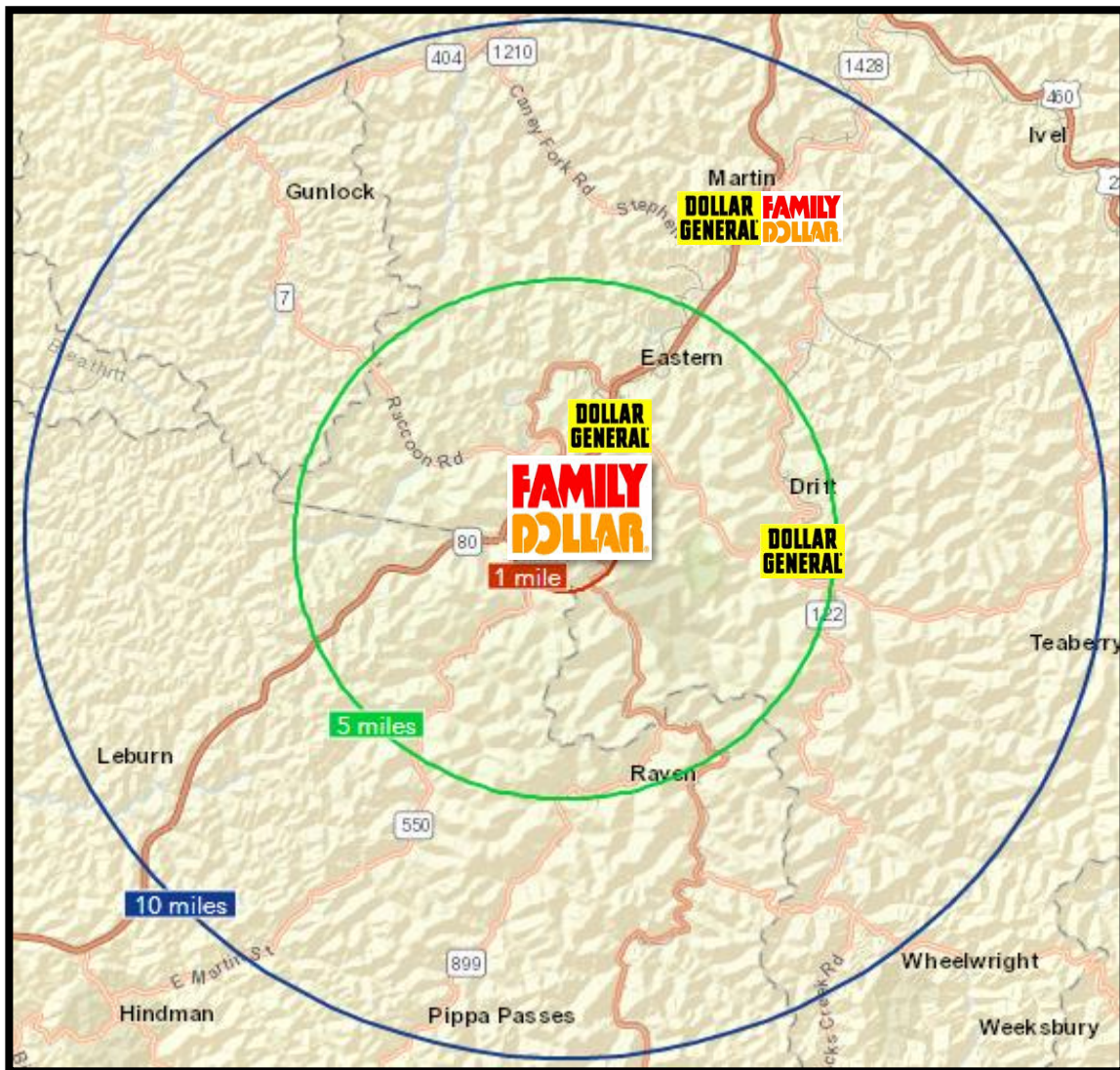
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National Retailers within 10-Mile Radius

Red: 1 Mile Radius
Green: 5 Mile Radius
Blue: 10 Mile Radius



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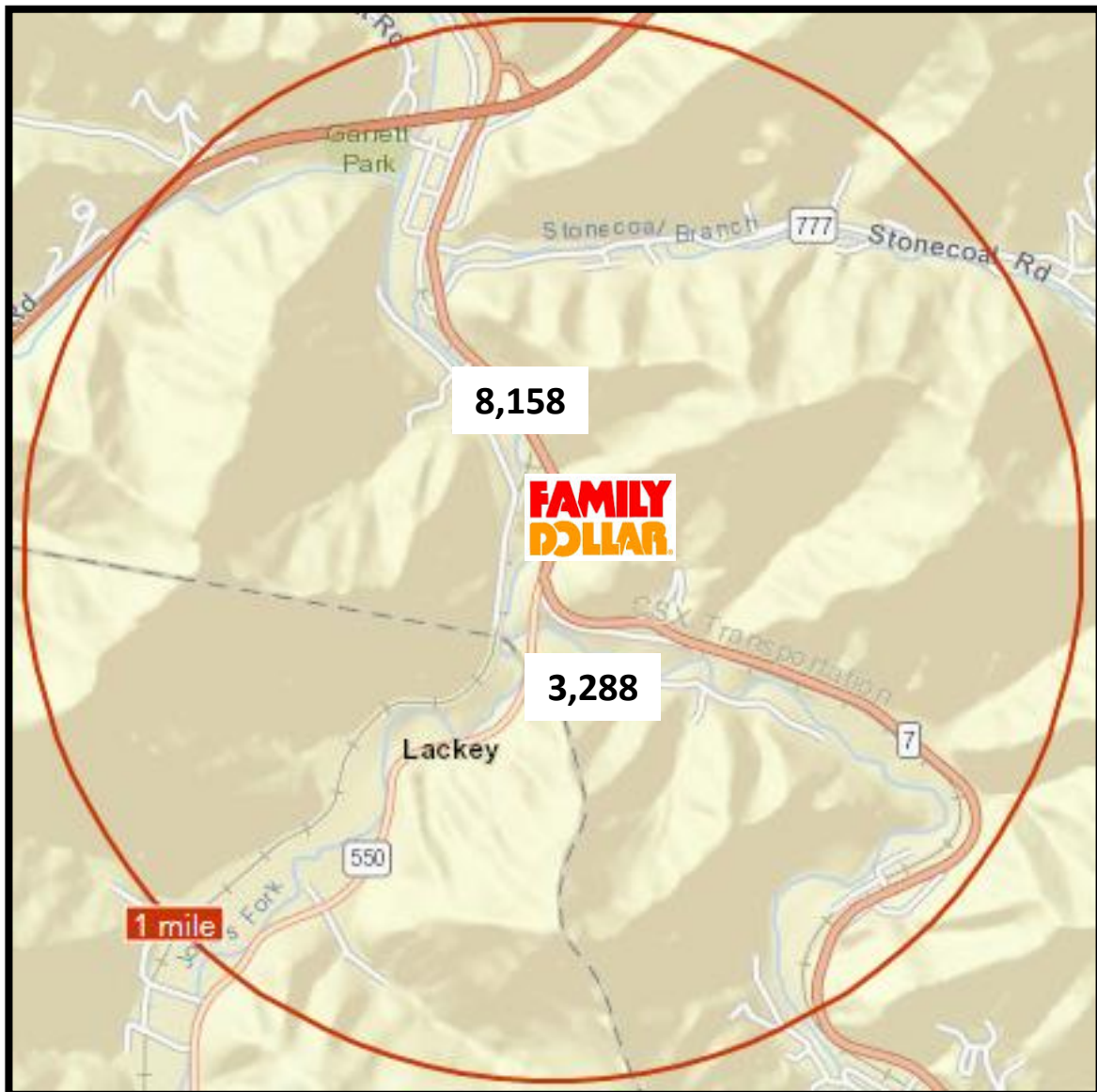
FAMILY DOLLAR — NET LEASE

Traffic Counts

Data from: 1999

PURCHASE PRICE: \$999,562
(CAP RATE 8.00%)

Red: 1 Mile Radius



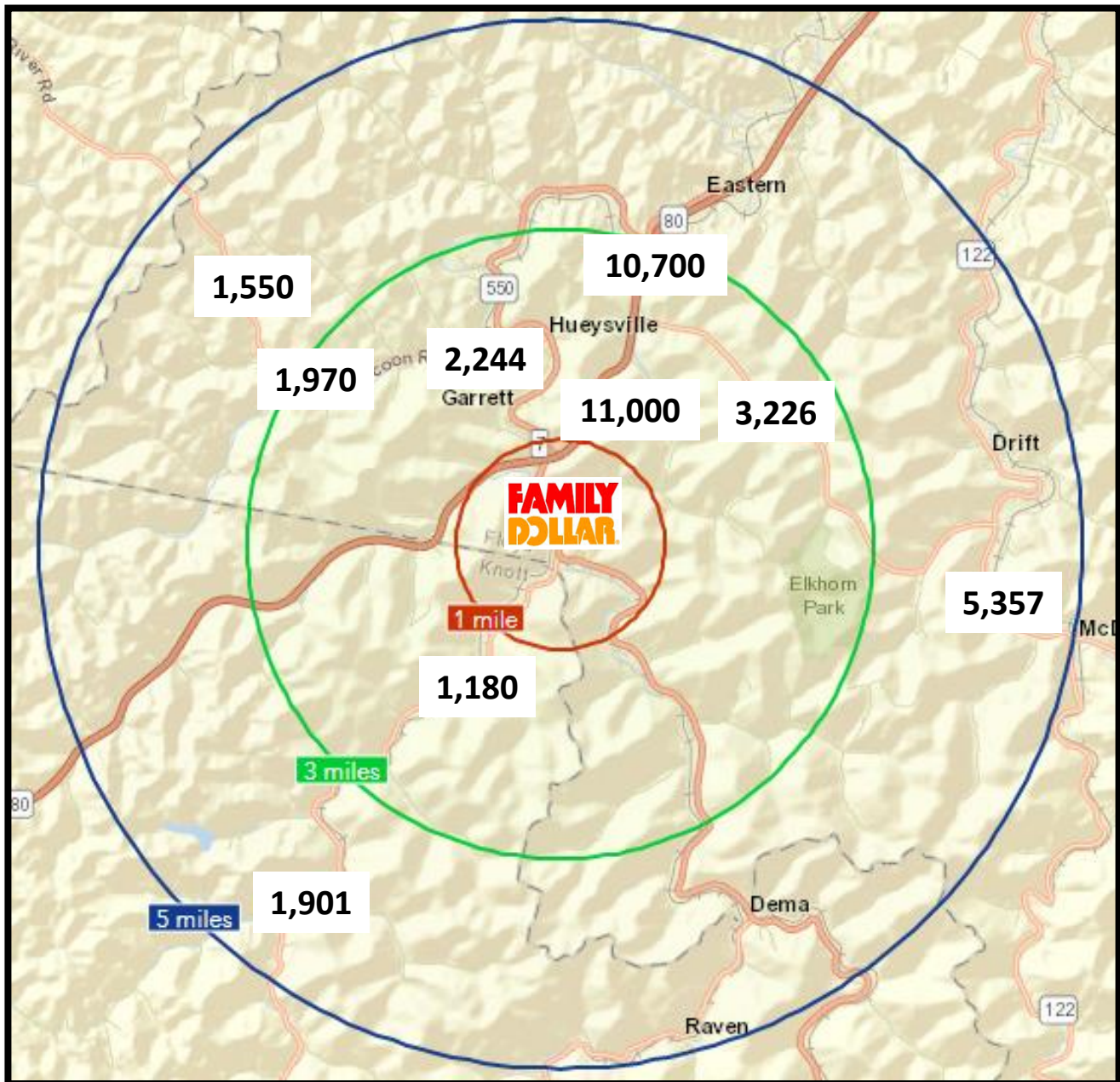
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FAMILY DOLLAR — NET LEASE

Traffic Counts

Data from: 2014

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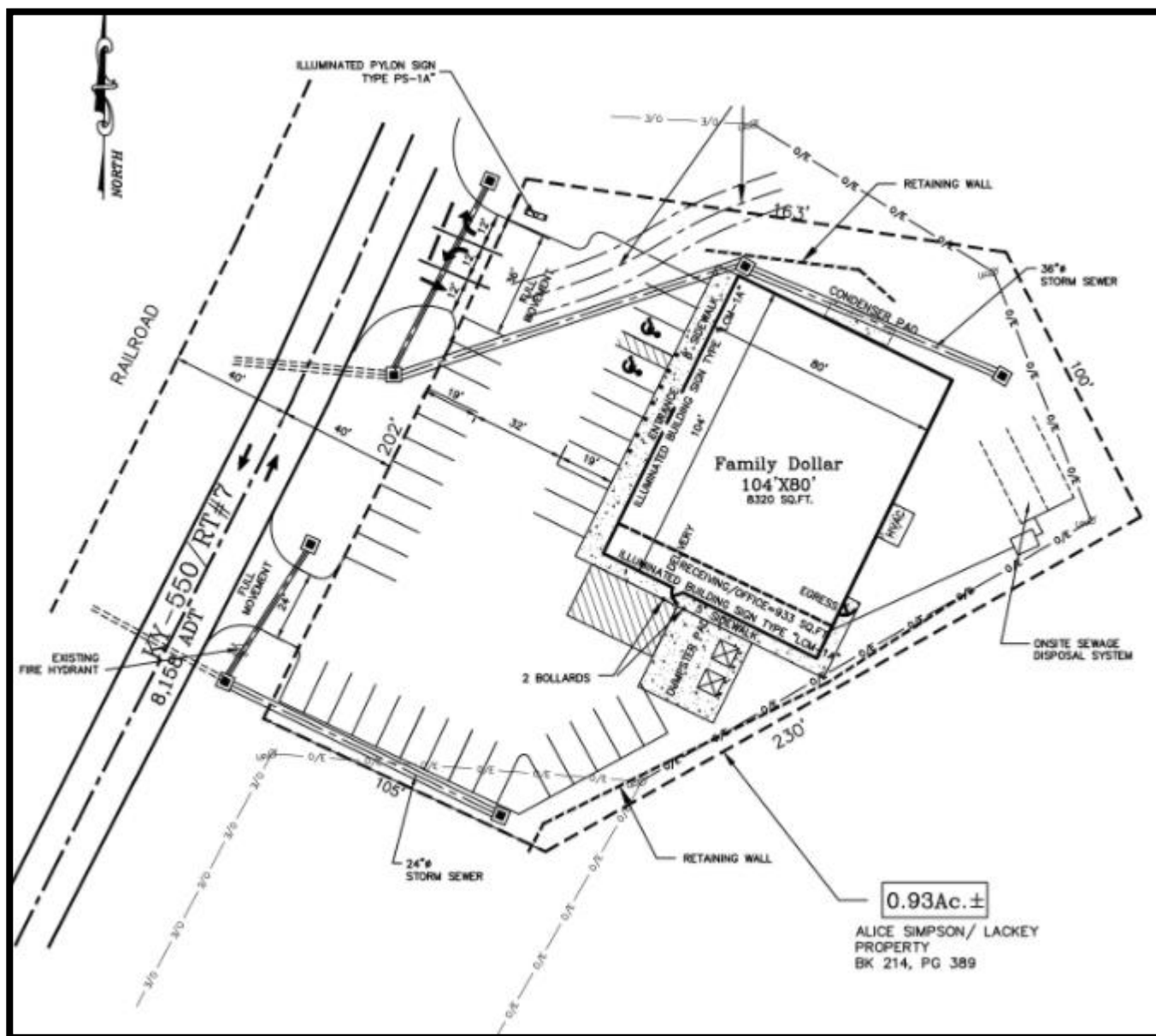


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SITE PLAN



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Corporate Profile

Corporate Office

10401 Monroe Road PO Box
1017 Charlotte, NC 28201-
1017 United States - Map
Phone: 704-847-6961
Fax: 704-847-5534

Family Dollar Stores, Inc. (Family Dollar) operates a chain of more than **8,000** general merchandise retail discount stores in 46 states, providing consumers with a selection of merchandise in neighborhood stores. The Company's merchandise assortment includes Consumables, Home Products, Apparel and Accessories, and Seasonal and Electronics. The Company sells merchandise at prices that range from less than \$1 to \$10. A Family Dollar store is between **7,500 and 9,500 square feet**, with an average of approximately 7,150 square feet of selling space. The stores generally serve customers who live within three to five miles of the store. At the end of fiscal 2014, the Company operated **8,042 stores**, totaling 58.1 million selling square feet, and approximately 24% of its stores were located in large urban markets, and approximately 20% of its stores were located in small urban markets or suburban areas.



Corporate Office

500 Volvo Parkway
Chesapeake, VA 23320
United States - Map
Phone: 757-321-5000
Fax: 757-857-6848

Dollar Tree, Inc. (Dollar Tree) is an operator of discount variety stores offering merchandise at the fixed price of \$ 1.00. The Company offers a selection of everyday basic products and also supplements these basic, everyday items with seasonal, closeout and promotional merchandise. As of July 06, 2015, the Company operated more than **13,600** stores across **48** states and five Canadian provinces. Its stores operate under the brands of **Dollar Tree, Dollar Tree Canada, Deals and Family Dollar**. Dollar Tree's consumable merchandise includes candy and food health and beauty care and everyday consumables, such as paper and chemicals, and in select stores frozen and refrigerated food. The Company's variety merchandise includes toys, durable housewares, gifts, party goods, greeting cards, softlines and other items. Its seasonal goods include Valentine's Day, Easter, Halloween and Christmas merchandise.

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