



## Single Tenant Offering Memorandum

10 Year Corporate Lease

1218 State Route 93 NE, New Lexington, OH 43764

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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. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, 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 FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY OFFERED BY:

KYLE CARSON

Senior Associate

248.419.3271

kcarson@fnlre.com

ROBERT BENDER

Managing Partners

248.254.3406

rbender@fnlre.com

Fortis Agents Cooperate  
Click Here To Meet  
The Team





## INVESTMENT SUMMARY

List Price:	\$1,021,188
Current NOI:	\$81,695
Initial Cap Rate:	8.00%
Building Size:	8,320 SF
Land Acreage:	1.10 +/- Acres
Year Built:	2017
Google Aerial Map:	<a href="#">Click Here</a>
Google Street View:	<a href="#">Click Here</a>

## LEASE SUMMARY

Lease Type:	NN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/Roof/Lot:	Landlord Responsibility
Original Lease Term:	10 Years
Rent Commencement:	July 1st, 2017
Rent Expiration:	June 30th, 2027
Term Remaining:	9 Years, 7 Months
Rent Increases:	8.75% In Each Option Period
Option Periods:	Six (6), 5-Year Options

## INVESTMENT HIGHLIGHTS

- NN Lease Requires Minimal Landlord Responsibilities
- Highest Yield New Construction Dollar Store on Market
- New Built-to-Suit Construction Featuring Modern Prototype Store
- Family Dollar was Recently Acquired By Dollar Tree | [Click for Story](#)
- **Strong Standard & Poor's BB+ Grade Credit Rating**
- Family Dollar Ranked #281 on Fortune 500 List
- RARE 8.75% Rent Increases in Each Option Period
- Low Rent Per Square Foot Ensures Longevity at Location

## LOCATION HIGHLIGHTS

- Positioned at 4-Way Stop | Over 7,300 Vehicles Per Day
- 61 Miles From the State Capital of Columbus
- Zero Retail Competition in the Immediate Area
- Only National Retail | One-Stop-Shop for Locals
- 10 Mile Population Exceeds 25,510 Residents
- The Median Home Value within 3 Miles Exceeds \$87,000
- Average Household Income within 3 Miles Exceeds \$52,500
- Ideal Surrounding Demographics for Dollar Store

## TENANT OVERVIEW

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. This acquisition allowed for Dollar Tree to grow their dollar store network to over 13,000 stores and annual sales exceeding \$20B a year.

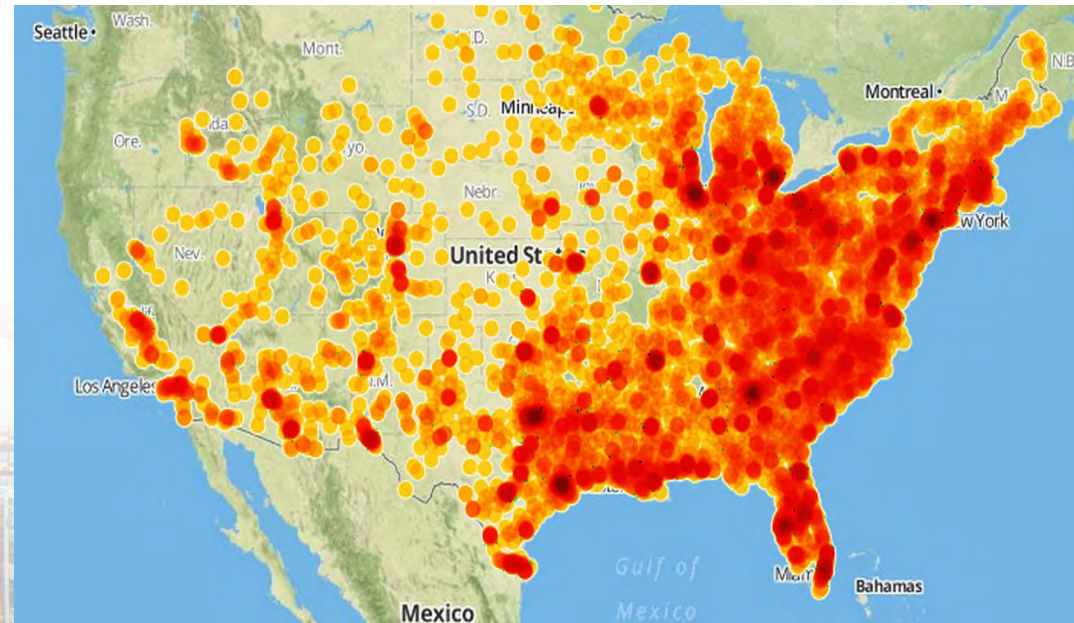
Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

For Additional Information on Family Dollar, please click [HERE](#).



### Tenant Snapshot

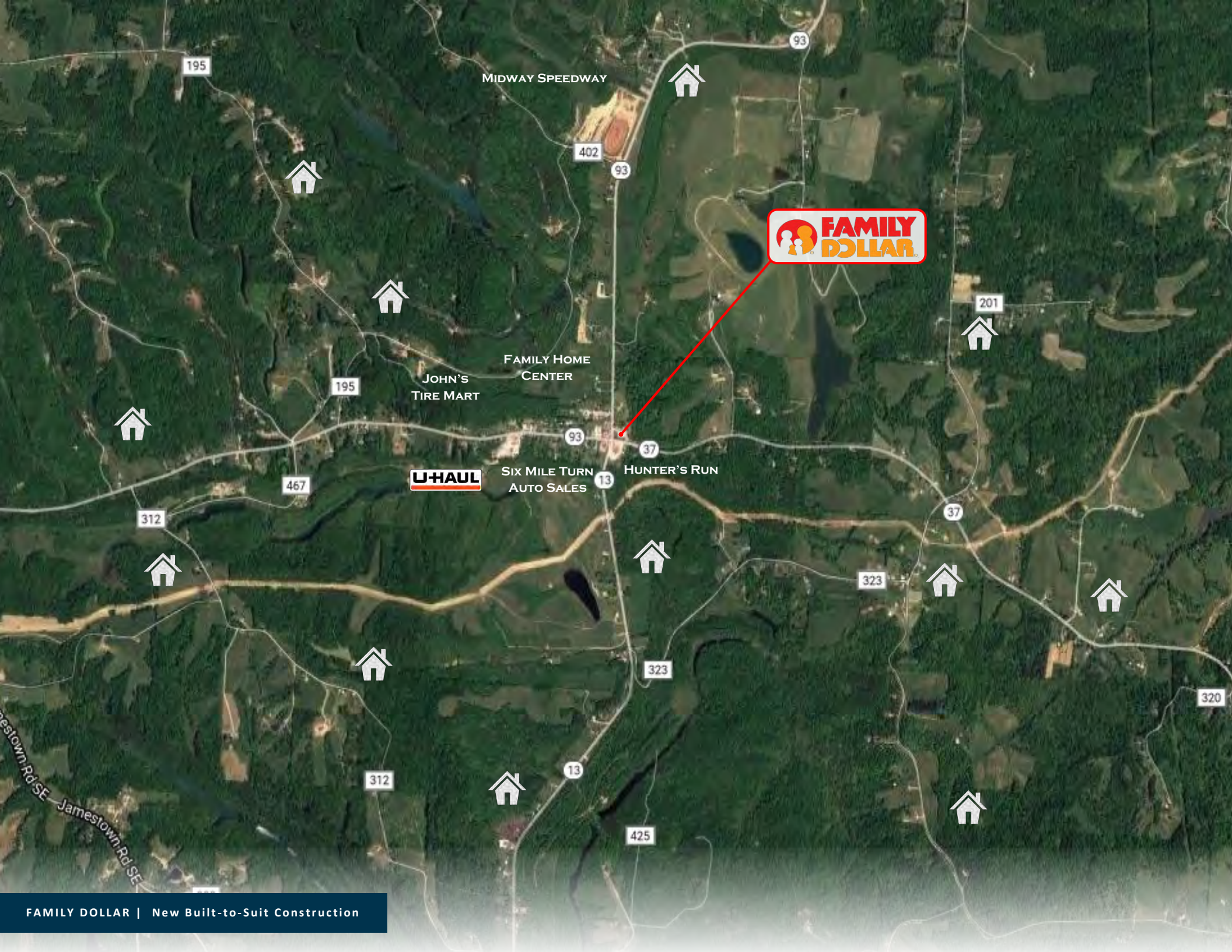
- **“Strong Grade” S&P Rating of BB+**
- Recently Acquired by Dollar Tree For \$9.5 B
- Operates in 44 States Over 8,000 Locations
  - Adding New Locations Every Year
- Revenue of \$10.489 Billion Last Fiscal Year
  - Ranked #281 on Fortune 500











MIDWAY SPEEDWAY

402

93

93

195

195

JOHN'S  
TIRE MART

FAMILY HOME  
CENTER

93

37

SIX MILE TURN  
AUTO SALES

13

HUNTER'S RUN

U-HAUL

467

312

37

323

323

320

425

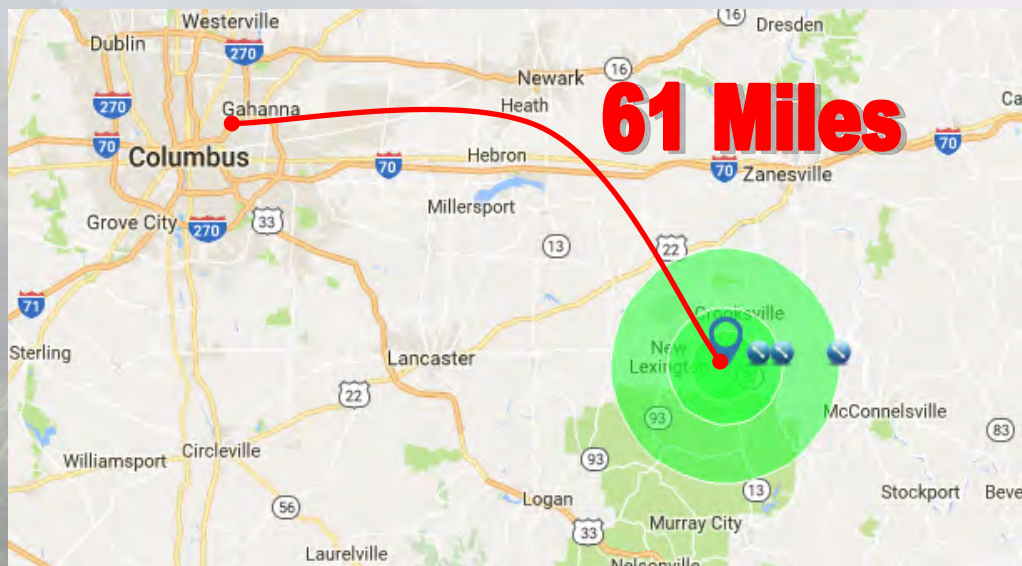
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13

Jamesstown Rd SE—Jamesstown Rd SE



Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	2,152	10,013	25,510
Average Age:	39.40	38.90	38.90
Households			
2017 Total Households:	798	3,830	9,586
Median Household Inc:	\$49,404	\$40,622	\$40,934
Avg Household Size:	2.70	2.60	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$87,267	\$77,073	\$81,556
Median Year Built:	1975	1964	1966

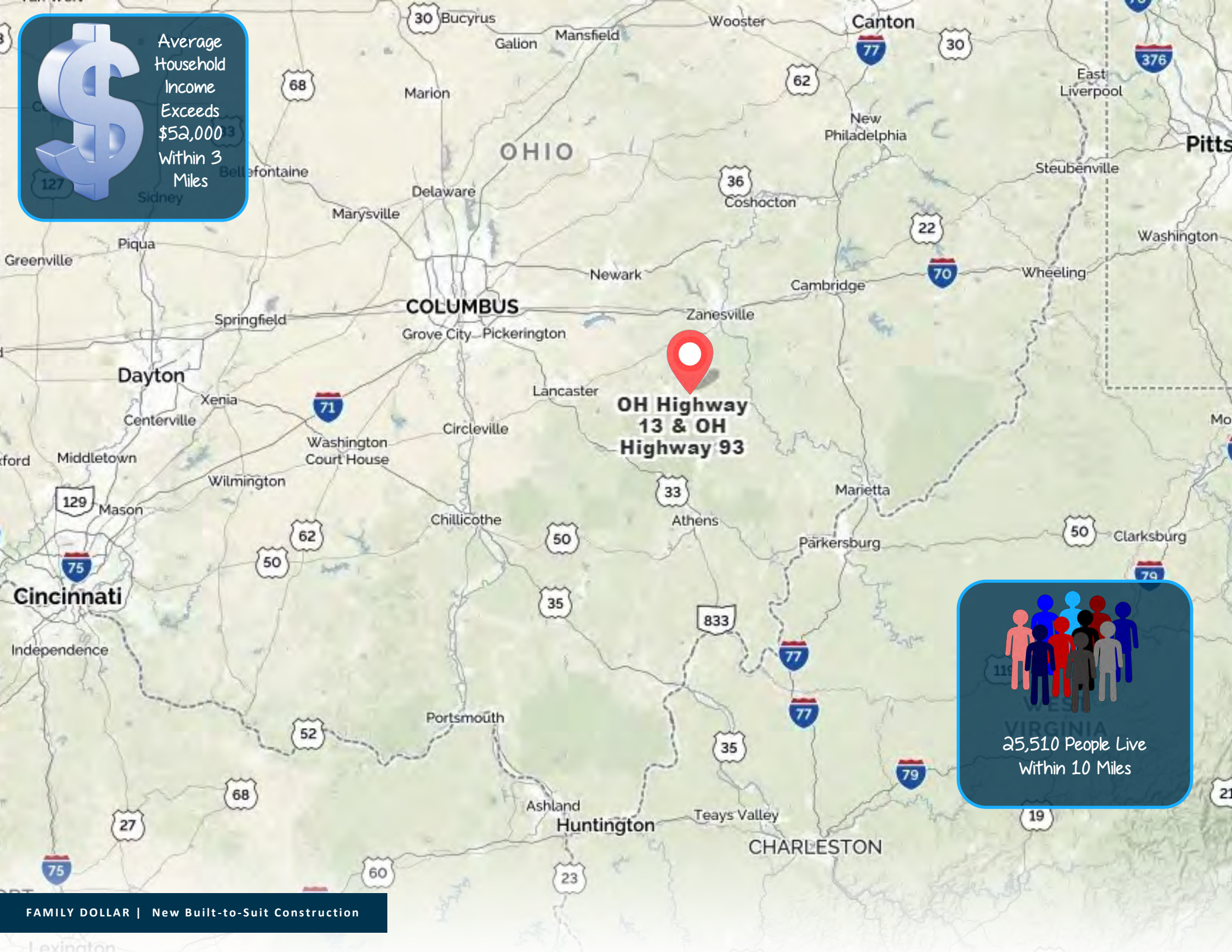


Population:	3 Mile	5 Mile	10 Mile
2017 Estimate	2,152	10,013	25,510
2017 Population Hispanic Origin	9	60	175
2017 Population by Race:			
White	2,122	9,848	24,950
Black	5	34	126
Am. Indian & Alaskan	4	17	63
Asian	1	7	26
Hawaiian & Pacific Island	0	5	14
Other	20	101	330
U.S. Armed Forces:	0	1	9
Households:			
Owner Occupied	657	2,749	7,114
Renter Occupied	142	1,080	2,472
2017 Avg Household Income	\$52,694	\$49,291	\$49,565
2017 Med Household Income	\$49,404	\$40,622	\$40,934
2017 Households by Household Inc:			
<\$25,000	234	1,247	2,884
\$25,000 - \$50,000	168	978	2,812
\$50,000 - \$75,000	186	676	1,846
\$75,000 - \$100,000	138	652	1,306
\$100,000 - \$125,000	64	178	448
\$125,000 - \$150,000	7	71	202
\$150,000 - \$200,000	2	12	39
\$200,000+	0	18	50

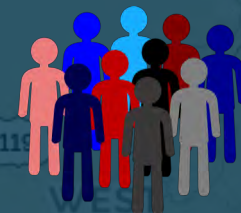




Average  
Household  
Income  
Exceeds  
\$52,000  
Within 3  
Miles



**OH Highway  
13 & OH  
Highway 93**



25,510 People Live  
Within 10 Miles





**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES



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