

CONFIDENTIAL OFFERING MEMORANDUM



FAMILY DOLLAR

1105 S. Scales St, Reidsville, NC
(Greensboro MSA)

**OFFERED
FOR SALE**
Absolute NNN Family Dollar
\$1,317,000 | 7.25% CAP

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Family Dollar in Reidsville, NC. The premises is leased to Family Dollar Corporate for 15 years with built-in rental increases of 10% every 5 years. The Asset is well positioned at a lighted intersection of S. Scales St and Richardson Drive which provides the site with superior accessibility.



**LOCATED ON
REIDSVILLE'S
PRIMARY RETAIL
CORRIDOR**



**RARE ABS. NNN
FAMILY DOLLAR**



**IN THE
PATH OF
GROWTH**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	6/1/2016 - 5/31/2026	\$95,500
Rent Escalation	6/1/2026 - 5/31/2031	\$105,050
1st Extension	6/1/2031 - 5/31/2036	\$115,555
2nd Extension	6/1/2036 - 5/31/2041	\$127,111
3rd Extension	6/1/2041 - 5/31/2046	\$139,822
4th Extension	6/1/2046 - 5/31/2051	\$153,804
5th Extension	6/1/2051 - 5/31/2056	\$169,184
6th Extension	6/1/2056 - 5/31/2061	\$186,102

NOI	\$95,500
CAP	7.25%
Price	\$1,317,241

ASSET SNAPSHOT

Tenant Name	Family Dollar
Address	1105 S. Scales St, Reidsville, NC 27320
Building Size (GLA)	8320 SF
Land Size	0.96 Acres
Year Built/Renovated	2016
Signator/Guarantor	Dollar Tree Store, Inc (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	6/1/2016
Lease Expiration Date:	5/31/2031
Remaining Term	7 Years
Current Annual Rent	\$95,500

Actual Property Photo



24,062
PEOPLE IN
5 MILE RADIUS



\$59,486
AHHI
5 MILE RADIUS



10,000
VPD ON
S SCALES ST



INVESTMENT HIGHLIGHTS



RARE ABS. NNN FAMILY DOLLAR LEASE FORM

Rare Abs. NNN Lease | Zero Landlord Responsibilities | 10% Rental increases in base term and option periods | 6 option periods remaining



NAME BRAND TENANT

Over 16K Family Dollar and Dollar Tree locations in 48 different states | Dollar Tree is ranked #134 on Fortune 500



CREDIT WORTHY TENANT

Credit Worthy Tenant Corporate Lease Back Guaranteed By Dollar Tree, Inc | Market Capitalization of ~\$28B | S&P Credit Rating of BBB



MINIMAL COMPETITION IN RETAIL NODE

Only 1 other dollar store serves the trade area | Over 1MSF located in a 1-mile radius | Nearby Tenants include: McDonald's, Biscuitville, Advance Auto Parts, and Auto Zone



ACCESSIBLE LOCATION

Two points of ingress and egress on S. Scales St (10K VPD) & Richardson Dr (4.3K VPD) | Located at the hard corner of a lighted intersection

FAMILY DOLLAR

RICHARDSON DR (4,300 ADT)

FAMILY DOLLAR

S SCALES ST (10,000 VPD)



FAMILY DOLLAR

1105 S. Scales St
REIDSVILLE, NC

5

Cone Health
Hospital



Walgreens



Carolina
Apothecary



Reidsville
Pharmacy



S SCALES ST (10,000 VPD)



Xpress Lube

WATSON ST

FAMILY DOLLAR

RICHARDSON DR (4,300 ADT)





DOLLAR GENERAL

FAMILY DOLLAR

RICHARDSON DR (4,300 ADT)

S SCALES ST (10,000 VPD)





Reidsville

Winston-Salem
36 Mi. | 0:49 Drive

Greensboro
20 Mi. | 0:28 Drive

Durham
48 Mi. | 1:14 Drive

Raleigh
69 Mi. | 1:32 Drive

Charlotte
101 Mi. | 1:47 Drive

1 MILES
4,526
PEOPLE
\$52,046
AHHI
4,102
TOTAL
EMPLOYEES

3 MILES
16,331
PEOPLE
\$53,680
AHHI
9,004
TOTAL
EMPLOYEES

5 MILES
24,062
PEOPLE
\$59,486
AHHI
10,570
TOTAL
EMPLOYEES

Reidsville, North Carolina, nestled in Rockingham County, exudes small-town charm with a vibrant community spirit. Situated in the heart of the Piedmont Triad region, Reidsville boasts a rich history dating back to the early 19th century when it was founded as a rural outpost. Today, it stands as a blend of historic architecture, scenic landscapes, and modern amenities. The downtown area is a focal point, adorned with quaint shops, cozy cafes, and historic landmarks like Market Square and the Penn House. Residents and visitors alike enjoy outdoor recreation opportunities at Lake Reidsville and Chinqua Penn Walking Trail. With a strong sense of community pride and a growing economy, Reidsville offers a welcoming environment for families, entrepreneurs, and anyone seeking a tranquil yet thriving place to call home.



TENANT SUMMARY

Dollar Tree, Inc. (NASDAQ: DLTR), North America’s leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid. Dollar Tree, a Fortune 500 Company, now operates more than 16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation’s fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

FAMILY DOLLAR QUICK FACTS

Founded	1959
Ownership	Public (NYSE: DLTR)
Number of Locations	16,000+
Headquarters	Chesapeake, VA
Guaranty	Corporate



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Exclusively Offered By
 **Atlantic**
CAPITAL PARTNERS™

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