




# FAMILY DOLLAR

SW 112TH AVE. 42,300 VPD

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™

**OFFERED  
FOR SALE**

**\$2,878,200 | 6.00% CAP**

**24785 SW 112TH AVE.  
HOMESTEAD, FL**

ISOLA LENNAR  
TOWNHOUSES  
80 ACRES  
RESIDENTIAL



NEW MIXED-USE  
DEVELOPMENT  
BREAKING  
GROUND 2025

SW 248TH ST. 22,051 VPD



SW 112TH AVE. 42,300 VPD



**0.5 MILE RADIUS**

**12,500  
PEOPLE**

**\$111,379  
AHHI**

HOMESTEAD, FLORIDA HAS  
SEEN A **14.18% INCREASE**  
IN POPULATION SINCE 2020  
WHICH IS CONSIDERED  
SIGNIFICANT SUBURBAN  
GROWTH.

 **Little Caesars**

 **CVS**

 **Speedway**

 **DOLLAR TREE**

 **FAMILY  
DOLLAR**

**SW 248TH ST. 22,051 VPD**

**SW 112TH AVE. 42,300 VPD**

 **ALDI**

 **Wawa**



**ISOLA LENNAR  
TOWNHOUSES  
80 ACRES  
RESIDENTIAL**

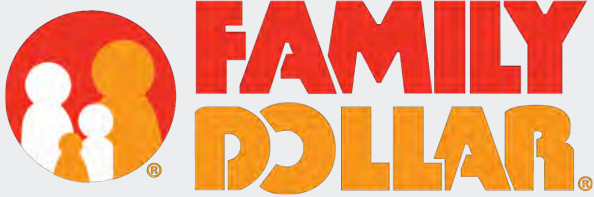
**NEW  
MIXED-USE  
DEVELOPMENT  
OPENING IN  
2026**

GROCERY  
MEDICAL  
RESIDENTIAL

**FLORIDA'S TPKE 54,828 VPD**

 **FLORIDA'S  
TURNPIKE**





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this Net Leased Family Dollar in Miami, FL.



**MIAMI  
REAL  
ESTATE**



**BELOW  
MARKET  
RENT**



**UPCOMING  
10% RENT  
INCREASE**



**NET  
LEASE  
TENANT**

TERM	RENT	RETURN
Current through 3/31/2027	\$172,692	6.00%
1st Extension Term	\$189,961	6.60%
2nd Extension Term	\$208,957	7.26%
3rd Extension Term	\$229,853	7.99%
4th Extension Term	\$252,838	8.78%
5th Extension Term	\$278,122	9.66%
6th Extension Term	\$305,934	10.63%

<b>Year 1 NOI</b>	\$172,692
<b>CAP Rate</b>	6.00%
<b>Year 3 CAP Rate*</b>	6.60%
<b>Listing Price</b>	<b>\$2,878,200</b>

\*Assumes Option 1 is Exercised

## ASSET SNAPSHOT

Tenant Name	Family Dollar
Signator/Guarantor	Family Dollar Stores of Florida, Inc.
Address	24785 SW 112th Ave. Homestead, FL
Building Size (GLA)	9,270 SF
Land Size	0.91 Acres
Year Built	2016
Lease Type	NN+*
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	March 31, 2027
Remaining Term	2 years
Current Annual Rent	\$172,692
Rent Per Square Foot	\$18.63/SF
Rent Increases	10% in Options
Renewal Options	6 X 5 Years

\*Tenant self maintains the parcel



**102,275** PEOPLE  
IN 3 MILE RADIUS



**\$91,954** AHHI  
IN 3 MILE RADIUS



**42,300** VPD  
ON SW 112TH AVE





**MIAMI REAL ESTATE**

Rare opportunity to acquire trophy real estate in Miami-Dade County



**BELOW MARKET RENT**

Family Dollar's rent of \$18.63/SF is below market and offers an investor potential future upside



**UPCOMING 10% RENT INCREASE**

Rent increases in each 5 year option and will increase 10% in 2027 should tenant exercise their renewal option



**NET LEASE**

Tenant self-maintains their parcel and reimburses landlord for RE Taxes and Insurance (2017 BTS for Family Dollar)



**TOP GROWTH MARKET**

Miami-Dade led the Nation in the number of multifamily units under construction in 2023 and 2024 and thousands of single-family homes are in various stages of development in southern Dade County



**BUSY INTERSECTION W/ TRAFFIC GENERATORS**

64,351 VPD and shared traffic signal with Aldi, Wawa, Chick-fil-A and CVS



**DOLLAR TREE, INC.**

Family Dollar is a subsidiary of Dollar Tree Inc., a Fortune 200 company with over 15,500 stores in 48 states



**SUNSHINE STATE**

Florida has not state income tax has been the beneficiary of more capital migration than any other State post-Covid





## MIAMI | FLORIDA

The Miami metropolitan area is the 67th largest metropolitan area in the entire world and is the 5th largest metropolitan area in the United States. This 6,137 square mile portion of South Florida is home to more than 6 million residents and has seen a population growth of more than 12% since 2010. The city of Miami itself has a population of more than 455,000, making it the second most populous metropolis in the southeastern U.S. For more than two decades, the Port of Miami—known as the “Cruise Capital of the World”—has been the No. 1 cruise passenger port in the world with 20 cruise lines and over 8 million passengers annually. The port is responsible for more than 340,000 jobs locally and has an economic impact of \$61 billion in Miami and the state of Florida. Metropolitan Miami is the premier tourism hub in the American South, with 27.2 million visitors spending \$22.8 billion annually, thanks to popular tourist destinations such as Miami Beach, world-class hotels, luxury shopping, and world-renowned events including Art Basel, Ultra Music Festival, and the Miami International Boat Show. Miami International Airport (MIA) is the 2nd largest port of entry for foreign passengers in the country and is the largest gateway in the U.S. to the Latin American market. MIA serves approximately 52 million annually, which is a weekly average of 1M passengers. This airport and related aviation industries are responsible for employing approximately 700,000 people.



**6 MILLION RESIDENTS**



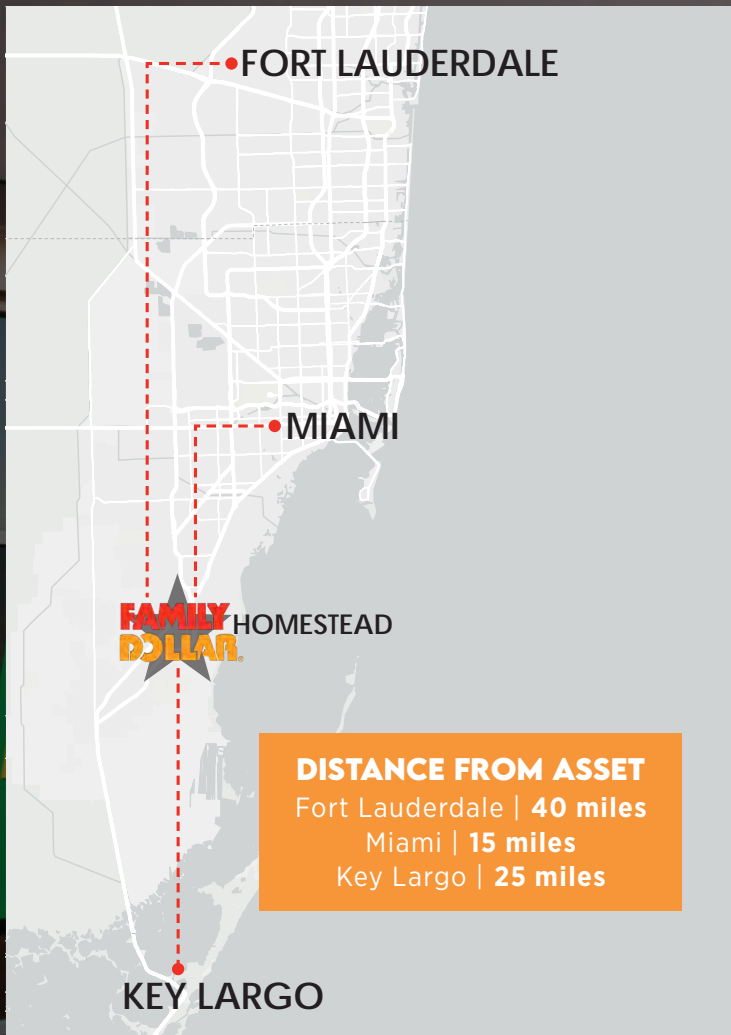
**CRUISE CAPITAL**



**\$22.8 BILLION VISITOR SPENDING**



Family Dollar was acquired by Dollar Tree in 2015 for \$8.5 billion and is now a wholly owned subsidiary of Dollar Tree, Inc. Dollar Tree is a Fortune 200 company with over 15,500 stores in 48 states. There are over 7,600 Family Dollar stores operating in the US which offer an extensive selection of items including clothing and apparel, groceries, hygiene products, toys and popular convenience items.



**DISTANCE FROM ASSET**  
 Fort Lauderdale | 40 miles  
 Miami | 15 miles  
 Key Largo | 25 miles



<b>DOLLAR TREE QUICK FACTS</b>	
Founded:	1986
Headquarters:	Chesapeake, VA
# of Locations:	15,500 +/-
Ownership:	Public
Stock Symbol:	NASDAQ: DLTR
2024 Revenue:	\$30.60 billion
Market Cap:	\$15.3 billion





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\$2,878,200 | 6.00% CAP

**24785 SW 112TH AVE.  
HOMESTEAD, FL**

Exclusively Offered By



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