

OFFERING MEMORANDUM



Family Dollar in Struthers, OH

500 YOUNGSTOWN-POLAND, STRUTHERS, OH 44471

ESTB. 2010

InCommercial
Property Group



CHICAGO, IL

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Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to offer the opportunity to acquire a Family Dollar in Struthers, OH. The 9,180 SF single tenant building sits on 0.82 acres and is located on Youngstown-Poland Rd. Priced at \$1,021,333 with a 8.25% cap rate, the NN lease runs through Dec. 31, 2023. The site conveniently sits along a busy retail corridor with great visibility, access, and plenty of surface parking spaces. Family Dollar (NYSE: FDO) is one of the nation's fastest growing retailers, operating over 8,000 stores in approx. 50 States and is a Fortune 500 company with a \$39 Billion market cap. The Company currently holds an S&P credit rating of BBB- (Investment Grade Credit).

INVESTMENT HIGHLIGHTS

- 9,180 SF of rentable space
- 0.82 Acre lot
- Building constructed in 2008
- NN Lease structure
- Lease commencement date: 1/29/2009
- Lease expiration date: 12/31/2023
- Credit Rated Tenant, Corporate Guarantee

\$1,021,333

PRICE

\$84,260

NOI

8.25%

CAP RATE

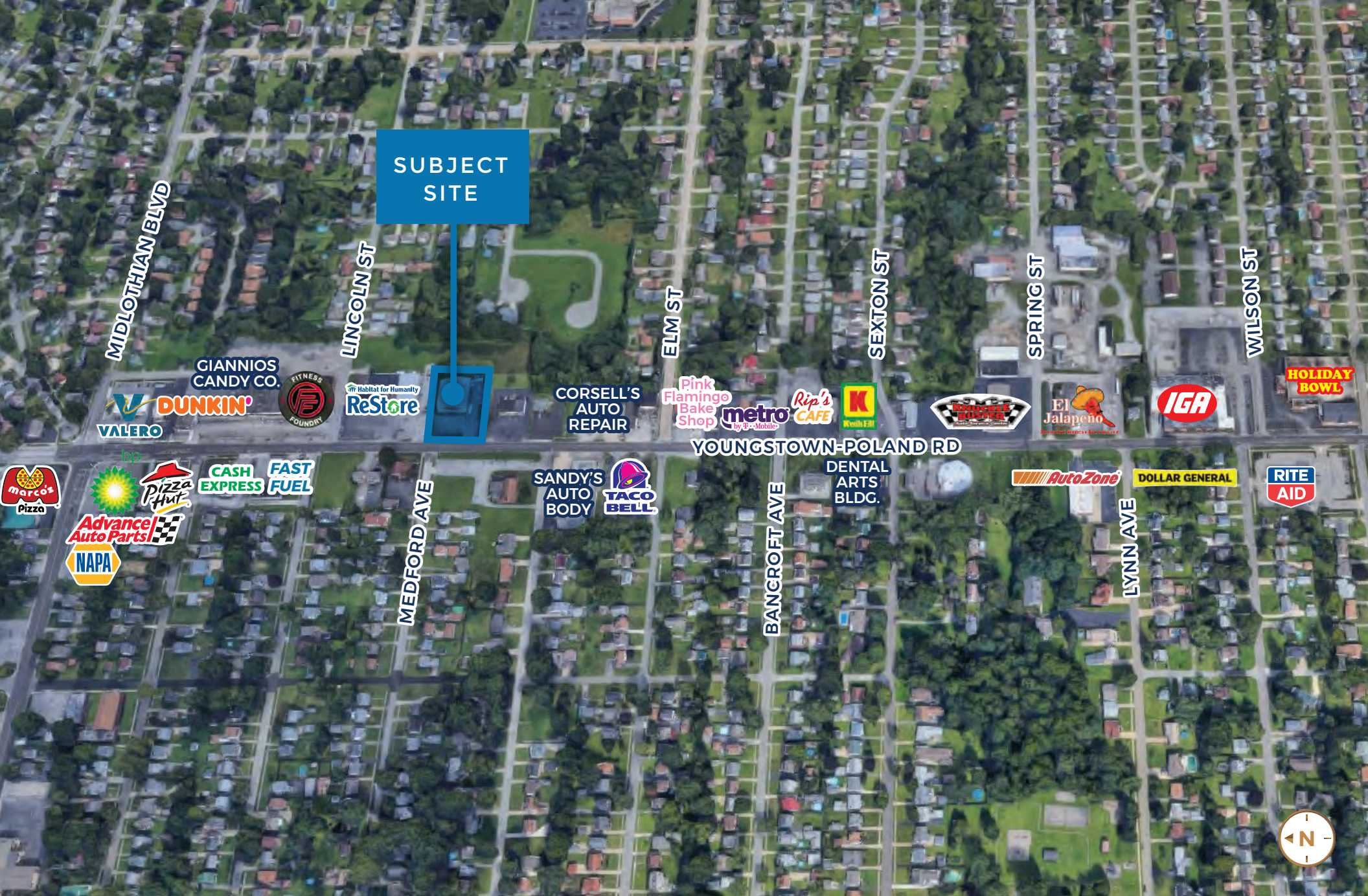


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SUBJECT SITE

MIDLOTHIAN BLVD

LINCOLN ST

ELM ST

SEXTON ST

SPRING ST

WILSON ST

MEDFORD AVE

BANCROFT AVE

LYNN AVE

YOUNGSTOWN-POLAND RD

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Tenant Overview



FAMILY DOLLAR (NYSE: FDO)

Family Dollar is 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.

The average size of a Family Dollar store is approx. 7,000 SF, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. The Company has over 8,000 stores within approx. 50 States and approx. 10 distribution centers for its supply chain management.

Family Dollar, headquartered in Matthews, North Carolina, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia. Family Dollar is an investment grade rated company with a Standard & Poor's rating of BBB-. The Company is publicly traded on the New York Stock Exchange (Symbol: FDO) with a \$39 Billion market cap.



About InCommercial

WHO WE ARE

InCommercial Property Group is a full service, boutique real estate brokerage that has grown into the largest private owner of Dollar General-Leased properties. They have successfully completed over 2,000 net-leased real estate transactions and has owned and operated multiple real estate asset classes such as retail, multi-family, hospitality and office space. InCommercial continues to hold a financial interest in nearly every active partnership they oversee.

InCommercial manages over 250 single tenant properties, shopping centers, office buildings and medical centers across the country and transacts as a principal on over 80 such assets every year. The company strives to exceed its clients' goals. This means going the extra mile to ensure the investor receives the best possible advice and execution of plans, to ensure transactions are as straightforward and pain-free as possible. The services that InCommercial provides represent the financial security and peace of mind for our clients - they've placed their trust in us - we cherish and protect that trust. The highest compliment a customer can provide to us is by asking the question: "Why was that so simple?"

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250+
PROPERTIES



2,000+
NET LEASED ASSETS SOLD



400+
TENANTS

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