

# Family Dollar

108 Culp Rd, Richfield NC 28137

**FAMILY  
DOLLAR**

**DOLLAR  
TREE**

OFFERING MEMORANDUM



ARDOR COMMERCIAL  
ADVISORS, LLC

# Family Dollar

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ARDOR COMMERCIAL  
ADVISORS, LLC

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01

Executive Summary

Investment Summary

Location Summary

# FAMILY DOLLAR

## OFFERING SUMMARY

ADDRESS	108 Culp Rd Richfield NC 28137
COUNTY	Stanly
MARKET	Richfield
BUILDING SF	10,500 SF
LAND ACRES	2.14
YEAR BUILT	2022
APN	662201290567

## FINANCIAL SUMMARY

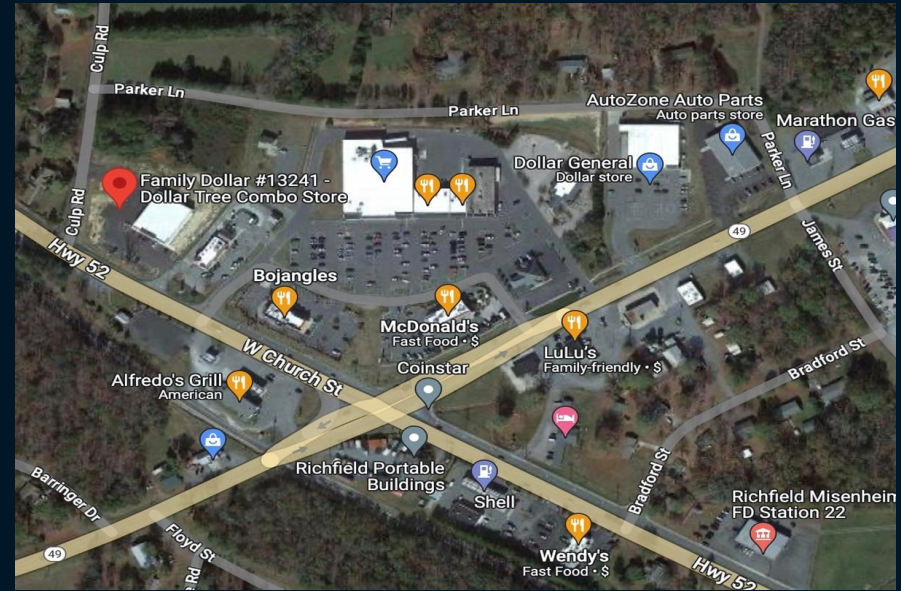
OFFERING PRICE	\$2,100,000
PRICE PSF	\$200.00
NOI (CURRENT)	\$134,500
CAP RATE (CURRENT)	6.40 %

## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population	535	2,819	6,326
2022 Median HH Income	\$53,872	\$59,720	\$62,468
2022 Average HH Income	\$84,785	\$86,156	\$85,014

## Property Overview

- Investment opportunity in Richfield, NC—a newly constructed Family Dollar/Dollar Tree Combo Store. This property offers a stable investment with the initial lease extending until October 2032, coupled with six five-year renewal options. This opportunity provides the new owner with stable cash flow from an investment grade tenant. The landlord's responsibilities include the maintenance of both the roof and structure. However, the roof/structure come with a twenty-year warranty, providing additional assurance.



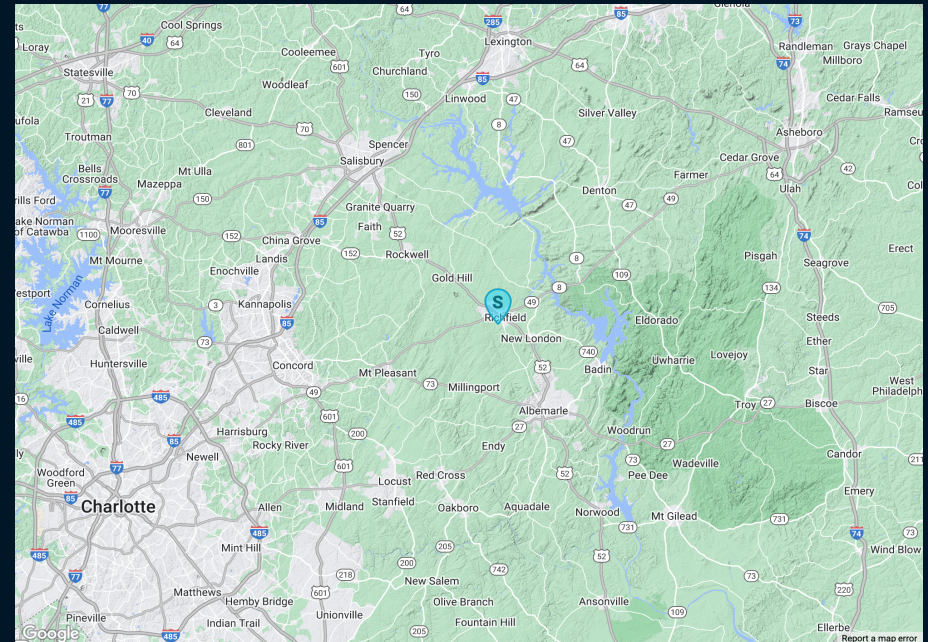
## Stanly County

- Stanly County is committed to economic development, low cost of doing business, and lucrative incentives make it easy to relocate and expand in Stanly County. Stanly County match these advantages with a seasoned workforce, tightly networked business community, and convenient access to the Carolinas. Located just 30 minutes east of Charlotte, the nation's 17th largest city, Stanly County puts you less than 90 minutes from the Piedmont Triad and two hours from Raleigh-Durham.

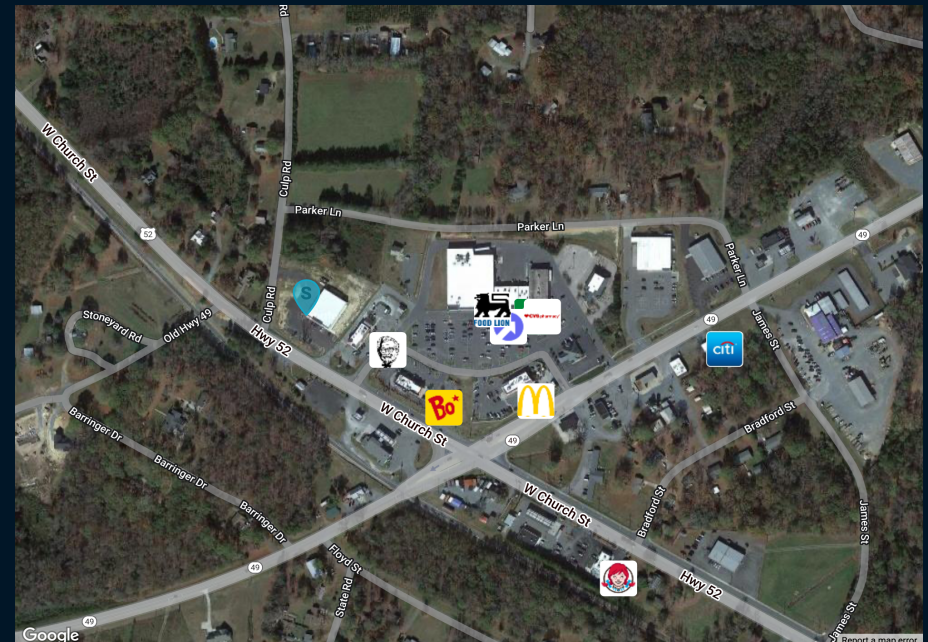
## Richfield, NC

- Richfield, NC is a small town located in Stanly County, North Carolina. It is known for its peaceful and close-knit community, offering a serene environment for residents and visitors. Two miles north of Richfield is Pfeiffer University. Pfeiffer University is a private liberal arts institution that plays a significant role in the town's identity and economy. The university brings a youthful energy to the area and offers educational opportunities for local students.
- Investment opportunities primarily focus on real estate, particularly properties that cater to the university community, such as rental housing or businesses that cater to the needs of students and faculty.

## Regional Map



## Locator Map





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Property Description

Property Features

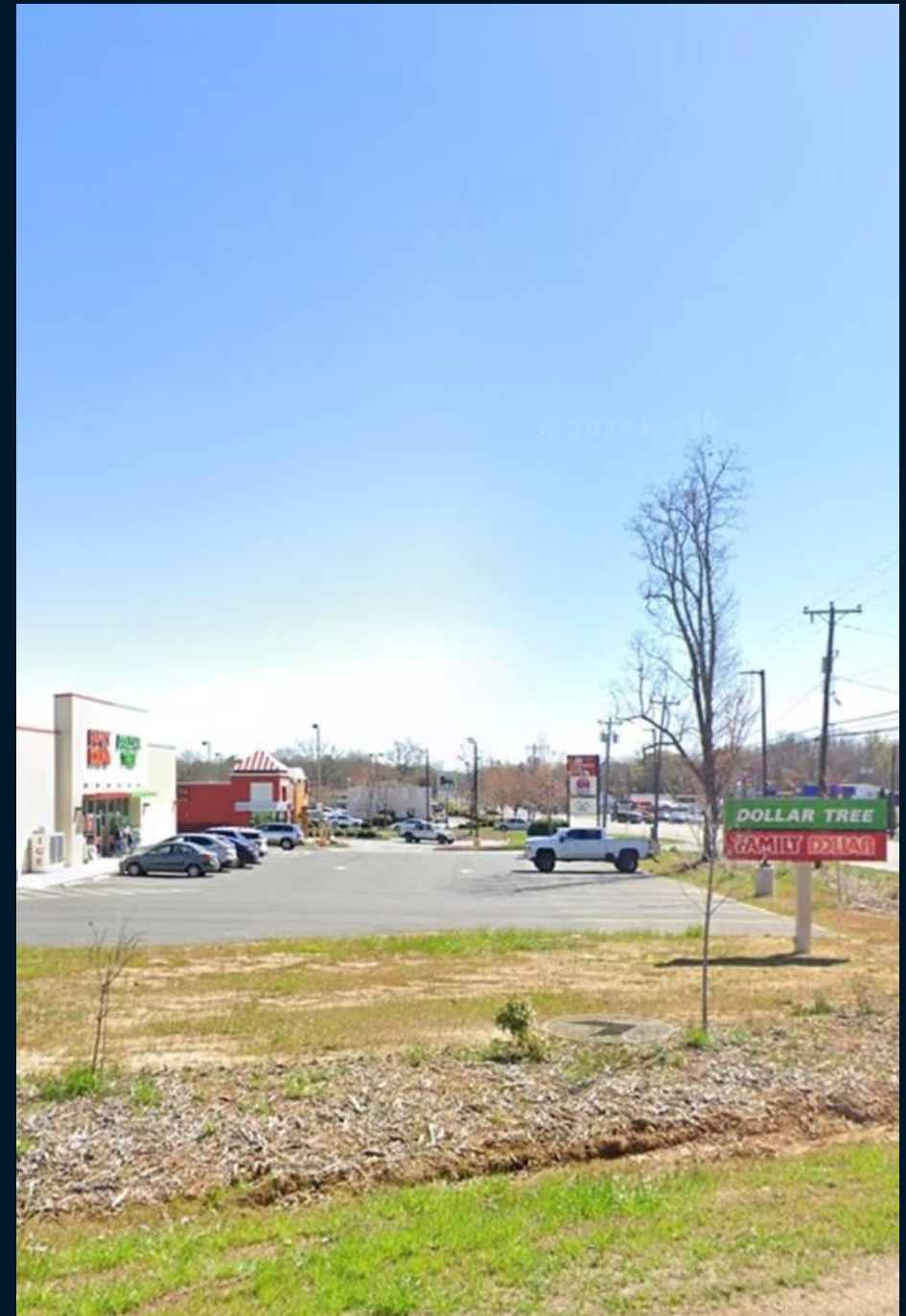
FAMILY DOLLAR

## PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	10,500
LAND ACRES	2.14
YEAR BUILT	2022
# OF PARCELS	1
ZONING TYPE	NB
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

## TENANT INFORMATION

MAJOR TENANT/S	Family Dollar
LEASE TYPE	NNN





03

Rent Roll

Rent Roll

Tenant Profile

# FAMILY DOLLAR

Tenant Name	Square Feet	% of GLA	Lease Term		Begin Date	Rental Rates			Lease Type	Options/Notes
			Lease Start	Lease End		Monthly	PSF	Annual		
Family Dollar	10,500	100.00 %	10/31/22	10/31/32	CURRENT	\$11,208	\$1.07	\$134,500	\$12.81	NNN
Totals	10,500					\$11,208		\$134,500		

### Company

Trade Name	Dollar Tree
Headquartered	Chesapeake, VA
# of Locations	16,231
Website	Dollartree.com

### Description

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, operated 16,231 stores across 48 states and five Canadian provinces as of July 30, 2022. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada. Dollar Tree carries a broad, exciting mix of consumable, variety, and seasonal merchandise that includes many trusted national and regional brands. Some of the product departments you'll find at Dollar Tree include housewares, glassware, dinnerware, cleaning supplies, candy, snacks, food, health and beauty, toys, gifts, gift bags and wrap, party supplies, stationery, craft supplies, teaching supplies, books, seasonal décor, and so much more.

### Company

Trade Name	Family Dollar
Headquartered	Chesapeake, VA
# of Locations	16,077
Website	familydollar.com

### Description

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, now operates more than 15,685 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

# FAMILY DOLLAR

Demographics  
Demographics

04



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	526	2,740	6,094
2010 Population	590	3,029	6,541
2022 Population	535	2,819	6,326
2027 Population	541	2,835	6,330
2022-2027: Population: Growth Rate	1.10 %	0.55 %	0.05 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	10	47	139
\$15,000-\$24,999	16	64	130
\$25,000-\$34,999	29	118	253
\$35,000-\$49,999	46	187	414
\$50,000-\$74,999	29	149	383
\$75,000-\$99,999	20	113	339
\$100,000-\$149,999	36	179	430
\$150,000-\$199,999	19	75	141
\$200,000 or greater	9	42	94
Median HH Income	\$53,872	\$59,720	\$62,468
Average HH Income	\$84,785	\$86,156	\$85,014

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	240	1,025	2,359
2010 Total Households	214	970	2,308
2022 Total Households	215	974	2,323
2027 Total Households	217	981	2,331
2022 Average Household Size	2.01	2.49	2.54
2000 Owner Occupied Housing	152	710	1,767
2000 Renter Occupied Housing	51	195	387
2022 Owner Occupied Housing	175	804	1,938
2022 Renter Occupied Housing	40	170	386
2022 Vacant Housing	39	130	235
2022 Total Housing	254	1,104	2,558
2027 Owner Occupied Housing	178	816	1,956
2027 Renter Occupied Housing	39	166	375
2027 Vacant Housing	38	127	239
2027 Total Housing	255	1,108	2,570
2022-2027: Households: Growth Rate	0.95 %	0.70 %	0.35 %



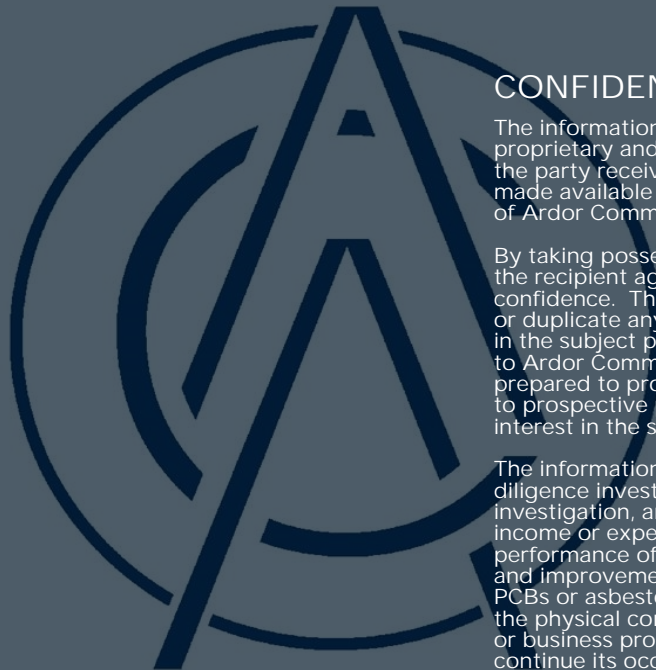
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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	32	168	381
2022 Population Age 35-39	28	151	344
2022 Population Age 40-44	21	133	359
2022 Population Age 45-49	28	157	387
2022 Population Age 50-54	28	160	408
2022 Population Age 55-59	30	170	426
2022 Population Age 60-64	30	168	408
2022 Population Age 65-69	28	170	437
2022 Population Age 70-74	25	144	359
2022 Population Age 75-79	16	91	225
2022 Population Age 80-84	9	50	118
2022 Population Age 85+	6	36	87
2022 Population Age 18+	449	2,328	5,119
2022 Median Age	32	36	41

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,362	\$60,922	\$64,758
Average Household Income 25-34	\$78,484	\$80,549	\$81,925
Median Household Income 35-44	\$96,111	\$95,310	\$88,730
Average Household Income 35-44	\$124,863	\$121,175	\$111,292
Median Household Income 45-54	\$72,506	\$76,971	\$77,991
Average Household Income 45-54	\$98,619	\$98,382	\$97,126
Median Household Income 55-64	\$76,949	\$77,200	\$74,789
Average Household Income 55-64	\$100,807	\$98,620	\$94,817
Median Household Income 65-74	\$40,059	\$43,824	\$47,073
Average Household Income 65-74	\$64,363	\$68,197	\$70,638
Average Household Income 75+	\$46,889	\$49,953	\$53,920

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	36	179	390
2027 Population Age 35-39	33	176	405
2027 Population Age 40-44	29	154	351
2027 Population Age 45-49	22	136	368
2027 Population Age 50-54	28	157	382
2027 Population Age 55-59	29	164	421
2027 Population Age 60-64	30	167	415
2027 Population Age 65-69	29	161	391
2027 Population Age 70-74	26	152	384
2027 Population Age 75-79	22	123	307
2027 Population Age 80-84	12	68	168
2027 Population Age 85+	8	46	107
2027 Population Age 18+	451	2,329	5,113
2027 Median Age	35	38	42

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,462	\$70,137	\$75,249
Average Household Income 25-34	\$89,798	\$92,129	\$94,834
Median Household Income 35-44	\$106,384	\$103,870	\$99,746
Average Household Income 35-44	\$137,838	\$137,197	\$128,497
Median Household Income 45-54	\$80,038	\$87,190	\$89,242
Average Household Income 45-54	\$117,145	\$116,858	\$115,882
Median Household Income 55-64	\$91,034	\$88,840	\$84,242
Average Household Income 55-64	\$118,617	\$115,664	\$110,811
Median Household Income 65-74	\$46,211	\$55,896	\$60,824
Average Household Income 65-74	\$77,268	\$82,741	\$86,003
Average Household Income 75+	\$57,767	\$63,929	\$67,749



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