



Representative Photo

# FAMILY DOLLAR

520 N UNIVERSITY AVE ARCHER, FL 32618





## Alec Marks

Sales Associate

404.905.2364

Alec@Tri-Oak.com

## Gregory Fitzgerald

President

800.385.6421

Gfitz@Tri-Oak.com

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## CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.**

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



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- **Investment Grade Credit Tenant:** Family Dollar holds a BBB rating from S&P, signifying investment-grade credit and reliable payment stability for investors.
- **Traffic Counts:** 10K+ Traffic Count in Immediate Vicinity
- **Average HHI:** \$125k+ at 5-Mile Radius
- **Submarket Location:** Family Dollar sits on N University Ave, 16 Miles from Gainesville, FL.
- **NN Lease:** Minimal Landlord responsibilities.
- **Corporate Guarantee from an Investment Grade Tenant:** Family Dollar Stores, LLC is a wholly-owned subsidiary of Dollar Tree, Inc., which has the following S&P credit ratings: BBB (Investment Grade)
- **Brand New HVAC Units**

## 5 | OFFERING SUMMARY

<b>LIST PRICE:</b>	<b>\$1,581,134</b>
<b>CAP RATE:</b>	<b>7.75%</b>

<b>NOI:</b>	<b>\$122,538</b>
<b>LEASE START:</b>	<b>02/01/2011</b>
<b>LEASE END:</b>	<b>01/31/2031</b>
<b>TERM REMAINING:</b>	<b>6+ Years</b>
<b>OPTIONS:</b>	<b>Two, 5-Year Options</b>
<b>INCREASES:</b>	<b>10% in each option</b>
<b>BUILDING SIZE:</b>	<b>8,000 Square Feet</b>
<b>LOT SIZE:</b>	<b>1.12 Acres</b>
<b>YEAR BUILT:</b>	<b>2010</b>
<b>LEASE TYPE:</b>	<b>NN</b>
<b>GUARANTOR:</b>	<b>Corporate</b>
<b>TENANCY:</b>	<b>Single-Tenant</b>
<b>OWNERSHIP:</b>	<b>Fee Simple</b>

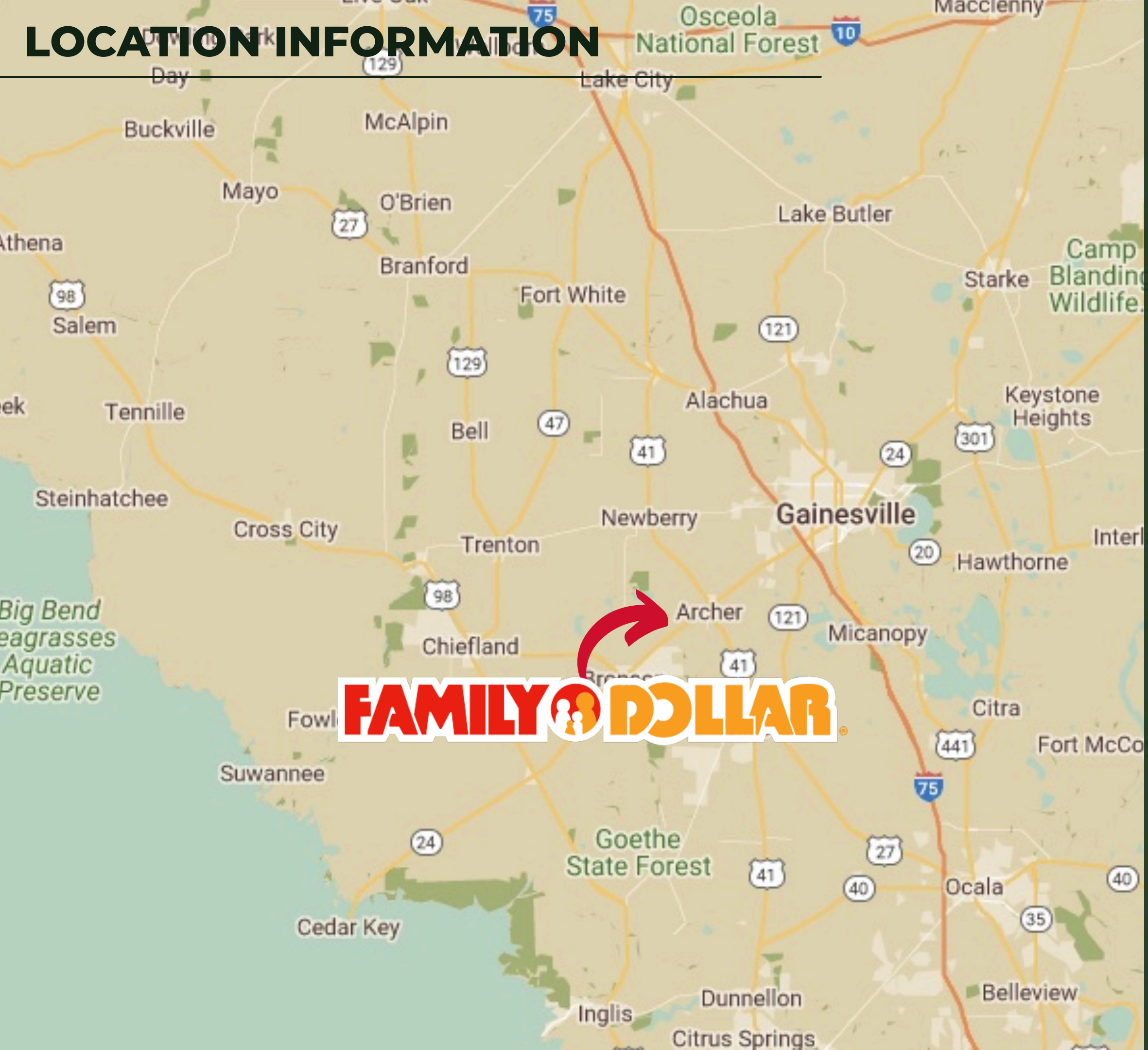


<b>LEASE YEAR</b>	<b>ANNUAL RENT</b>	<b>RENT INCREASES</b>	<b>CAP RATE</b>
Current Term	\$122,538	--	7.75%
02/01/2026 - 01/31/2031	\$134,791	10%	8.52%
Option 2	\$148,270	10%	9.37%
Option 3	\$163,097	10%	10.31%

**Landlord Responsibilities:** Roof, Structure, Parking Lot, & Major CAM & HVAC

**Tenant Responsibilities:** Increases in Real Estate Taxes & RE Taxes, Building Insurance, Minor CAM & HVAC Maintenance

# LOCATION INFORMATION



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2024 Population	1,106	2,659	6,441
2029 Projection	1,095	2,624	6,631
Annual Growth 2020-2024	0.28%	0.34%	0.57%
Annual Growth 2024-2029	-0.20%	-0.26%	0.58%
<b>HOUSEHOLDS</b>			
2024 Households	442	1,079	2,671
2029 Projection	442	1,073	2,792
<b>INCOME</b>			
AVG. Household Income	\$83,137	\$105,919	\$110,014



**10,500+ VPD**

along SW Archer Rd



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**Company:** Dollar Tree, Inc. (DLTR)

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**Year Founded:** 1986

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**Locations:** 15,115+

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**Company Sales:** \$25.51 Billion

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**Website:** [www.dollartree.com](http://www.dollartree.com)

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**Headquarters:** Chesapeake, VA

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**Guarantor:** Corporate

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Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading discount variety store operator, announced the acquisition of Family Dollar for \$8.5 billion, which was approved by Family Dollar shareholders on January 22, 2015. As a Fortune 500 company, Dollar Tree now operates over 15,115 stores across 48 states and five Canadian provinces, under the brands Dollar Tree, Dollar Tree Canada, and Family Dollar.

Family Dollar, a rapidly growing retailer, provides a wide range of everyday items for families, from household cleaners and name-brand foods to health and beauty aids, toys, apparel, and home fashions. With most items priced below \$10, Family Dollar is a popular choice for budget-conscious shoppers. The merger with Dollar Tree has expanded Family Dollar's reach to more than 8,000 neighborhoods in 46 states, enhancing its merchandise selection and value.

**SUBJECT  
PROPERTY**



Santa Fe College Ron  
& Nora Davis Center

Archer Branch Alachua  
County Library



SW Archer Rd - 8,600 VPD

Wilson  
Robinson Park

SW State Rd 45 - 5,300 VPD

Archer Elementary  
School



## 9 | LOCATION OVERVIEW - Archer, FL



Archer, Florida, is a small town located in Alachua County, approximately 12 miles southwest of Gainesville. Originally established as a railroad hub in the 19th century, Archer retains its rural charm with a strong sense of community and a historical connection to agriculture. The town is known for its quiet, small-town atmosphere, scenic landscapes, and proximity to larger urban centers like Gainesville. Residents enjoy access to outdoor recreational opportunities, including parks and trails, while also benefiting from the amenities and economic opportunities of nearby cities.

The primary economic drivers in Archer are agriculture, real estate, and tourism. Farming remains a key industry, with local operations focusing on crops, livestock, and equine activities. Due to its location near Gainesville, real estate development has seen growth, with an increasing demand for residential properties as people seek more affordable housing options outside the city. Additionally, tourism plays a role in the local economy, as visitors come to explore the area's natural beauty, historical sites, and nearby attractions such as the Kanapaha Prairie and the Archer Historical Society Railroad Museum. The town's proximity to the University of Florida also contributes to economic activity, as residents engage in business and employment opportunities linked to the university and healthcare sectors in Gainesville.



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FAMILY  DOLLAR

The image shows the exterior of a Family Dollar store. The building is a single-story structure with a light-colored facade and a red horizontal stripe. The entrance features a red awning and glass doors. Large signs above the entrance read 'FAMILY' and 'DOLLAR' in red and orange letters, with a circular logo in between. The logo depicts a family of three. In the windows, there are signs for '\$1' and 'LOWEST LOW PRICES'. The store is set in a parking lot with some trees in the background.

FAMILY  DOLLAR®

The logo consists of the words 'FAMILY' and 'DOLLAR' in a bold, sans-serif font. 'FAMILY' is in red with a white outline, and 'DOLLAR' is in orange with a white outline. Between the two words is a circular icon containing a stylized family of three (two adults and one child) in white. A registered trademark symbol (®) is located to the right of the word 'DOLLAR'.

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