



NN Lease

# FAMILY DOLLAR

Exclusively Listed With: Tri-Oak Consulting Group

520 North University Avenue,  
Archer, FL 32618

Purchase Price: **\$1,620,000**

Cap Rate: **7.56%**

## HIGHLIGHTS

- ✓ 10K+ Traffic Count in Immediate Vicinity
- ✓ \$125k+ Average HHI at 5-Mile Radius
- ✓ Brand New HVAC Units
- ✓ NN - Minimal Landlord Responsibilities
- ✓ 16 Miles from Gainesville, FL





## CONTACT INFORMATION

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# Family Dollar - NN

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## Property Summary ◆

<b>Asking Price:</b>	\$1,620,000
<b>Annual Rent/NOI:</b>	\$122,537.88
<b>Cap Rate:</b>	7.56%
<b>Lease Commencement:</b>	02/01/2011
<b>Lease Expiration:</b>	01/31/2031
<b>Renewal Options:</b>	Three / 5-Year Renewals
<b>Building Size:</b>	8,000 +/- SF
<b>Land Size:</b>	1.12 Approx. Acres

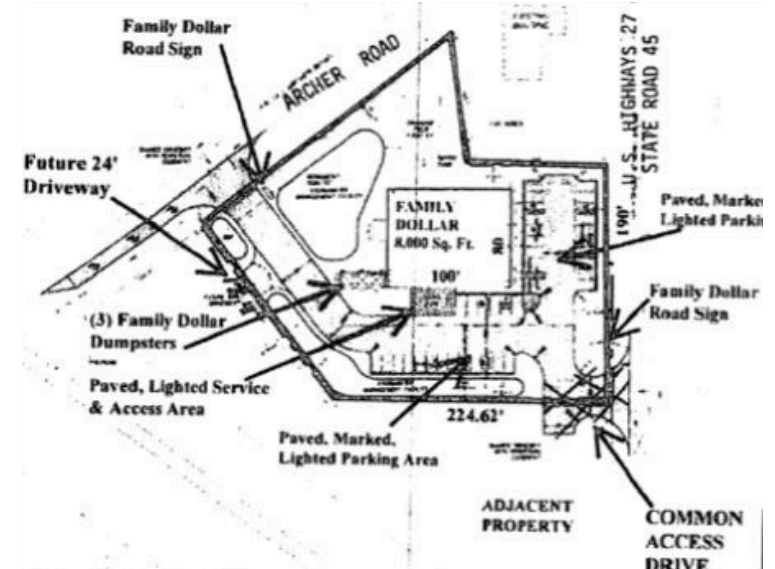
## Responsibility ◆

<b>Tenant</b>	Increases in Real Estate Taxes & RE Taxes, Building Insurance, Minor CAM & HVAC Maintenance
<b>Lessor</b>	Roof, Structure, Parking Lot, & Major CAM & HVAC
<b>Lease Guarantor</b>	Family Dollar Corporation A wholly owned subsidiary of Dollar Tree, Inc. NASDAQ: DLTR





## Aerial View



## Demographics


Based off of 2023 data

	1-Mile	3-Mile	5-Mile
<b>Population:</b>	1,085	2,673	6,548
<b>Median Income:</b>	\$56,903	\$71,594	\$76,705
<b>Average Income:</b>	\$100,068	\$121,585	\$122,373




# Aerial View with Tenants




 SW Archer Rd - 10,500 VPD

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



The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.





Dollar Tree, Inc. operates discount variety retail stores. It operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise, including candy and food, and health and personal care, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationary, party goods, greeting cards, soft-lines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise. As of January 29, 2022, this segment operated 8,061 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and 2 distribution centers in Canada. The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. It also provides accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine's Day merchandise as well as personal electronics, which comprise pre-paid cellular phones and services, stationary and school supplies, and toys. As of January 29, 2022, this segment operated 8,016 stores under the Family Dollar brand; and 11 distribution centers. The company was founded in 1986 and is based in Chesapeake, VA.



\*Includes impact of extra calendar week.