



FAMILY DOLLAR ANCHORED RETAIL CENTER

20-30 N BROADWAY AVE, SYLACAUGA, AL 35150





Alec Marks

Sales Associate

404.905.2364

Alec@Tri-Oak.com

Jennifer Chamberlin

Business Development

678.446.3451

Jennifer@Tri-Oak.com

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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.



4 | INVESTMENT HIGHLIGHTS



- **Investment Grade Anchor Tenant:** Family Dollar, a BBB-rated investment-grade tenant, offers property stability and low-risk appeal.
- **Anchor Tenant Tenure:** Family Dollar anchors the center, generating strong foot traffic. Their 20+ year presence indicates a high likelihood of lease renewal.
- **100% Occupancy:** The center's 100% occupancy ensures reliable income and reflects strong demand for the space.
- **Low PPSF Compared to Market:** Market average for this asset type is \$130 PPSF, but this site is offered at \$74.
- **Nearby Surrounding Residential:** Over 6,500 homes within 3 miles provide a convenient commute to the site.
- **Retail Corridor:** Major national tenants within a half-mile—like Walgreens, Arby's, and AutoZone—highlight the area's strong real estate fundamentals.
- **High Traffic 10,371 VPD:** Located off the main thoroughfare in Sylacauga, which has 12,500 residents, the property benefits from high traffic with over 10,000 cars passing daily—over 80% of the town's population.

5 | OFFERING SUMMARY

LIST PRICE:	\$2,105,803
CAP RATE:	7.05%

NOI:	\$148,459
PPSF:	\$74
Occupancy:	100%
Tenants:	<p>Family Dollar Liberty Tax & Loans Metro (by T-Mobile) Panda Inn King Vape & Tobacco Buddy's Home Furnishing</p>
Square Footage:	28,515 +/- SF
Land Size:	1.74 +/- AC
Year Built:	1960/2017
Parcel Number:	27-09-29-4-000-185.000





7 | ANCHOR TENANT OVERVIEW



Company: Dollar Tree, Inc. (DLTR)

Year Founded: 1986

Locations: 15,115+

Company Sales: \$25.51 Billion

Website: www.dollartree.com

Headquarters: Chesapeake, VA

Guarantor: Corporate

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.

8 | RENT ROLL

Tenant	Suite	SF	Tenant Since	Lease Expiration	Increases	Rent	RPSF	Reimbursements	Gross Income
Panda Inn	30	5,050	2014	07/31/29	None	\$20,400	\$4.04	---	\$20,400
King Vape & Tobacco	28	2,525	2022	10/31/25	3% Annually	\$21,600	\$8.55	\$600	\$22,200
Buddy's Home Furnishing	26	3,840	2022	07/31/27	10% / Option	\$25,200	\$6.56	\$600	\$25,800
Liberty Tax & Loans	24	3,990	2022	09/30/28	None	\$22,800	\$5.71	---	\$22,800
Metro (by T-Mobile)	24A	3,510	2019	09/30/25	None	\$20,400	\$5.81	---	\$20,400
Family Dollar	20	9,600	2004	12/31/29	5% / Option	\$67,200	\$7.00	\$8,718	\$75,918
TOTAL:		28,515		3.8 Years WALT		\$177,600		\$9,918	\$187,518

9 | INCOME

RENTAL INCOME

Lease Income	\$177,600
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Tenant Reimbursements

Real Estate Taxes	\$5,486
Insurance	\$2,020
CAM	\$1,212
Utilities	\$1,200
Total Tenant Reimbursements	\$9,918

GROSS ANNUAL INCOME	\$187,518
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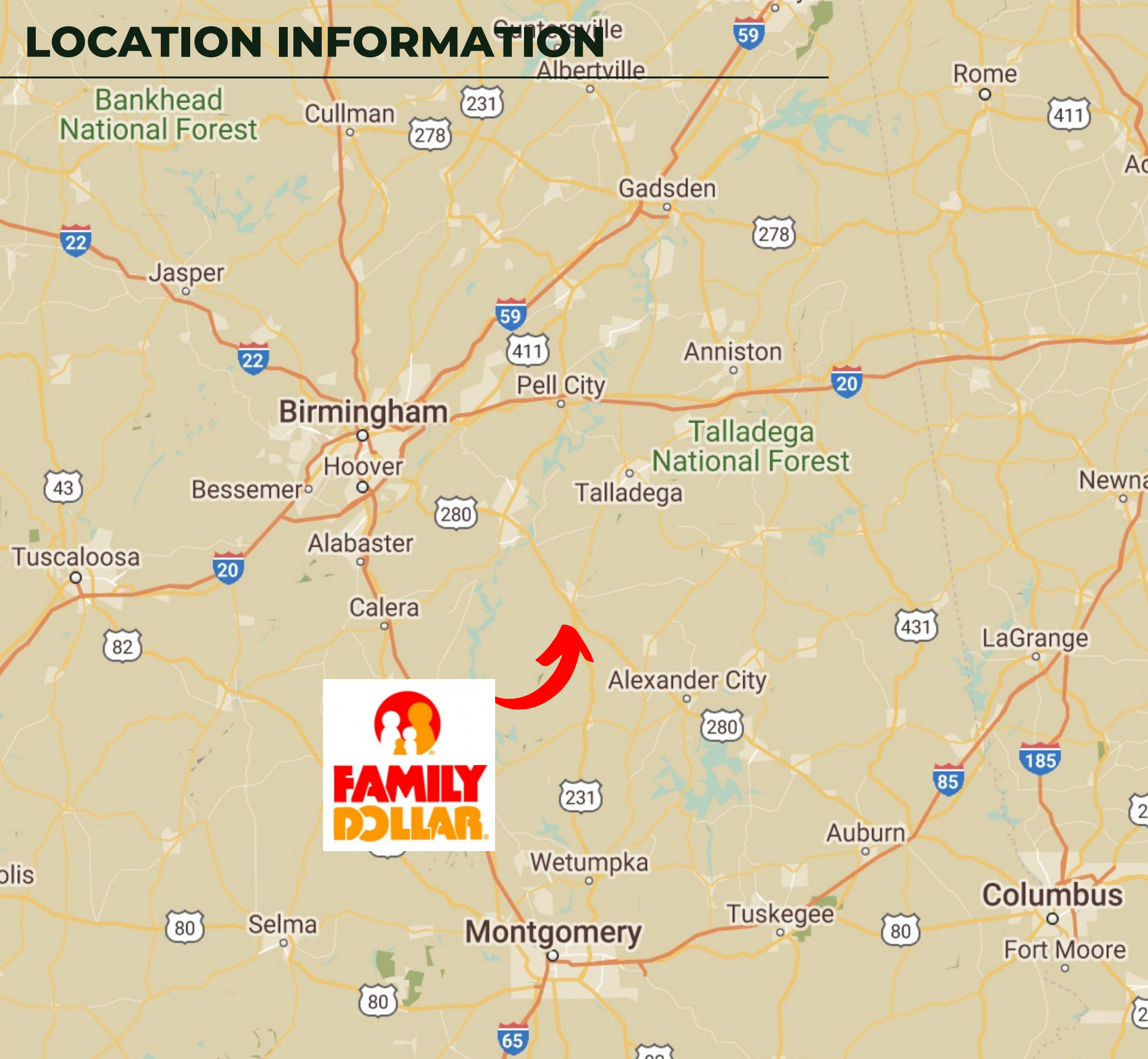
Expenses

Real Estate Taxes	\$16,296
Insurance	\$6,000
Utilities	\$1,987
CAM	\$5,400
Property Management Fees (Estimated)	\$9,376

TOTAL ANNUAL EXPENSES:	\$39,059
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NET OPERATING INCOME:	\$148,459
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LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	2,496	16,760	34,288
2029 Projection	2,472	16,666	34,185
Annual Growth 2020-2024	0.27%	-0.06%	0.18%
Annual Growth 2024-2029	-0.19%	-0.11%	-0.06%
HOUSEHOLDS			
2024 Households	943	6,230	13,203
2029 Projection	935	6,261	13,322
INCOME			
AVG. Household Income	\$42,731	\$45,642	\$53,540



8,300+ VPD
along N Broadway Ave

Sylacauga Municipal Court



Farmers Home Furniture
Sylacauga, AL
Reclining
Furniture On Sale

BB Comer Memorial
Library



Sherwin-Williams
Paint Store
Sherwin-Williams®
Paint Colors



Miller Lumber Company



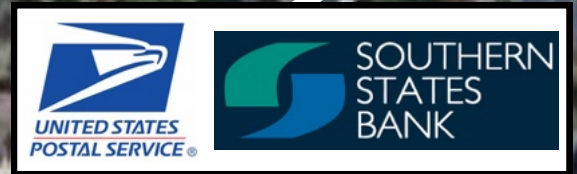
Buddy's
Shops
At Buddy's

fishings

LibertyX Bitcoin ATM
Buy Bitcoin
with Debit Card



Dairy Queen
Grill & Chill
New Parmesan
Garlic DQ® Sauce



First Baptist Church

Coosa Valley Health Club



Sylacauga Municipal Court

Sylacauga High School



BB Comer Memorial Library



Edward Jones

S Norton Ave

N Broadway Ave - 8,368 VPD



SUBJECT PROPERTY

DOLLAR GENERAL



DG market



13 | LOCATION OVERVIEW - Sylacauga, AL



Sylacauga, Alabama, situated in Talladega County, located about 50 miles southeast of Birmingham, provides convenient access to major regional markets via U.S. Highway 280. This location offers excellent connectivity to larger cities and economic hubs. The city is situated just 20 miles west of Talladega, home to the renowned Talladega Superspeedway, which is a significant driver of local tourism and economic activity. Sylacauga's proximity to Talladega allows it to benefit from the economic impact of the racing events and associated activities. Sylacauga is also well-positioned near several higher education institutions. It is about 45 miles from the University of Alabama at Birmingham (UAB), a major research university that contributes to the regional economy and provides a skilled workforce. Additionally, Sylacauga is approximately 50 miles from Auburn University, a leading public research university known for its engineering, business, and agricultural programs.

The city's economy is largely driven by its marble industry, with the Sylacauga Marble Quarry being a historical and economic cornerstone. Sylacauga's marble has been used in notable projects nationwide. The city hosts events such as the Marble Festival, celebrating its unique history and attracting visitors to the area. The city's cultural significance and its historical roots in marble production contribute to its economic stability and growth prospects.



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