

NOW OFFERING



Family Dollar - Absolute NNN Lease

311 South Main Street | LaFayette, GA 30728

TRIPLE-NET, CORPORATELY GUARANTEED LEASE | ATTRACTIVE 3% RENT-TO-SALES RATIO

Ackerman Retail, a division of Ackerman & Co., is pleased to exclusively offer for sale a Family Dollar located in LaFayette, Georgia, approximately 30 miles south of Chattanooga, Tennessee.

Family Dollar has an operating history of over 30 years at this store and recently exercised a five-year option, demonstrating their commitment to this location. The store has a very attractive 3% health ratio with a low rent figure, making it an ideal fit for a value-oriented investor. With no additional options to renew the lease, this is an excellent arbitrage play for an investor looking to do a “blend-and-extend” deal with Family Dollar.

INVESTMENT PROFILE

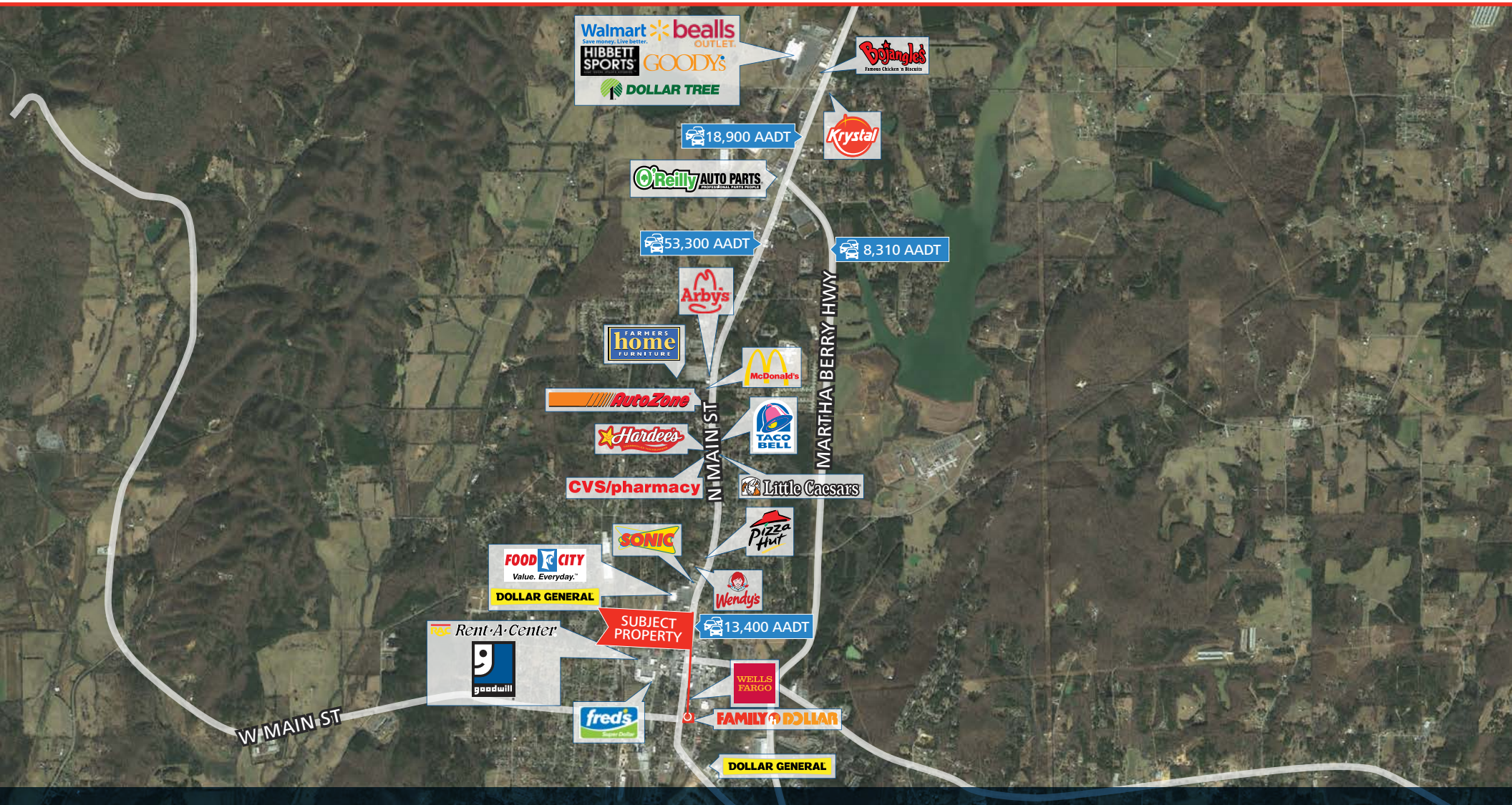
Address:	311 South Main Street
GLA:	8,416 SF
Land Area:	0.97 Acres
Year Built:	1979
Parking Spaces:	44 (5.23 per 1,000 SF)
Tenant:	Family Dollar (NASDAQ: DLTR)
Offering Price:	\$240,000
CAP Rate:	8.00%
Debt:	Offered Free and Clear



INVESTMENT HIGHLIGHTS

- Low price point
- Recently signed 5-year renewal option
- No options to extend, creating upside for the investor
- Below market rental rate
- 3% health ratio
- Offered below replacement cost

Ackerman Retail



FOR MORE INFORMATION, PLEASE CONTACT:

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