



FAMILY DOLLAR

FOR SALE

322 E. 13th Street N, Wichita, KS 67203

PROPERTY DESCRIPTION

| | |
|----------------------|---------------------------------------|
| Property Name | Family Dollar |
| Asking Price | \$1,500,000 |
| Current CAP Rate | 6.5% |
| Property Address | 322 E. 13th Street, Wichita, KS 67203 |
| Parcel Number | 122-09-0-3-05-010.00B |
| YOC | 2011 |
| Gross Leaseable Area | 8,000 SF |
| Lot Size | +/- .51 acres (22,379 SF) |
| Type of Ownership | Fee Simple |
| Parking | +/- 30 Surface Spaces |
| Foundation/Roof Type | Concrete Slab/Flat |



JOIN THESE AREA TENANTS:



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

13th Street N.

N. Broadway Street



The Zall Company

Jason Howe
jhowe@zallcompany.com

A photograph of a Family Dollar store exterior. The building is a single-story structure with a grey facade and a red awning over the entrance. The "FAMILY DOLLAR" logo is prominently displayed in large, red, outlined letters above the entrance. A dark green SUV is parked in front of the store. The sky is clear and blue.

FAMILY DOLLAR

FOR SALE

322 E. 13th Street N, Wichita, KS 67203

TENANT SUMMARY

| | |
|------------------------------|---------------------------------|
| Tenant Trade Name | Family Dollar |
| Type of Ownership | Fee Simple |
| Lease Guarantor | Corporate |
| Lease Type | NN |
| Original Lease Term | Ten (10) Years |
| Lease Expiration Date | 08/31/2021 |
| Option Periods | Five (5), five (5) year options |
| Rental Increases | 10% in options |

FINANCIAL OVERVIEW:

| | Monthly Rent | Annual Rent | Rent/sf |
|---------------------|---------------------|--------------------|----------------|
| Current - 8/31/2021 | \$8,125.00 | \$97,500.00 | \$12.19 |
| Option 1 - 9/1/2021 | \$8,937.50 | \$107,250.00 | \$13.41 |
| Option 2 - 9/1/2026 | \$9,831.25 | \$117,975.00 | \$14.75 |
| Option 3 - 9/1/2031 | \$8,125.08 | \$97,501.00 | \$12.19 |
| Option 4 - 9/1/2036 | \$8,937.59 | \$107,251.10 | \$13.41 |
| Option 5 - 9/1/2041 | \$9,831.35 | \$117,976.21 | \$14.75 |

| | |
|----------------------------------|--|
| Parent Company Trade Name | Family Dollar Stores, Inc |
| Ownership | Public |
| Credit Rating | BBB- Rating, Agency: Standard & Poor's |
| Revenue | \$9.33 Billion |
| Net Income | \$422.24 Million |
| Stock Symbol | FDO |
| No. of Locations | ±8,000 |
| No. of Employees | ±33,000 |
| Headquartered | Matthews, NC |
| Web Site | www.familydollar.com |



The Zall Company

Jason Howe
jhowe@zallcompany.com