

**FAMILY DOLLAR
10+ YEAR NN INVESTMENT OPPORTUNITY
3134 N. CANAL STREET JACKSONVILLE, FL 32209**



**10,500 SF
FOR SALE**



JJ LAMBERSON | PRESIDENT AND FOUNDER
TWIN RIVERS CAPITAL, LLC REAL ESTATE DEVELOPMENT
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 **Twin Rivers
Capital**
Real Estate Development



TABLE OF CONTENTS

3

INVESTMENT SUMMARY
OFFERING SUMMARY | INVESTMENT HIGHLIGHTS

5

PROPERTY OVERVIEW
SITE PLAN | SURVEY | PHOTOS
LOCATION MAP | AERIALS

12

AREA OVERVIEW
CITY OVERVIEW | DEMOGRAPHICS


14

FINANCIALS
TENANT OVERVIEW | RENT ROLL

OFFERING SUMMARY	
OFFERING	
PRICE:	\$2,493,750
NOI:	\$149,625
CAP:	6%
GUARANTY:	FAMILY DOLLAR STORES, INC.
TENANT:	FAMILY DOLLAR STORES OF FLORIDA, LLC
LEASE TYPE:	10 YEAR NN
RENTABLE AREA:	10,500 SF
LAND AREA:	+/- 1.44 ACRES
YEAR BUILT:	2023
PARCEL #:	084320-0000, 084321-0000, 084322-0000, 084323-0010
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	25
ZONING:	PUD



INVESTMENT HIGHLIGHTS



10,500 SF
BUILDING




10+ YEAR LEASE



INVESTMENT
GRADE CREDIT
TENANT



E-COMMERCE
RESISTANT TENANT



SIGNALIZED
INTERSECTION



VPD
MLK PKWY | 23,000
N. CANAL ST | 4,100



PANDEMIC
RESISTANT TENANT

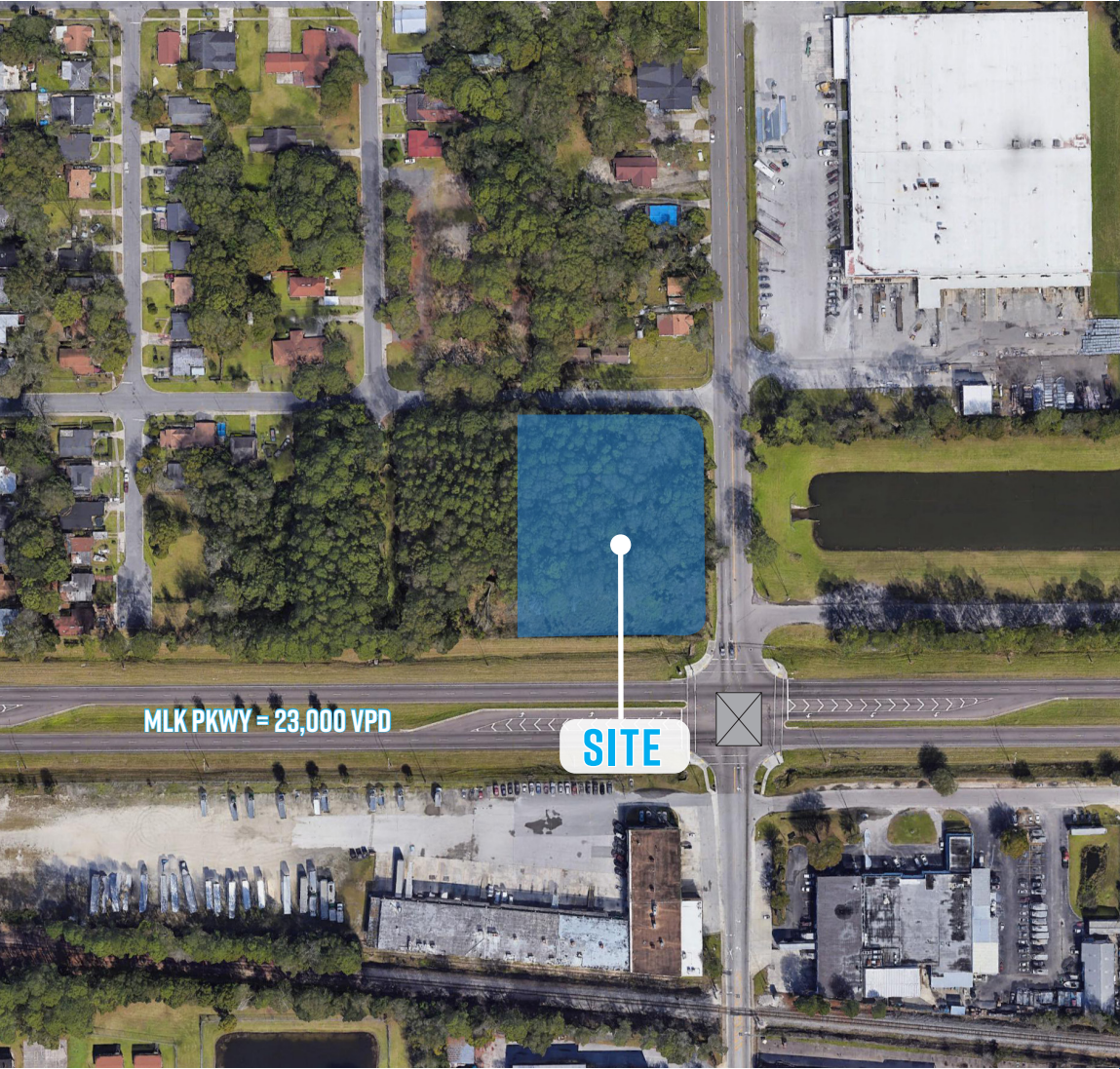


CORPORATE GUARANTY
FROM FAMILY DOLLAR
STORES, INC.

PROPERTY OVERVIEW

FAMILY DOLLAR

3134 N. CANAL STREET JACKSONVILLE, FL 32209



25 PARKING SPACES



2023



PARGEL NUMBER

084320-0000, 084321-0000, 084322-0000, 084323-0010



FAMILY DOLLAR STORES OF FLORIDA, LLC

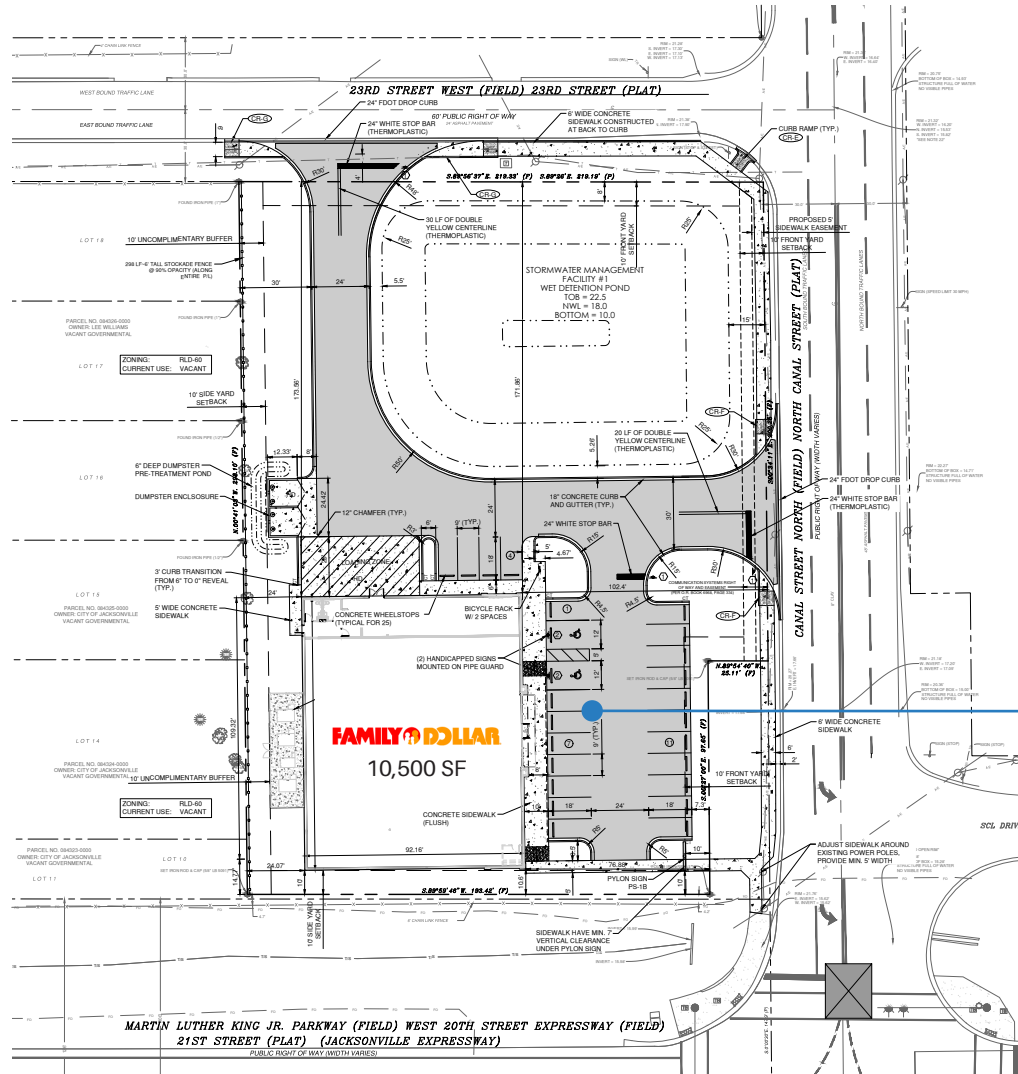


VPD ON MLK PARKWAY = 23,000, N. CANAL ST = 4,100

SITE PLAN

FAMILY DOLLAR

3134 N. CANAL STREET JACKSONVILLE, FL 32209



25 PARKING SPACES

PHOTOS

FAMILY DOLLAR

3134 N. CANAL STREET JACKSONVILLE, FL 32209



HIGH AERIAL

FAMILY DOLLAR

3134 N. CANAL STREET JACKSONVILLE, FL 32209



LOW AERIAL

FAMILY DOLLAR

3134 N. CANAL STREET JACKSONVILLE, FL 32209



 CROWLEY

 BEACON

SITE

EZ FOOD STORE

 LANEY & DUKE LOGISTICS

15

MLK PKWY = 23,000 VPD

1



JOHNNIE WALKER PARK



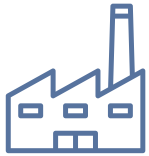
GRAND PARK EDUCATION CENTER



R. V. DANIELS ELEMENTARY SCHOOL

SUSIE E TOLBERT ELEM SCHOOL

BUSINESS



DOWNTOWN

DOWNTOWN, JACKSONVILLE'S MAIN BUSINESS DISTRICT, IS A QUIET RIVERSIDE AREA KNOWN FOR THE LAID-BACK WATERFRONT PUBS AND SEAFOOD GRILLS AT JACKSONVILLE LANDING SHOPPING AND DINING COMPLEX.

LIFESTYLE / INDUSTRIES



PARKS

YELLOW BLUFF FORT
HISTORIC STATE PARK



MEDIAN HOUSEHOLD INCOME

\$47,269 ON A 5 MI RANGE



POPULATION

168,587 ON A 5 MI RANGE



AVERAGE HOUSEHOLD INCOME

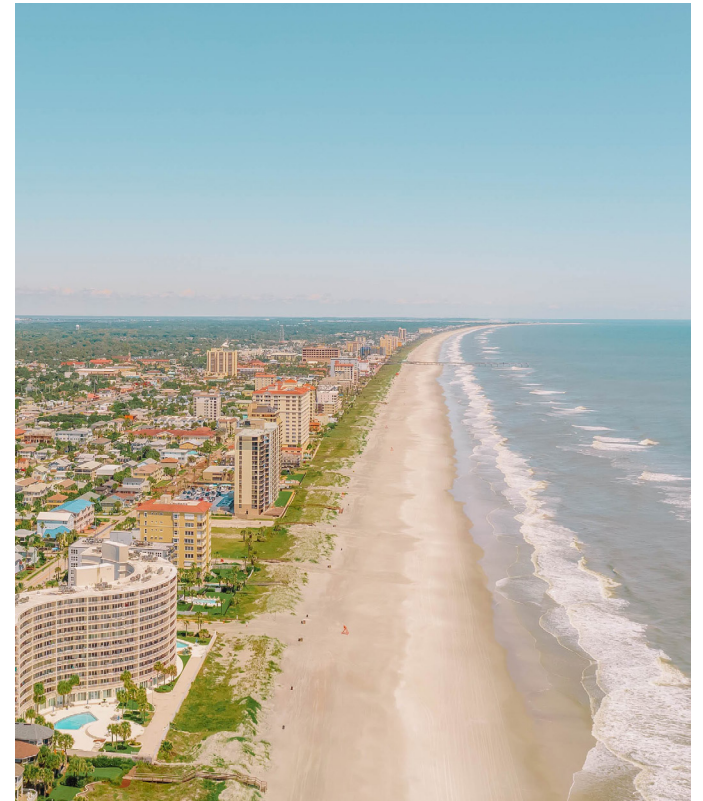
\$70,177 ON A 5 MI RANGE



HIGHWAY
US - 95



JACKSONVILLE
INTERNATIONAL AIRPORT



DEMOGRAPHICS

FAMILY DOLLAR

3134 N. CANAL STREET JACKSONVILLE, FL 32209



AVERAGE HOUSEHOLD SIZE
1 MILE



LEADING INDUSTRIES

AGRICULTURE, OIL & GAS AND MINING,
CONSTRUCTION, MANUFACTURING,
WHOLESALE, RETAIL,
TRANSPORTATION, UTILITIES

2025 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	11,512	81,816	168,587
HOUSEHOLDS	4,584	33,309	71,149
FAMILIES	2,745	18,822	38,609
AVERAGE HOUSEHOLD SIZE	2.49	2.40	2.28
OWNER OCCUPIED HOUSING UNITS	2,349	15,012	33,901
RENTER OCCUPIED HOUSING UNITS	2,235	18,297	37,248
MEDIAN AGE	39.4	38.4	39.0
MEDIAN HOUSEHOLD INCOME	\$33,453	\$37,969	\$47,269
AVERAGE HOUSEHOLD INCOME	\$46,500	\$55,499	\$70,177
2030 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	11,519	83,855	174,203
HOUSEHOLDS	4,626	34,794	74,974
FAMILIES	2,775	19,424	40,267
AVERAGE HOUSEHOLD SIZE	2.47	2.35	2.24
OWNER OCCUPIED HOUSING UNITS	2,598	16,488	37,027
RENTER OCCUPIED HOUSING UNITS	2,028	18,306	37,946
MEDIAN AGE	41.1	39.7	40.3
MEDIAN HOUSEHOLD INCOME	\$38,609	\$44,793	\$55,566
AVERAGE HOUSEHOLD INCOME	\$52,145	\$63,582	\$79,529



CITY OF JACKSONVILLE

JACKSONVILLE IS THE MOST POPULOUS CITY IN THE STATE OF FLORIDA AND IS THE LARGEST CITY BY AREA IN THE CONTIGUOUS UNITED STATES AS OF 2020. HOME TO FORTUNE 500 HEADQUARTERS, THRIVING BUSINESSES AND STARTUPS, JACKSONVILLE IS GROWING TWICE AS FAST AS THE REST OF THE NATION AND IS RANKED #7 BEST CITY FOR JOB SEEKERS BY MONEY.

JACKSONVILLE'S CENTRAL LOCATION AND GLOBAL ACCESS TO MAJOR MARKETS POSITIONS JACKSONVILLE AS A TOP U.S. LOGISTICS HUB AND THE LEADING TRANSPORTATION AND DISTRIBUTION HUB IN THE STATE.. JACKSONVILLE IS A MAJOR MILITARY AND CIVILIAN DEEP-WATER PORT. ITS LOCATION FACILITATES NAVAL STATION MAYPORT, NAVAL AIR STATION JACKSONVILLE, THE U.S. MARINE CORPS BLOUNT ISLAND COMMAND, AND THE PORT OF JACKSONVILLE, FLORIDA'S THIRD LARGEST SEAPORT.

JACKSONVILLE IS HOME TO THE HEADQUARTERS OF FOUR FORTUNE 500 COMPANIES: CSX CORPORATION, FIDELITY NATIONAL FINANCIAL, FIDELITY NATIONAL INFORMATION SERVICES, AND SOUTHEASTERN GROCERS. OTHER NOTABLE COMPANIES BASED IN JACKSONVILLE OR WITH A LARGE PRESENCE INCLUDE FLORIDA BLUE, SWISHER INTERNATIONAL GROUP, BOA MERRILL LYNCH, FANATICS, CROWLEY MARITIME, WEB.COM, FIREHOUSE SUBS, AND DEUTSCHE BANK. NAVAL AIR STATION JACKSONVILLE EMPLOYS MORE THAN 25,000 PEOPLE.

THE REGION CONTINUES TO TOP MONEY MAGAZINE'S BEST LIST OF CITIES FOR JOB SEEKERS AND IS A HOT SPOT FOR COMPANIES LOOKING FOR HIGHLY SKILLED TALENT. IT HAS ALSO BEEN NAMED ONE OF THE COUNTRY'S "SUPER COOL" CITIES BY EXPEDIA.



With over 8,000 stores nationwide, Family Dollar was founded in 1959 and is headquartered in Chesapeake, Virginia. The company is a national discount retailer offering value-driven merchandise, with most items priced below \$10. Family Dollar provides a combination of nationally recognized brands and competitively priced private label products across key categories, including food and beverages, household essentials, health and beauty, apparel, home goods, and seasonal items.

Family Dollar stores are designed to deliver a convenient, one-stop shopping experience for everyday needs, making it a reliable destination for budget-conscious consumers.



Sources: familydollar.com, en.wikipedia.org

FINANCIALS

FAMILY DOLLAR

3134 N. CANAL STREET JACKSONVILLE, FL 32209

TENANT NAME:	FAMILY DOLLAR STORES OF FLORIDA, LLC
GUARANTOR:	FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
LEASE TYPE:	NN
SF:	10,500 SF
INITIAL LEASE TERM:	10 YEARS INITIAL LEASE TERM AND FIVE (5) FIVE (5) YEAR OPTIONS
LEASE START:	JULY 27, 2023
LEASE EXPIRATION:	JULY 31, 2033
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS

EXTENSION OPTIONS: FIVE 5-YEAR OPTIONS WITH 5% INCREASES EACH EXTENSION		
EXT. OPTION #1	YRS:11-15	\$157,106.25
EXT. OPTION #2	YRS:16-20	\$164,961.56
EXT. OPTION #3	YRS:21-25	\$173,209.64
EXT. OPTION #4	YRS:26-30	\$181,870.12
EXT. OPTION #5	YRS:31-35	\$190,963.63

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$149,625.00
MONTHLY	\$12,468.75
PER SF	\$14.25

