



REPRESENTATIVE IMAGE SHOWN



Family Dollar Tree

Henagar, AL

ASKING PRICE:
\$ 1,648,900

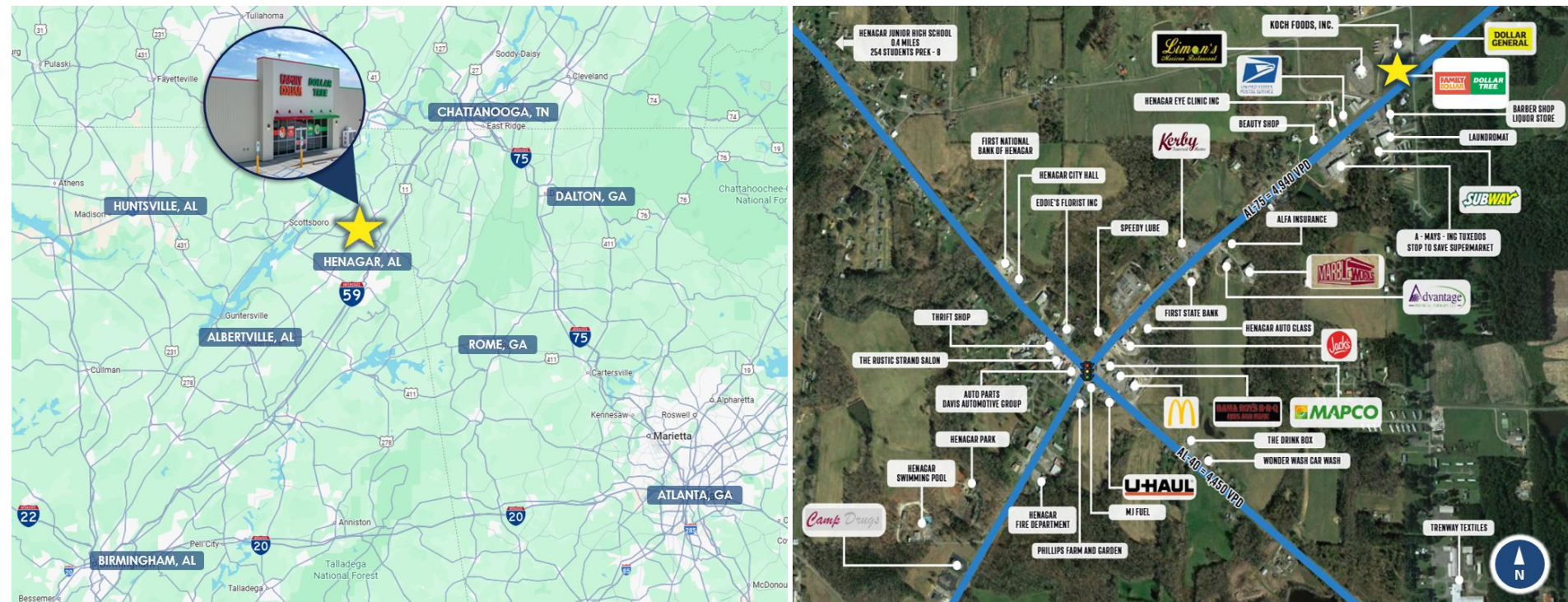
SUMMARY

YEAR BUILT:	2023
BUILDING SIZE:	10,500 SF
LEASE TYPE:	NN
LEASE TERM:	10 YRS

HIGHLIGHTS

- *Freestanding **Family Dollar / Dollar Tree Combo Store**
- *Brand New 2023 Construction
- *Average Household Income exceeds \$69k within 10 - mile radius
- *Strategically Positioned on a **hard corner with full access** and strong frontage along AL-75, the main north-south route through DeKalb County
- *Over 23,000 residents within 10 miles, with limited big-box retail presence, supporting strong performance for value-focused tenants
- ***Established Surrounding Trade Area** – Near Henagar High School, local churches, City Hall, and neighborhood retail, drawing consistent local and regional traffic
- ***Anchored by Regional Employment Base** – Nearby industrial, agricultural, and service-sector employers provide a stable workforce and contribute to daytime retail activity across the trade area

PHOTOS



FOR MORE INFORMATION

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