



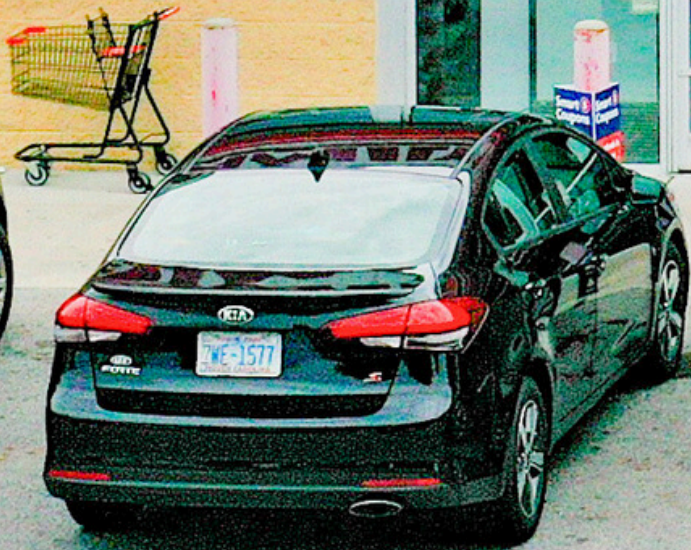
OAK CITY | NC



FAMILY DOLLAR



Actual location



**EARLY LEASE EXTENSION (7-YRS REMAINING)
WELL-ESTABLISHED STORE**

**4-WAY SIGNALIZED CORNER
SITUATED ALONG NC 11 HIGHWAY**

**ADJACENT TO SPEEDWAY FUEL STATION
25 MILES FROM GREENVILLE, NC**

NON-ENDORSEMENT AND DISCLAIMER NOTICE

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF SINGLE TENANT NET LEASED PROPERTY AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

Activity ID: ZAE0030254

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**



207 NC Highway 11
Oak City, North Carolina 27857

Jason Hernandez

Senior Managing Director
Marcus & Millichap
(615) 997-2834 Direct
jhernandez@marcusmillichap.com
CA License: 01392646
TN License: 377081

John Glass

Executive Managing Director
Marcus & Millichap
(415) 625-2114 Direct
jglass@marcusmillichap.com
CA License: 00980723

Jack O'Neill

Investment Sales
Marcus & Millichap
(615) 997-2880 Direct
jack.oneill@marcusmillichap.com
TN License: 375707

Jackson Lyons

Investment Sales
Marcus & Millichap
(615) 997-2895 Direct
jlyons@marcusmillichap.com

Ben Yelm

North Carolina Broker of Record
NC License: 303785
byelm@marcusmillichap.com

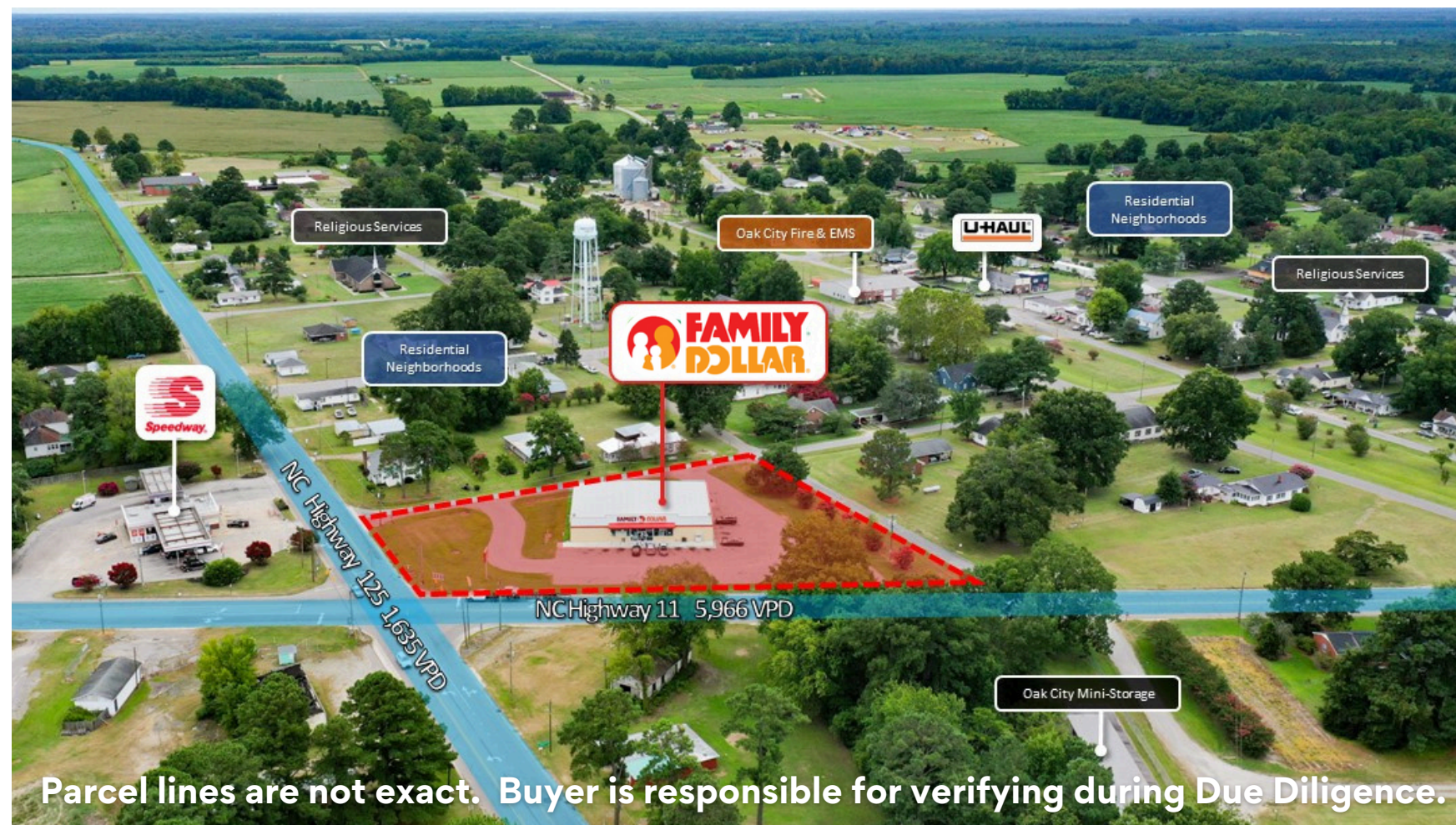
Marcus & Millichap
GLASS HERNANDEZ GROUP

INVESTMENT OVERVIEW ⁽¹⁾

- **Corporate Lease | Early Lease Extension**
 - Tenant-managed double net lease
 - Lease recently extended by Tenant (early extension)

- **10% Rent Increases at Each Option Period**
 - Rent Increases of 10% at each of the 4, 5-Year Option Periods

- **Well-Established Location Situated at a 4-Way Signalized Corner**
 - Situated at the 4-way signalized corner of NC Hwy 11 & NC Hwy 125
 - Across from a Speedway fuel station



OFFERING PRICE / CAP RATE

\$1,017,200 / 8.00%

Net Operating Income \$81,375

Property Address 207 NC Highway 11
Oak City, NC 27857

Lease Type Double Net

Lease Term Remaining 7 Years

Lease Commencement (Restated) 6/2/2022

Lease Expiration Date 6/30/2032

Year Built 2011 ⁽¹⁾

Rentable Area 8,500 ⁽¹⁾

Lot Size 1.30 Acres ⁽¹⁾

Renewal Options 4, 5-Year Options ⁽¹⁾

Rent Increases 10% in Options ⁽¹⁾

Lease Tenant Family Dollar Stores of North Carolina, LLC ⁽¹⁾

Lease Guarantor Family Dollar Stores, Inc. ⁽¹⁾

⁽¹⁾ Rentable Area, Lot Size, Tenant, Guarantor, Building Specifications, Year Built, and Demographics are estimates. Buyer is responsible for verifying during the Due Diligence process.

AERIAL OVERVIEW

Parcel lines are not exact. Buyer is responsible for verifying during their Due Diligence.



Religious Services

Residential Neighborhoods

FAMILY DOLLAR

Oak City Mini-Storage

Speedway

NC Highway 125 1,635 VPD

NC Highway 11 5,966 VPD

AERIAL OVERVIEW

Parcel lines are not exact. Buyer is responsible for verifying during their Due Diligence.





Family Dollar is an American variety store chain founded in 1959 by Leon Levine in Charlotte, North Carolina. Headquartered in Chesapeake, Virginia, it operates as a private, standalone company following its separation from Dollar Tree in July 2025. The company runs over 7,500 stores across 49 states and territories, excluding Alaska, Hawaii, and the

U.S. Virgin Islands, with a focus on serving underserved communities through its "neighborhood discount stores."

Family Dollar offers a wide range of affordable, high-quality merchandise, including consumables (household chemicals, paper products, food, health and beauty aids, pet supplies), home products (blankets, sheets, towels, housewares, home décor), apparel and accessories (clothing, shoes, and fashion accessories for all ages), and seasonal and electronic products (toys, stationery, seasonal goods, pre-paid cellular phones). Most items are priced below \$10, with many at \$1 or less, appealing to value-conscious shoppers.

Source: www.familydollar.com

Company Name **Family Dollar**

Ownership Type **Private**

Segment(s) **Discount Retail**

No. of Locations **7,500+ Stores**

Coverage **49 States Across the U.S.**

Workforce **60,000+ Employees**

Headquarters **Chesapeake, VA**

Year Founded **1959**

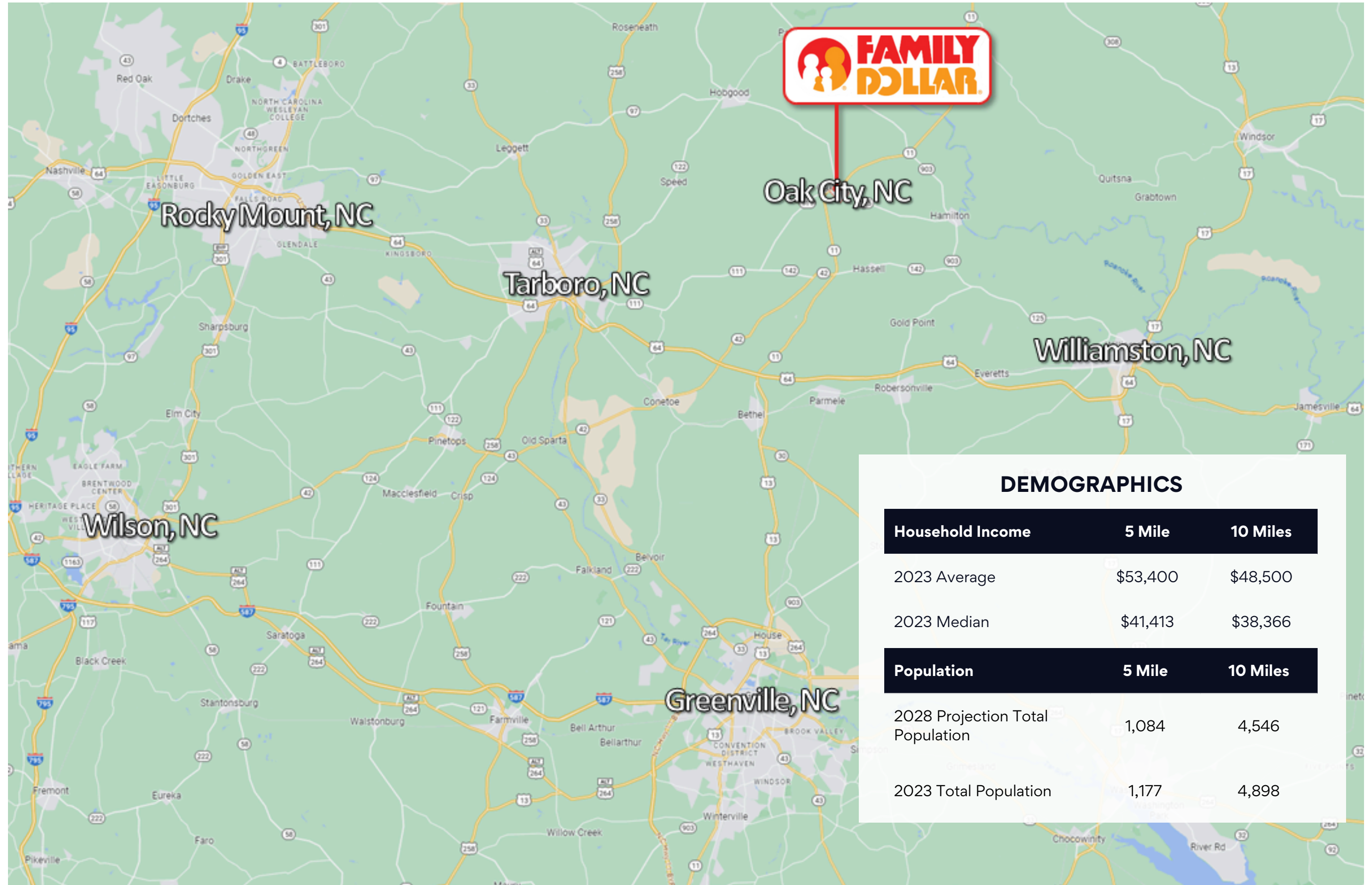
Website **www.familydollar.com**

Oak City, North Carolina, is a town in Martin County North Carolina established in the early 1900's at the junction of state highways 125 and 11/42. The community has a suburban feel with southern charm with above-average public schools and an average household income of \$53,400 (2023 5-Mile radius).

Oak City is approximately 20 miles southwest of Rocky Mount, a city of about 54,000, and roughly 25 miles northeast of Greenville, a larger city with a population of around 88,000.

The region's economic drivers include agriculture, particularly tobacco, soybeans, and cotton, which sustain rural Martin County, and healthcare, with Greenville's East Carolina University and its medical facilities serving as a major economic hub for employment and services. These factors, along with proximity to Rocky Mount and Greenville, provide residents access to both local agricultural opportunities and urban economic centers.

There are a number of attractions near Oak City including the Sylvan Heights Bird, a world-class waterfowl sanctuary with over 1,000 birds and visitors to the region can also hike the scenic trails of Medoc Mountain State Park.





OAK CITY, NORTH CAROLINA

Marcus & Millichap
GLASS HERNANDEZ GROUP

Jason Hernandez
Senior Managing Director
Marcus & Millichap
(615) 997-2834 Direct
jhernandez@marcusmillichap.com
CA License: 01392646
TN License: 377081

John Glass
Executive Managing Director
Marcus & Millichap
(415) 625-2114 Direct
jglass@marcusmillichap.com
CA License: 00980723

Ben Yelm
North Carolina Broker of Record
NC License: 303785
byelm@marcusmillichap.com