

FAMILY DOLLAR



FAMILY DOLLAR

**+/- 8 YEARS REMAINING
ON BASE TERM**

**CORPORATE
GUARANTEE**

**PASSIVE INVESTMENT
20-YEAR ROOF WARRANTY**

**45 MINUTE DRIVE TO
TOLEDO, OH (270K PEOPLE)**

101 S Defiance Street
West Unity, OH 43570

OFFERING MEMORANDUM

Marcus & Millichap
THE KLINK GROUP

EXCLUSIVELY LISTED BY THE KLINK GROUP OF MARCUS & MILLICHAP

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OFFERING SUMMARY

Offering Price \$1,386,000

Annual Rent \$121,275

Cap Rate 8.75%

PROPERTY INFO

Address 101 S Defiance Street
West Unity, OH 43570

Building Size 10,500 SF

Year Built 2023

Land Size 1.35 Acres

Tenant Family Dollar

Guaranty Corporate

Lease Type Double-Net

Lease Commencement Date November 02, 2023

Lease Expiration Date February 28, 2034

Term Left +/-8 Years

Option Periods 4 x 5 Years

Increases In Each Option

Landlord Responsibilities Roof & Structure
(20 Year Roof Warranty)



INVESTMENT HIGHLIGHTS

MAIN HIGHWAY LOCATION | MAJOR CITIES NEARBY

- West Unity is strategically located near major highways (US 20A, US 127, I-80/90)
- West Unity is a village in Williams County, Ohio known for its small-town charm and friendly community
- West Unity, OH is 1 hour east of Toledo, OH and 1 hour northeast of Fort Wayne, IN

DOUBLE-NET LEASE | MINIMAL LANDLORD RESPONSIBILITIES | RENTAL INCREASES

- The property operates under a double-net lease with minimal landlord responsibilities
- The only landlord responsibilities are roof & structure and parking lot replacement
- The lease features rental increases in each of the Four, five-year renewal options

LIMITED COMPETITION | NEWER CONSTRUCTION PROTOTYPE

- The property was built in 2023
- This is the only Family Dollar in a 10+ mile radius



Kamco Industries

SUBWAY



West Unity Public Library

F&M Bank



West Unity Clerk's Office

FAMILY DOLLAR





LEASE SUMMARY & RENT SCHEDULE

Tenant	Family Dollar
Guaranty	Corporate
Lease Commencement Date	November 02, 2023
Lease Expiration Date	February 28, 2034
Lease Type	Double-Net
Remaining Firm Lease Term	+/-8 Years
Option Periods	Four, Five-Year with Rental Increases
Roof & Structure	Landlord Responsibility (20 Year Roof Warranty)

RENT SCHEDULE

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Current – February 28, 2034	\$10,106.25	\$121,275	8.75%
<i>OPTION 1: March 01, 2034 thru February 28, 2039</i>	\$10,543.75	\$126,525	9.13%
<i>OPTION 2: March 01, 2039 thru February 28, 2044</i>	\$10,981.25	\$131,775	9.51%
<i>OPTION 3: March 01, 2044 thru February 28, 2049</i>	\$11,418.75	\$137,025	9.89%
<i>OPTION 4: March 01, 2049 thru February 28, 2054</i>	\$11,856.26	\$142,275	10.27%

TENANT SUMMARY



Headquarters	Chesapeake, VA
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Website	www.familydollar.com
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Founded	1953
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# of Locations	8,000+
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One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

DEMOGRAPHICS

POPULATION

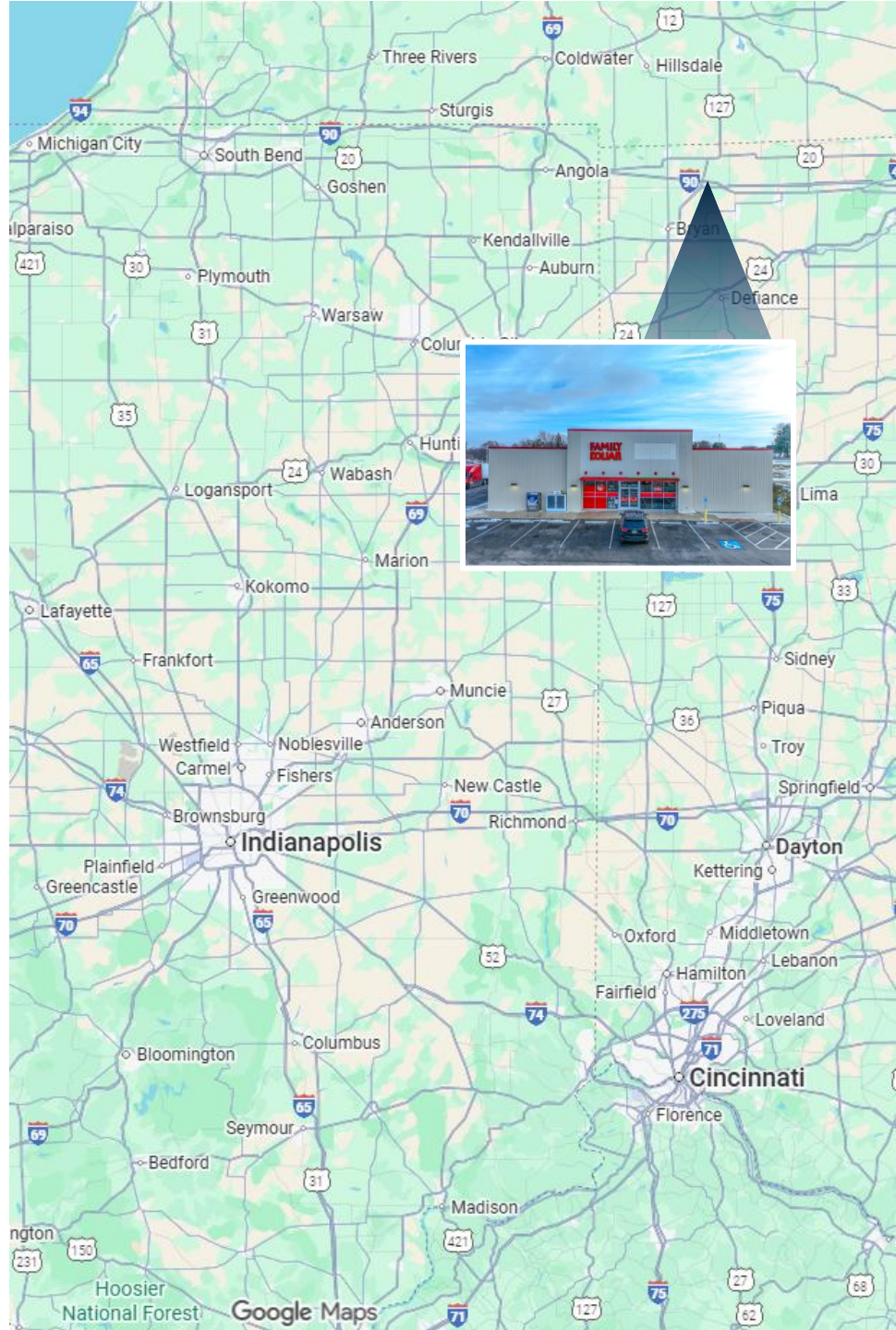
	2 mile	3 mile	5 mile
2020 Population	2,098	4,126	31,059
2024 Population	1,997	3,808	30,217
2029 Population Projection	1,958	3,707	29,73
Median Age	41.1	43	41.8

HOUSEHOLDS

	2 mile	3 mile	5 mile
2020 Households	870	1,653	12,814
2024 Households	827	1,523	12,466
2029 Household Projection	809	1,481	12,263
Owner Occupied Households	575	1,126	8,629
Renter Occupied Households	234	355	3,634
Avg Household Size	2.4	2.5	2.3
Total Consumer Spending	\$22.3M	\$43.6M	\$336.6M

INCOME

	2 mile	3 mile	5 mile
Avg Household Income	\$65,375	\$70,254	\$66,070
< \$25,000	126	239	2,378
\$25,000 - 50,000	218	352	3,402
\$50,000 - 75,000	245	397	2,954
\$75,000 - 100,000	117	223	1,567
\$100,000 - 125,000	39	126	852
\$125,000 - 150,000	51	82	475
\$150,000 - 200,000	21	88	581





West Unity, Ohio, is a historic, close-knit village in Williams County, known for its small-town charm, friendly atmosphere, and strong community spirit, featuring local businesses, parks, churches, and the modern Millcreek West Unity Schools, with a strategic location at the crossroads of US 20A and US 127, offering a peaceful lifestyle while still accessible to major routes like the Ohio Turnpike. In essence, West Unity offers a classic slice of American small-town living, blending historical roots with modern amenities and a welcoming spirit, making it a desirable place to live or visit for those seeking community and quiet.

West Unity is home to the Millcreek-West Unity School district, serving the K-12 educational needs for the residents of Alvordton and West Unity. This system includes Hilltop High School and Hilltop Elementary. Both schools are connected on the same campus. Hilltop High School is partnered with Four County Career Center and Northwest State Community College. Upon reaching junior year, a student may attend either of these institutions. West Unity has a public library, a branch of the Williams County Public Library.



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