

FAMILY DOLLAR | 10+ YEAR NN INVESTMENT OPPORTUNITY

DAYTONA BEACH, FL MSA | 103 N. CENTER STREET, PIERSON, FL 32180



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TABLE OF CONTENTS

3

INVESTMENT SUMMARY
OFFERING SUMMARY | INVESTMENT HIGHLIGHTS

5

PROPERTY OVERVIEW
SITE PLAN | RENDERINGS
LOCATION MAP | AERIALS

10

AREA OVERVIEW
CITY OVERVIEW | DEMOGRAPHICS


12

FINANCIALS
TENANT OVERVIEW | RENT ROLL

OFFERING SUMMARY	
OFFERING	
PRICE:	\$2,127,462 \$2,048,667
NOI:	\$138,285
CAP:	6.50% 6.75%
GUARANTY:	FAMILY DOLLAR STORES, INC.
TENANT:	FAMILY DOLLAR STORES OF FLORIDA, LLC
LEASE TYPE:	10 YEAR NN
RENTABLE AREA:	10,500 SF
LAND AREA:	1.69± AC
YEAR BUILT:	EXPANDED AND FULL REMODEL 2023, BUILT 2009
PARCEL #:	4834-II-00-0030
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	42
ZONING:	TOWN OF PIERSON GENERAL COMMERCIAL DEVELOPMENT/US HWY 17 OVERLAY DISTRICT
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS



INVESTMENT HIGHLIGHTS



10,500 SF
BUILDING



10+ YEAR LEASE




INVESTMENT
GRADE CREDIT
TENANT



E-COMMERCE
RESISTANT TENANT




RECESSION-PROOF
TENANT



VPD ON N CENTER
ST = 7,900



PANDEMIC
RESISTANT TENANT







CORPORATE GUARANTY
FROM FAMILY DOLLAR
STORES, INC.

PROPERTY OVERVIEW

FAMILY DOLLAR

DAYTONA BEACH, FL MSA | 103 N. CENTER STREET, PIERSON, FL 32180

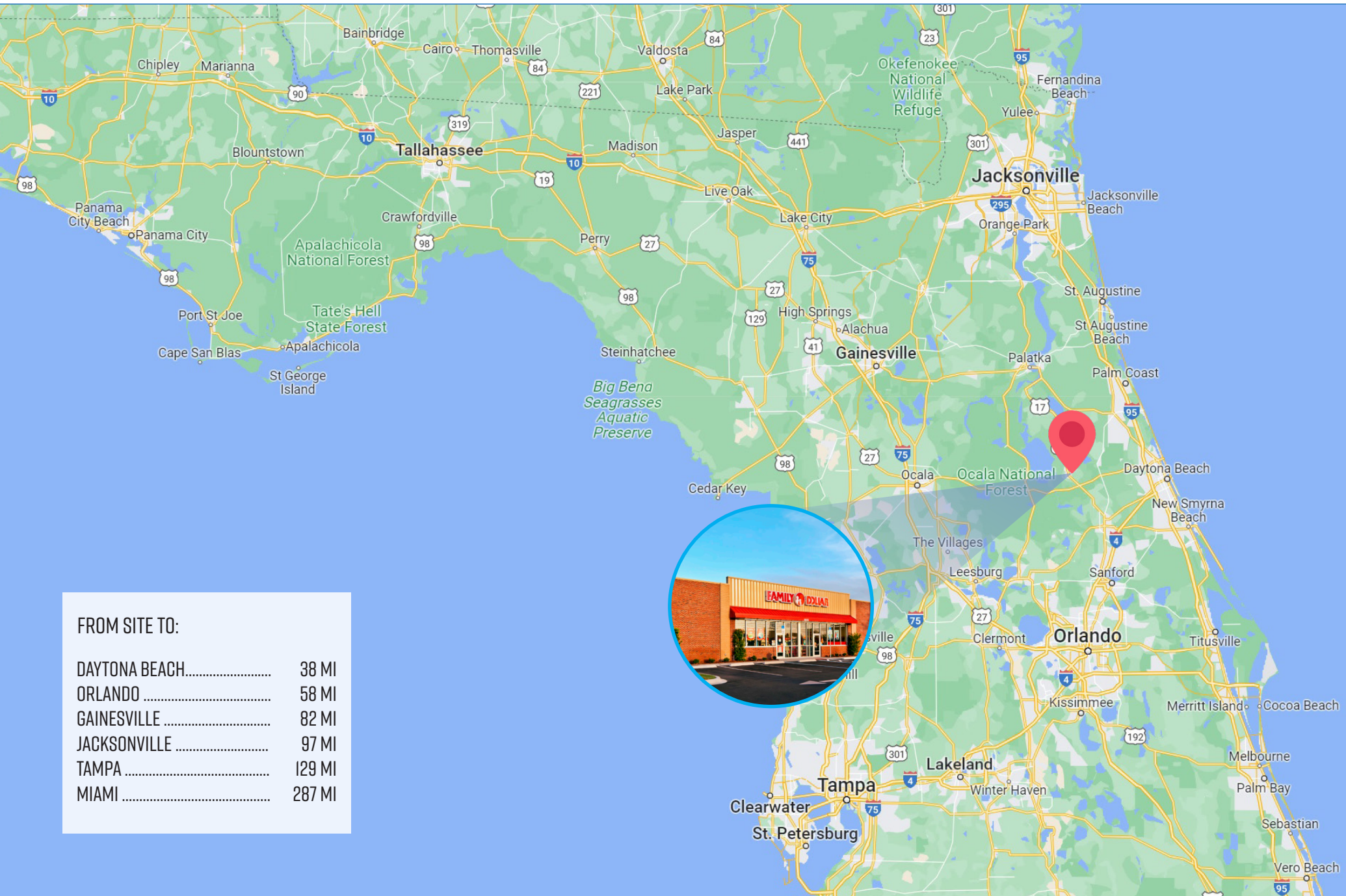


	42 PARKING SPACES
	EXPANDED 2023, BUILT 2009
PARCEL NUMBER	4834-11-00-0030
	FAMILY DOLLAR STORES OF FLORIDA, INC
	VPD ON N CENTER ST = 7,900

LOCATION OVERVIEW

FAMILY DOLLAR

DAYTONA BEACH, FL MSA | 103 N. CENTER STREET, PIERSON, FL 32180



FROM SITE TO:

DAYTONA BEACH.....	38 MI
ORLANDO	58 MI
GAINESVILLE	82 MI
JACKSONVILLE	97 MI
TAMPA	129 MI
MIAMI	287 MI

HIGH AERIAL

FAMILY DOLLAR

DAYTONA BEACH, FL MSA | 103 N. CENTER STREET, PIERSON, FL 32180



WASHINGTON AVENUE PARK

PIERSON MUNICIPAL AIRPORT

T-DEWITT TAYLOR MIDDLE-HIGH SCHOOL (1,124 STUDENTS)

E WASHINGTON AVE = 3,100 VPD

PIERSON DISCOUNT & GROCERIES

ALICIA MEXICAN FOOD & GROCERY

VOLUSIA COUNTY FIRE & RESCUE

DOLLAR GENERAL

SITE
FAMILY DOLLAR



TOWN HALL

JJ'S GROCERY STORE

SURETY BANK

HOTEL PIERSON

EBENEZER LUTHERAN CHURCH

N. CENTER ST = 7,900 VPD

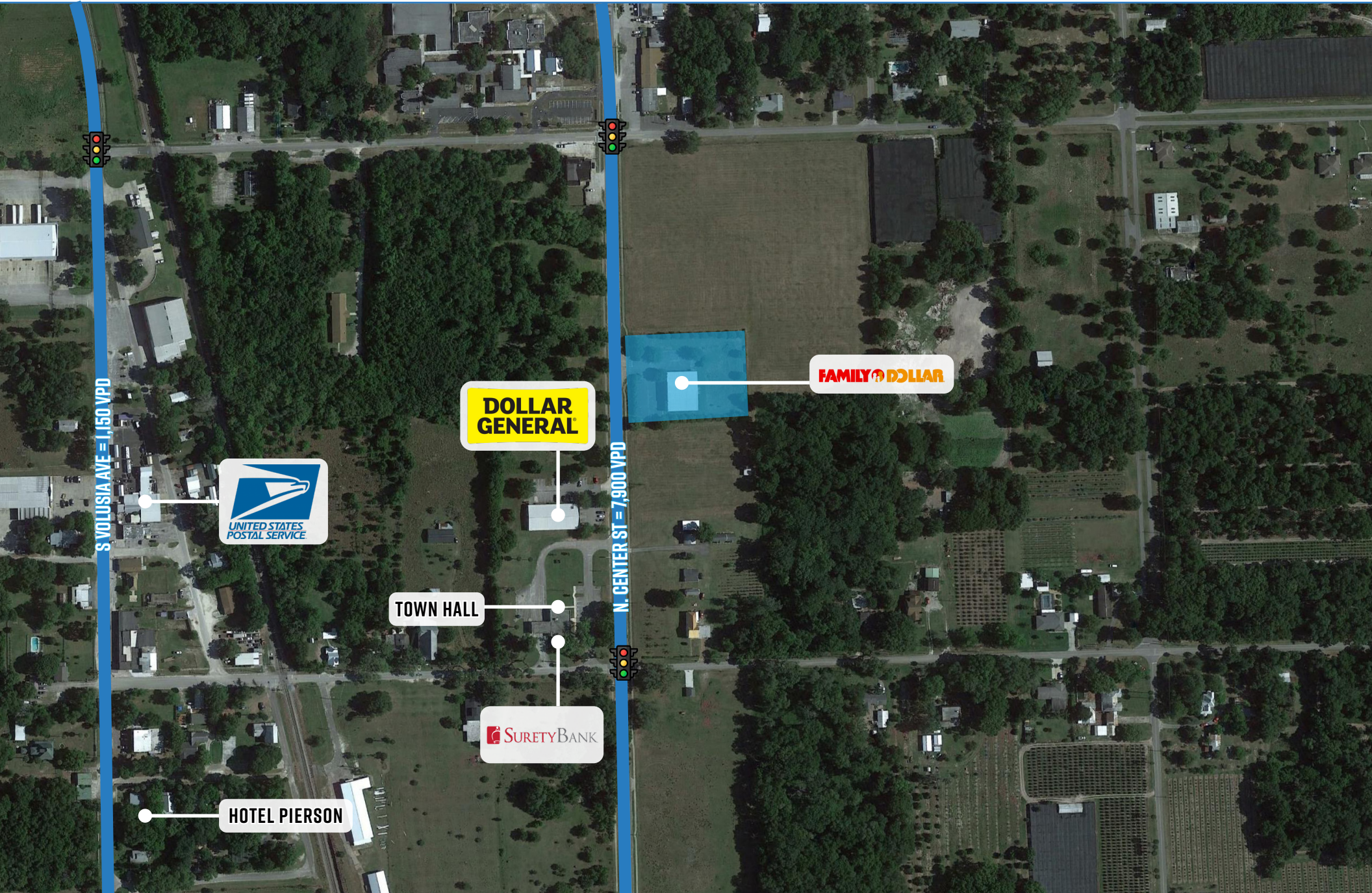
FIRST BAPTIST CHURCH

S VOLUSIA AVE = 1,150 VPD

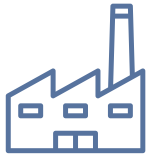
LOW AERIAL

FAMILY DOLLAR

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BUSINESS



FLORAL GREENS FARMERS OF FLORIDA

FLORIDA GROWN FARMING COOPERATIVE THAT STRIVES TO MEET THE HIGHEST QUALITY STANDARDS AND DESIGN TRENDS. OUR QUALITY IS UNMATCHED, AND OUR SERVICE ORIENTED MEMBERS GO THE EXTRA MILE FOR THEIR CUSTOMERS.

LIFESTYLE / INDUSTRIES



PARKS
WASHINGTON AVENUE PARK



MEDIAN HOUSEHOLD INCOME
\$59,035 ON A 10 MI RANGE



POPULATION
9,732 ON A 10 MI RANGE



AVERAGE HOUSEHOLD INCOME
\$84,018 ON A 10 MI RANGE



HIGHWAY
US - 17



PIERSON MUNICIPAL AIRPORT



DEMOGRAPHICS

FAMILY DOLLAR

DAYTONA BEACH, FL MSA | 103 N. CENTER STREET, PIERSON, FL 32180



AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

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

2023 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	2,488	3,900	9,732
HOUSEHOLDS	838	1,351	3,817
FAMILIES	613	975	2,637
AVERAGE HOUSEHOLD SIZE	2.97	2.89	2.55
OWNER OCCUPIED HOUSING UNITS	666	1,075	3,128
RENTER OCCUPIED HOUSING UNITS	172	276	689
MEDIAN AGE	40.2	40.5	46.1
MEDIAN HOUSEHOLD INCOME	\$59,959	\$60,185	\$59,035
AVERAGE HOUSEHOLD INCOME	\$85,533	\$84,012	\$84,018
2027 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	2,531	3,927	9,747
HOUSEHOLDS	863	1,377	3,864
FAMILIES	630	991	2,659
AVERAGE HOUSEHOLD SIZE	2.93	2.85	2.52
OWNER OCCUPIED HOUSING UNITS	695	1,108	3,195
RENTER OCCUPIED HOUSING UNITS	169	268	668
MEDIAN AGE	41.4	41.7	47.4
MEDIAN HOUSEHOLD INCOME	\$67,980	\$68,700	\$68,805
AVERAGE HOUSEHOLD INCOME	\$99,076	\$97,418	\$97,799



CITY OF PIERSON

THE TOWN OF PIERSON IS A SMALL RURAL COMMUNITY AND IS THE NORTHWESTERNMOST INCORPORATED TOWN IN VOLUSIA COUNTY, FLORIDA. KNOWN AS THE "FERN CAPITAL OF THE WORLD", PIERSON IS HEAVILY RELIANT ON AGRICULTURE, WHICH MAINLY CONSISTS OF FERN GROWING. IT IS LOCATED IN CLOSE PROXIMITY TO LAKE GEORGE (7 MILES) AND ALSO THE EAST COAST OF FLORIDA BEACH TOWNS OF ORMOND BEACH (29 MILES) AND DAYTONA BEACH (36 MILES).

FAMILY DOLLAR

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

DAYTONA BEACH, FL MSA | 103 N. CENTER STREET, PIERSON, FL 32180

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:	APRIL 2024
LEASE EXPIRATION:	APRIL 30, 2034
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS

EXTENSION OPTIONS: FIVE 5-YEAR OPTIONS WITH \$.50 PSF INCREASES EACH EXTENSION		
EXT. OPTION #1	YRS:11-15	\$143,535.00
EXT. OPTION #2	YRS:16-20	\$148,785.00
EXT. OPTION #3	YRS:21-25	\$154,035.00
EXT. OPTION #4	YRS:26-30	\$159,285.00
EXT. OPTION #5	YRS:31-35	\$164,535.00

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$138,285.00
MONTHLY	\$11,523.75
PER SF	\$13.17