OFFERING MEMORANDUM

FAMILY DOLLAR
SARATOGA, WYOMING

BANG REALTY

EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

LIST PRICE
$1,132,894

PROPERTY ADDRESS
**215 N. 1ST ST.
SARATOGA, WY 82331**

CAP RATE
8.50%

ANNUAL RENT
$96,296.04

BUILDING SIZE
8,000 SQ. FT.

LAND AREA
0.66 ACRES

OWNERSHIP
FEE SIMPLE

LEASE TYPE
NN+

LEASE TERM REMAINING
4.5 YEARS

LEASE EXPIRATION
01/31/2031

RENEWAL OPTIONS
3 - 5 YEAR

RENT INCREASES
10% AT OPTIONS

PARKING
24 SPACES

YEAR BUILT
2011

PARCEL NUMBER
17841144300300

TRAFFIC COUNTS
3,503 VPD

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE GUARANTEED LEASE:

- Approximately 4.5 Years Remaining in Existing Lease Term (Lease Exp: 01/31/2031)
- 2011 Construction - Build-to-Suit Family Dollar
- 8,000 SF Building | 0.66 Acre Parcel
- Three (3) – Five (5) Year Option Periods at 10% Increase In Rent

15+ YEAR OPERATING HISTORY:

- Family Dollar Has Operated at This Location Since 2011
- Tenant Has Exercised the First Two Option Periods as Per the Lease Agreement (10% Rent Increase) Requiring No Landlord Concessions

CORPORATE LEASE GUARANTY:

- Family Dollar Stores, Inc.

NN+ LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Structural Portions of the Building, Roof, Parking, Service & Access Areas
- Tenant Responsible for Maintenance and Repair/Replacement of HVAC Units
- Tenant Responsible for Maintaining the Existing Landscaping Including Mowing, Snow Plowing, Removing Trash & Debris, and Repairing Parking Area Lights
- Tenant Responsible for Restriping the Parking Lot
- Tenant Responsible for the First $1,500 of Asphalt/Concrete Repairs in Any Lease Year

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 1,397 Residents; $112,117 Average Household Income
- 3-Mile: 1,826 Residents; $115,998 Average Household Income
- 5-Mile: 1,926 Residents; $117,014 Average Household Income
- 7-Mile: 1,996 Residents; $115,980 Average Household Income

BRUSH CREEK RANCH:

- Located 17 Miles from the Subject Property
- All-Inclusive 5 Star Luxury Ranch Resort
- Accommodates Up to 155 Guests (72 Bedrooms)
- 30,000 Acre Property with a Private 600-Acre Ski Mountain
- In 2014, Brush Creek Ranch was Recognized as the No. 1 Resort in the U.S. and the No. 2 Top Hotel & Resort in the World (Conde Nast Traveler)

PROXIMITY FROM SARATOGA, WYOMING:

- Laramie, WY | 98 Miles
- Cheyenne, WY | 146 Miles
- Casper, WY | 152 Miles
- Fort Collins, CO | 162 Miles
- Denver, CO | 210 Miles
- Salt Lake City, UT | 331 Miles


DEER HAVEN
RV PARK
FAMILY DOLLAR
COPPERLINE
LODGE
BMO
SITE
ACE
NORTH PLATTE VALLEY
MEDICAL CENTER
PLATTE VALLEY
COMMUNITY CENTER
HOTEL WOLF
NAPA
CONOCO
CARBON COUNTY
SCHOOL DISTRICT #2
MAVERIK
OLD BALDY CLUB
SARATOGA
JET CENTER
IGA


FAMILY DOLLAR


FAMILY
DOLLAR

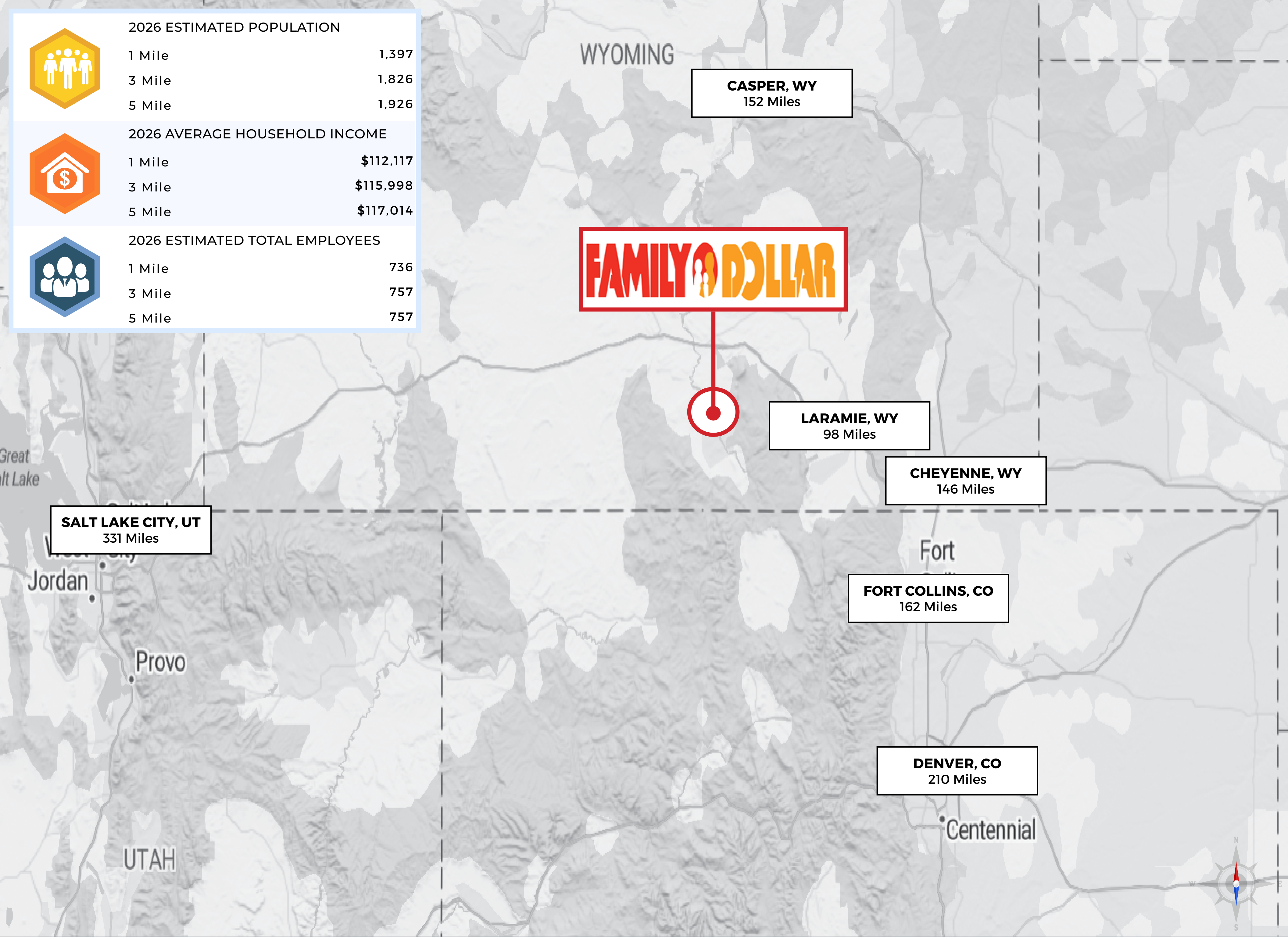

FAMILY
DOLLAR


FAMILY
DOLLAR

2026 ESTIMATED POPULATION	
1 Mile	1,397
3 Mile	1,826
5 Mile	1,926

2026 AVERAGE HOUSEHOLD INCOME	
1 Mile	$112,117
3 Mile	$115,998
5 Mile	$117,014

2026 ESTIMATED TOTAL EMPLOYEES	
1 Mile	736
3 Mile	757
5 Mile	757



AREA OVERVIEW

SARATOGA, WYOMING

Settled in the late 1800's, the Town of Saratoga has been a destination with a vibrant history of western culture inviting one and all who seek the beauty of the outdoors, the arts, and the small, hometown atmosphere.

The magnificent Snowy Range and Sierra Madre Mountains bring numerous outdoor enthusiasts who are drawn to the pristine lakes, abundant wildlife, and our North Platte River swimming with award-winning, blue ribbon fish. Winter offers a plethora of activities from snowmobiling, skiing, snowshoeing, and the world renowned Ice Fishing Derby at Saratoga Lake.

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2026 Estimated Population	1,397	1,826	1,926	1,996
2031 Projected Population	1,368	1,788	1,887	1,957
2020 Census Population	1,482	1,926	2,015	2,109

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2026 Estimated Households	683	888	935	970
2031 Projected Households	671	872	918	952
2020 Census Households	680	881	921	963
Average Household Size	2.03	2.04	2.04	2.04

INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2026 Average Household Income	$112,117	$115,998	$117,014	$115,980
2026 Median Household Income	$88,661	$90,687	$91,195	$90,404
2026 Per Capita Income	$54,920	$56,537	$56,953	$56,479

HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2026 Housing Units	683	888	935	970
2026 Owner-Occupied Units	502	647	680	706
2026 Renter Occupied Housing Units	181	241	256	264

PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2026 Businesses	75	77	77	77
2026 Employees	736	757	757	761

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