

# FAMILY DOLLAR PORTFOLIO OF 2

299 Old Fort Rd, Fort Deposit, AL 36032  
25332 Straughn School Rd, Andalusia, AL 36421

PORTFOLIO PRICE: **\$3,111,818** | CAP RATE: **8.25%**

**FORT DEPOSIT, AL**  
PRICE: **\$1,585,545**  
CAP RATE: **8.25%**



**ANDALUSIA, AL** PRICE:  
**\$1,527,273**  
CAP RATE: **8.25%**



Northmarq is pleased to present the exclusive listing of a two-property Family Dollar portfolio located in Fort Deposit and Andalusia, Alabama. Both properties are **2024 new construction assets**, each featuring 10,500 SF of retail space encumbered with **10-year double-net (NN) leases** with minimal landlord responsibilities limited to roof and structure. Both leases are **double guaranteed** by Family Dollar Stores of AL along with the **corporate guaranty by Dollar Tree Stores, Inc.**, a Fortune 500 company carrying an **investment-grade "BBB" credit rating** from Standard & Poor's and operating over 9,000 retail stores nationwide. Both locations carry an **additional guaranty from Family Dollar Stores, Inc.** The portfolio is offered by a single owner, providing a streamlined acquisition process with uniform lease structure, credit, and asset profile across both locations.

The portfolio generates a **combined \$256,725 in annual NOI** — \$130,725 from Fort Deposit and \$126,000 from Andalusia — with each property featuring three 5-year renewal options and a \$0.50/SF rent increase at each option period, providing contractually embedded rent growth throughout the hold.

## INVESTMENT HIGHLIGHTS

- Fortune 500 Guarantor | Investment-Grade Credit
- Two-Property Portfolio | Single Owner | May be Purchased Individually
- Combined NOI of \$256,725 | Diversified Cash Flow
- NN Leases | Excellent 1031 Opportunities
- New Construction | 2024 Delivery
- Built-In Rent Growth | \$0.50/SF Increases
- Essential Retailer | Recession-Resistant Demand

VIEW OFFERING MEMORANDUM 

**Jim Gibson**  
Senior Vice President  
jwgibson@northmarq.com  
713.972.4645

**Brian Corriston**  
Vice President  
bcorriston@northmarq.com  
832.485.7307

In Association With  
**Brian Lane**  
AL Lic # 000079670-0

**Northmarq**  
One Riverway Dr. | Suite 1600  
Houston, Texas 77056