

SINGLE TENANT INVESTMENT

2904 GUESS ROAD
DURHAM, NORTH CAROLINA 27705



\$1,649,712

8% CAP RATE



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

OFFERING MEMORANDUM

Offering Information:

Lee & Associates Raleigh-Durham is pleased to offer for sale to qualified investors, the opportunity to purchase the Family Dollar property located at 2904 Guess Road, Durham, NC 27705 (the "Property").

The Property totals 8,019 SF on 0.94 acres. There are approximately 3.8 years remaining on the initial 10-year lease term. There are 5 (Five-year) options with 10% increases at the beginning of each option.

The lease is NN+ with Landlord only being responsible for expenses related to the structure and parking lot.

PURCHASE PRICE: \$1,649,712

CAP RATE: 8.00%



FAMILY DOLLAR - 2904 GUESS ROAD | DURHAM, NC

PROPERTY SUMMARY

Address	2904 Guess Road, Durham, NC 27705
County	Durham
Parcel Number	0823-17-10-1559
Building Size	8,019 Square Feet
Construction	Brick & block
Year Built	2013
Occupancy	100%
Parcel Size	0.94 Acre
Zoning	CN (Commercial Neighborhood)
Parking	33 Paved parking spaces

INVESTMENT HIGHLIGHTS

- ▶ **Corporate Guaranteed Lease.**
- ▶ **New Build-to-Suit for Family Dollar - 2013 Construction**
- ▶ **Corner Lot with Excellent Visibility**
- ▶ **Urban Location with a Resurgence of Growth**

Tenant Overview:

Founded in 1959, Family Dollar Stores, Inc. operates a chain of general merchandise retail discount stores primarily for low and middle income consumers in the United States. With over 8,000 locations in 46 states the US, it's the second largest retailer of its type.

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.

The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

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.

<https://www.familydollar.com/>



LEASE ABSTRACT

Tenant / Guarantor	Family Dollar
Property Type / Building Use	Retail
Building Size	8,019 SF
Acreage	0.94
Year Constructed	2013
Base Lease Term	10 Years
Remaining Lease Term	3 Years, 10 Months
Lease Expiration	06/30/2023
Current Annual Rent	\$131,977
Base Rent PSF	\$16.46
Rent Increases	10% at each option
Renewal Options	Five (5), five (5) year Options
Landlord Responsibilities	NN, Structure & parking



AREA AMENITIES



bp
Waffle House
 Mobil
 Domino's Pizza
 McDonald's
 Wendy's
 Bojangles'
 CVS pharmacy
 COOK-OUT
 Starbucks
 Quality Inn
 Rocker Barrel Old Country Store
 Zaxby's
 Hilton Hotels & Resorts
 Taco Bell

Arby's
 Days Inn BY WYNDHAM
 First Citizens Bank
 Walgreens
 SHEETZ
 AutoZone
 Advance Auto Parts
 Motel 6
 Dunkin' Donuts
 Chick-fil-A

DukeHealth
 BB&T
 bleu alive
 The UPS Store
 Walgreens

COURTYARD
 BY MADISON

POPEYES
 LOUISIANA KITCHEN
 Bojangles'

Comfort

Super 8 BY WYNDHAM
 Holiday Inn Express
 National Pawn
 TRI-CITY AUTO CARE
 HOG HEAVEN BAR-B-Q

FAMILY DOLLAR

THE HOME DEPOT
 EXXON
 bp
 PET SMART
 TEXAS CRUIZERS
 McDonald's
 IHOP
 Jimmy's Famous Hot Dogs
 Red Roof
 GameStop
 Harris Teeter
 Neighborhood Food & Pharmacy

COSTCO WHOLESALE

MATTRESS FIRM
 SHOE CARNIVAL
 Ross
 rue21
 Bed Bath & Beyond
 Dollar Tree

DukeHealth
 DMV
 AVIS
 Stadium 10 at Northgate
 planet fitness
 Burger King
 Foot Locker
 Häagen-Dazs
 KAY JEWELERS
 SUBWAY
 GameStop
 GNC
 PLATO'S CLOSET
 BANK OF AMERICA
 AÉROPOSTALE
 Planet Smoothie
 Hampton Inn & Suites BY HILTON
 SUNTRUST
 WELLS FARGO
 Ruby Tuesday

Site Plan



Raleigh-Durham Area Information:



During the last 30 years, growth in Raleigh, Durham and the surrounding Research Triangle Region, has consistently and significantly outpaced the nation. Fueled by an impressive mix of education, ingenuity and collaboration, the region has become an internationally recognized leader in life science and technology innovation.

The Raleigh-Durham region has seen impressive growth over the past three decades. The population one of the most well-educated in the world—almost half the people older than 25 have at least a four year degree.

Raleigh-Durham, North Carolina is centrally located on the eastern seaboard approximately midway between Maine and Miami, Florida. This location puts businesses within a two-day truck drive of more than 200 million U.S. and Canadian con-

sumers. Within the Mid-Atlantic and southeastern U.S., the area is just four hours from Washington, D.C. or Charleston, S.C. Within the State of North Carolina, it's just a two hour drive to the Atlantic Ocean and a three hour drive to the Blue Ridge Mountains.

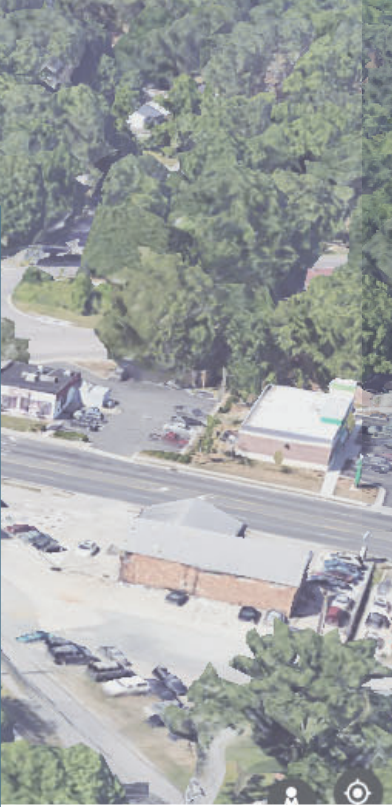
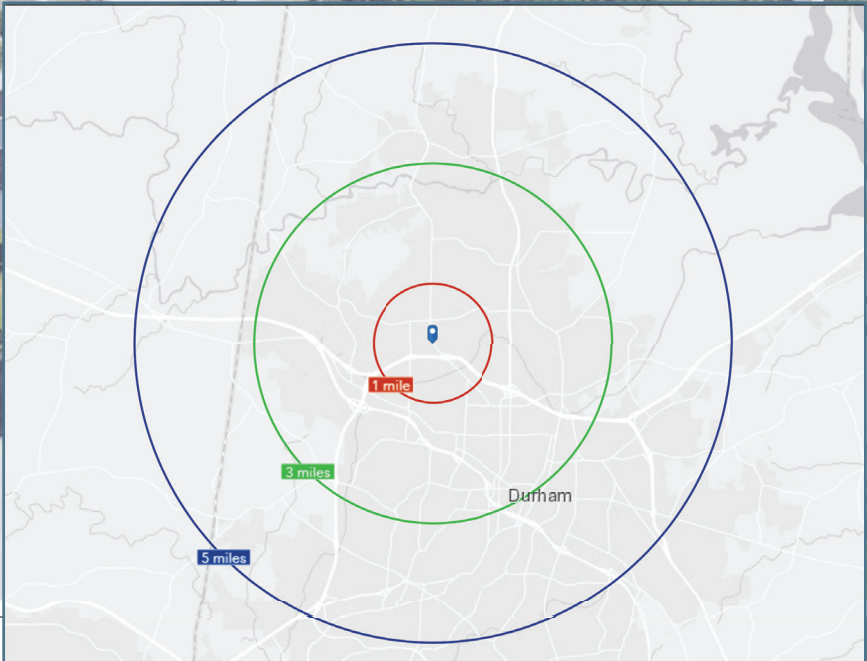
Access to high quality health care ranks with education and safety as major contributors to an overall good quality of life. Residents have some world-class options including WakeMed Health & Hospitals, Rex Healthcare and Duke Raleigh Hospital.

Sources: Wake County & Durham County

#4
MOST EDUCATED
CITIES IN AMERICA
WalletHub | 2018

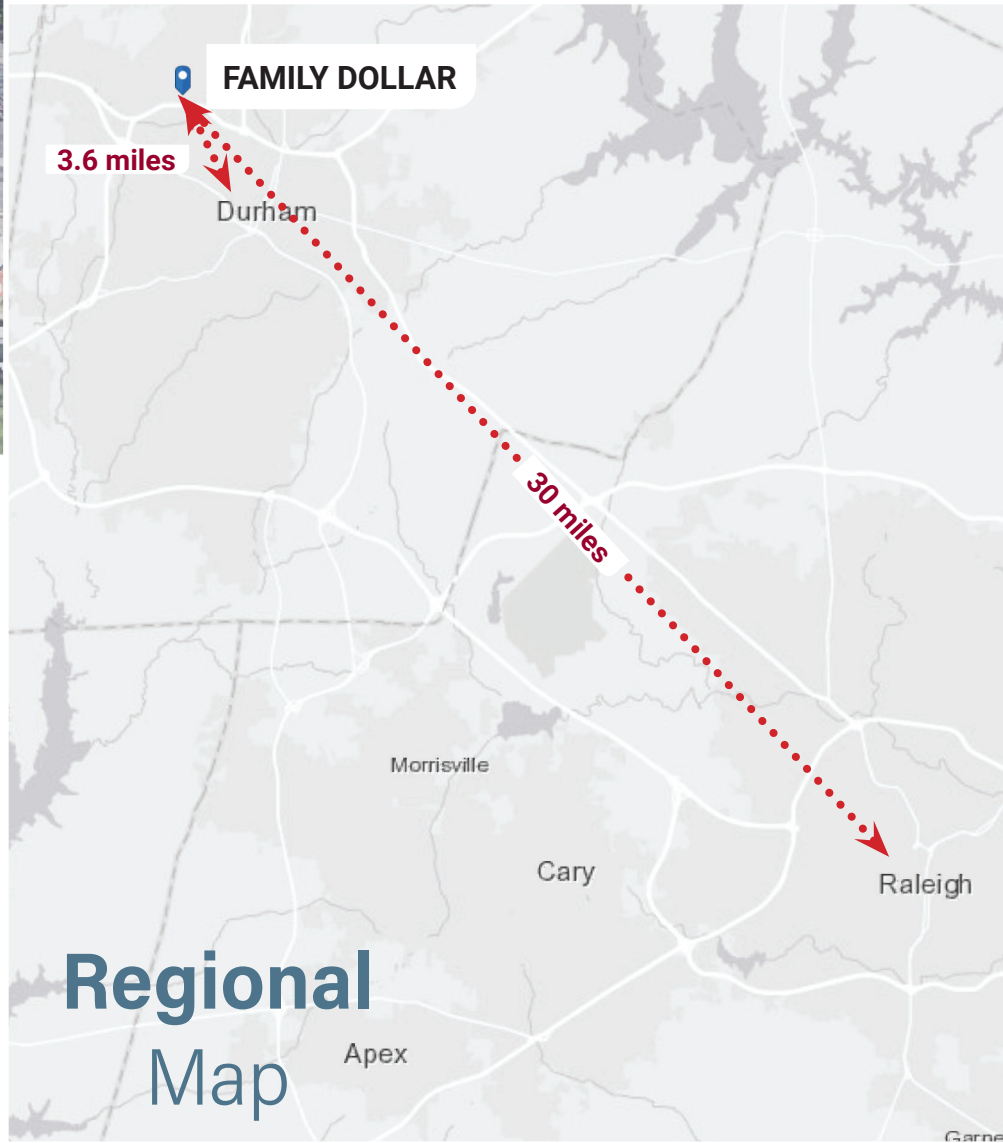
TOP 10
PLACES TO
LIVE IN THE US
US News &
World Report
2019

#5
LEADING LIFE
SCIENCES MARKET
CBRE | 2019



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population (2019)	6,639	81,317	156,252
Annual Rate % (2019-2024)	1.45	1.75	1.65
Median Age	42.8	32.2	34.0
Total Businesses	450	3,810	6,170
Total Employees	3,876	64,111	90,206
Total Households	2,967	33,673	62,016
Median Household Income	\$67,151	\$45,434	\$48,001
Average HH Income	\$98,689	\$71,211	\$74,334
Per Capita Income	\$45,311	\$29,526	\$29,565



Confidentiality Agreement:

This Offering Memorandum ("OM") contains information pertaining to the property located at **2904 Guess Road, Durham, NC** (the "Property"). All materials and information received or derived from Lee & Associates Commercial Real Estate, SLO/SB Inc., its directors, officers, agents, advisors, affiliates ("Lee") and/or any third party sources for the Property are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Lee does not make any representation or warranty, express or implied, as to accuracy or completeness of the any materials relating to the Property or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Lee will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

Any party contemplating a transaction for the Property is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent

professionals. Lee makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions.

The information contained in this OM is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Lee.

By acknowledging your receipt of this OM you agree 1) that the OM and its contents are confidential, b) you will hold it and treat it in the strictest of confidence, and c) you will not directly or indirectly disclose or permit anyone else to disclose this OM or its contents in a manner detrimental to the interest of the seller of the Property.

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Google



The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

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