



FAMILY DOLLAR

1139 W. MARKET STREET., WARREN, OH

PROPERTY HIGHLIGHTS

- Family Dollar's rent will increase by 10% increase at the start of each option period.
- Minimal Landlord responsibilities: Landlord is responsible for roof and structure – roof has approximately 15 years remaining on transferrable materials warranty.
- Long term operating histories showing Tenants' commitment to the site.



NOI

\$111,925



PURCHASE PRICE

\$1,650,000



CAP RATE

6.78%



OCCUPANCY

100%



YEAR BUILT

2012



BUILDING SIZE

±8,320 SF



LAND SIZE

±0.69 AC



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