



Family Dollar # 11567, 1801 Kissingbower RD, Augusta, GA 30904

This BTS Family Dollar has 8.6 years remaining on its corp. guaranteed 15 yr. Abs. NNN lease

A rare 10 % rental increase beginning in year 11 (2026) to \$ 126,860.80 / yr.

A 6.75 Cap Rate for years 11 - 15

Dollar Tree, Inc. (NASDAQ: DLTR, S&P BBB- & Fortune # 137) boasts a market cap of \$ 32.4B

Location passes over 6700 VPD and serves as a feeder to downtown Augusta

An E-commerce, economic recession, market crash, credit crisis and COVID proof investment most capable of multi-generational income

67 % of the households within 3 Miles earn < \$ 50,000 / yr making this asset type an ideal income demographic match (CREXi)

This corp guaranteed 15 Yr. Abs. NNN lease has (6) Five year extension periods with 10 % rental increases capping at \$ 224,742 / yr.

Nearly 61,000 people live within 3 miles and the area has a HH income growth of 4 % (CREXi)

Foot traffic for zip code 30904 has increased by 12 % (CREXi)

Excellent for a 1031 tax deferred exchange replacement property or for a self-funded acquisition preserving a long-term stable income

Dollar Tree, Inc. acquired Family Dollar in 2015 and now operates more than ± 16,000 stores across 48 states and five Canadian Provinces

DT is North America's largest operator of discount stores

Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar

NOI: \$ 115,328; Cap Rate: 6.15; Parcel: 1.63 AC; Asking: \$ 1,875,000

Edward Wingate – Founding Fiduciary & Managing Broker

Essential Business Assets || Passive Income Investing || Tax Deferred Exchanges

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