

EXCELL FUND BROKERAGE, L.L.C.

a full service commercial real estate company



NET INVESTMENT
3.5 YEARS
NEWLY REMODELED STORE

140 WEST STREET
NEW VIENNA, OH 45159

9% CAP RATE

FAMILY DOLLAR



Picture for display purposes only-not actual site

FAMILY DOLLAR
my family, my family dollar.

\$916,000

SUMMARY

Cross Streets: West St and South Street
Market: Ohio
County: Clinton
List Price: \$942,857
Rent: \$82,500/Year
CAP Rate: 9.0%

Building SF: 8,000 SF
Land SF: 21,780 SF
Occupied: 100%
Year Built: 2007
Zoning: Commercial

NATIONAL CREDIT

Family Dollar
8,000 SF
Primary Lease Term Expires June 30, 2022
4 - 5 Year Options
10% Increase every 5 years during option periods
Current Rent: \$82,500
4.5 Years on Lease Term

Family Dollar Credit Ratings

S&P Credit Rating: BBB-
S&P Quality Rating: A+

CONTACT ME:
VIRGIL SHOUSE
PH: 303.321.5372 | FX: 303.377.6167
virgil@excellfund.com

www.excellfund.com | 1490 Lafayette Street | Suite 206 | Denver, CO 80218

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