



# NET LEASED FAMILY DOLLAR | FOR SALE



THE  
**MCENERY**  
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112  
504-274-2701 | MCENERYCO.COM



## OFFERING OVERVIEW

# LIST PRICE: \$1,690,000

**Location Overview:** 1.05 Acre Corner Lot with 161 feet fronting Westbank Expressway and 294 feet fronting Louisiana Street in Westwego, LA. The area is densely populated with approximately 260,000 people within a 5 mile radius and a car count on Westbank Expressway of +/- 35,000 cars a day.

**Building Information:** 11,630 sf free standing retail building constructed in 2012 and anchored by Family Dollar. The building sits on the corner of Westbank Expressway and Louisiana Street, which is a lit intersection. Property is highly visible from Westbank Expressway and has over 60 parking spaces. Family Dollar occupies 9,180 sf of the building and there is a 2,625 sf vacancy next to Family Dollar that has not been marketed for lease.

**Lease Information:** Family Dollar recently signed a five year renewal to their primary lease term, which extends the current term to June 30th, 2026. There are six (6), five (5) year renewal options with a rent increase of 10% at each renewal. Sales reports show strong and consistent revenue and are available upon request.

**Cap Rate: 7.6% Current and 8.96% Projected\***



GORDON MCLEOD  
D: 504.274.2711  
C: 504.717.3648  
EMAIL: GORDON@MCENERYCO.COM



CAMERON B. GRIFFIN  
D: 504.535.5680  
C: 504.582.9250  
EMAIL: CAMERON@MCENERYCO.COM



## TENANT TYPICAL BACKGROUND

Dollar Tree recently acquired Family Dollar, Inc. in July 2015. Together they are considered the nation's largest small-box discount retailer, operating over 14,000 stores nationwide. Family Dollar operates under a landlord friendly net lease structure. As a result, Family Dollar retail stores provide an attractive combination of a long-term lease and a growing market concept that continues to capture value conscious shoppers, which boosts store productivity.

The typical Family Dollar net lease is 15 years with successive option periods of five (5) years each. The lease also includes rent increases of 10% every five (5) years and during the options. The Family Dollar net lease typically requires minimal responsibilities from the landlord, limited only to roof & structural maintenance while the tenant is responsible for insurance, taxes and all other maintenance and repairs.

### Average Family Dollar Properties & Lease Stats

Average Sale Price	\$1,804,236
Avg. NOI for FD	\$115,471
\$/Square Foot	\$200-\$230
Building SF	6,000 - 8,000
Lot Size	0.5 - 1.5 Acres
Lease Term	15 Years
Escalations	10% Every 5 Years
Stock Symbol	DLTR





# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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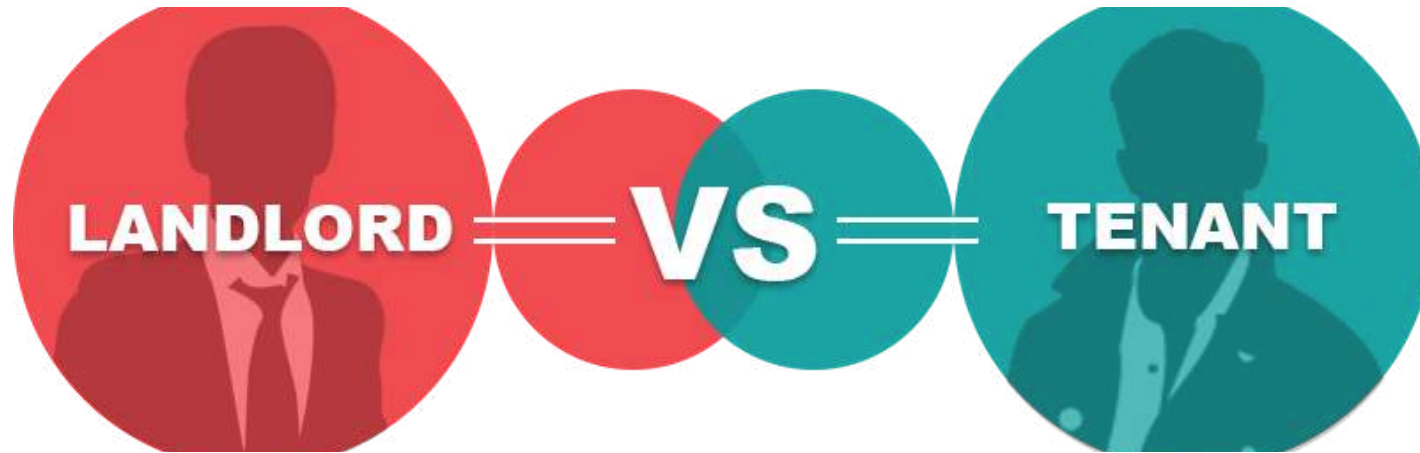


# PROPERTY SURVEY





# PROPERTY RESPONSIBILITIES



- Property Taxes\*
- Common Area\*
- Insurance\*
- Exterior Repairs

- Utilities for their space
- Interior Repairs of their space

(\* ) means Tenant reimburses Landlord for the expenses





## POINTS OF INTEREST MAP



- |                        |                 |                  |                             |                              |
|------------------------|-----------------|------------------|-----------------------------|------------------------------|
| 1 WAFFLE HOUSE         | 4 MCDONALDS     | 7 WEGEAUX CAFE   | 10 WESTWOOD SHOPPING CENTER | 13 CVS                       |
| 2 EXPRESS INN & SUITES | 5 SMOOTHIE KING | 8 WESTBANK GRILL | 11 PIGGLY WIGGLY            | 14 WADE'S SEAFOOD SHACK      |
| 3 WEGO SMOKIN BBQ      | 6 BURGER KING   | 9 WALGREENS      | 12 KFC                      | 15 BAYOU SEGNETTE STATE PARK |

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