

Triple net investments For Sale | Triple Net / Sale | Retail

30408 Mount Vernon Road 1, West Princess Anne . Princess Anne , MD 21853

For sale Exclusive Investment Offering for a single tenant convenience store building leased to Family Dollar. For more information contact the listing agent. Joshua Berger joshua.berger@e.kidder.com (310) 300-8319

Listing Info

Listing ID: 2625
Sold

For Sale

\$2,000,000

Posted: 02/24/2021 3:50 pm | On HOMEiZ: 1150 days | Updated: 3 years ago | Views: 1485

Listing Presented by

Location Map

Property Type

Property status	Sold
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Property Price

Asking Price	\$2000000
Last Sold Price	\$2000000
Last Sold Date	02/24/2021

Property Location & Description

Listing Headline	For sale Exclusive Investment Offering for a single tenant convenience store building leased to Family Dollar. For more information contact the listing agent. Joshua Berger joshua.berger@e.kidder.com (310) 300-8319
Property Description	This opportunity consists of a freestanding building leased to Family Dollar and is located adjacent to other national tenants along a major thoroughfare. 30408 Mt Vernon Rd will provide an investor the opportunity to acquire a 8,400 SF building on 35,308 SF of land.

Tenant Information

Tenant Overview	National Tenants (Public company)
No. of Locations	8000
Credit Rating	Baa2
Total Revenue	23.83 billion
Net Worth	1.5 billion
Headquarters	10401 Monroe Road, P.O. Box 1017, Charlotte, NC 28201

Tenancy Type

Tenancy	Single
Tenant is a Franchise	No
Number of Tenants	1

Corporate Overview

Stock Symbol	FDO
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Property Overview

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Year built	2016
Overall Property Condition	Very good
Construction Status	Exist
Total Building Sq. Ft.	8400
Total Lot Size	35308 Sq. Ft.
Net Leasable Area	8400 Sq. Ft.
Parking Type	Off-street Assigned Parking
Distressed	No
Number of Floors	1

Income

Commission split %	Contact listing agent%
Price per Sq. Ft.	\$238
Cap Rate	6.35%
NOI	\$127000
Rent to sales ratio	No Data%
Annual Property Tax Rate for this property	0.77%
Responsibility for Property Tax increase	Tenant

Lease overview

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Lease Remaining Years	years: 10
Renewal Options	No Data
Annual Rent Increase %	No Data%
Sales Report Available	Do not know
Roof & Structure Responsibility	Tenant
Options to Purchase	NO

Lease Guarantor

Guarantee Type	Cooperate
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Lease Structure

Lease Type	100% Absolute Triple Net Lease (NNN Lease)
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Sewer

Type of Sewer	Sewer System (Public)
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Investment Overview

Type of use	Investor
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Ownership Overview

Ownership Type	Fee simple absolute
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Property Highlights

Highlights	Corporate signed lease guaranteed by Family Dollar
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Absolute net lease with zero landlord responsibilities

More information

MLS URL of this
listing to link to
your own site or
brokerage site

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