

# FAMILY DOLLAR

3909 Jefferson Ave, Texarkana, AR 71854



## PROPERTY DESCRIPTION

Discover an outstanding investment at 3909 Jefferson Ave, Texarkana, Texas. Hosting Family Dollar since 1999, this property boasts tenant stability with two years left on the current lease and options for further extensions. Located on a high-traffic corner lot, with approximately 12,000 daily vehicles, it promises excellent visibility. The area, buzzing with active businesses and new construction, indicates a thriving community. A rare opportunity for secure investment with growth potential in a bustling commercial zone.

## PROPERTY HIGHLIGHTS

- **Tenant Stability:** Family Dollar, a reliable and long-term tenant since 1999.
- **Lease Terms:** Currently in a 5-year lease extension with 2 more years remaining, plus options for two additional 5-year extensions.
- **Strategic Positioning:** Prominently located on a corner lot, maximizing exposure and accessibility.
- **Vibrant Commercial Area:** Surrounded by active businesses.

## OFFERING SUMMARY

Sale Price:	\$799,000
Number of Units:	1
Lot Size:	40,438 SF
Building Size:	7,360 SF
NOI:	\$49,340.00
Cap Rate:	6.18%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,374	9,902	16,399
Total Population	7,207	22,177	36,679
Average HH Income	\$48,457	\$54,402	\$51,321

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**RETAIL FOR SALE**

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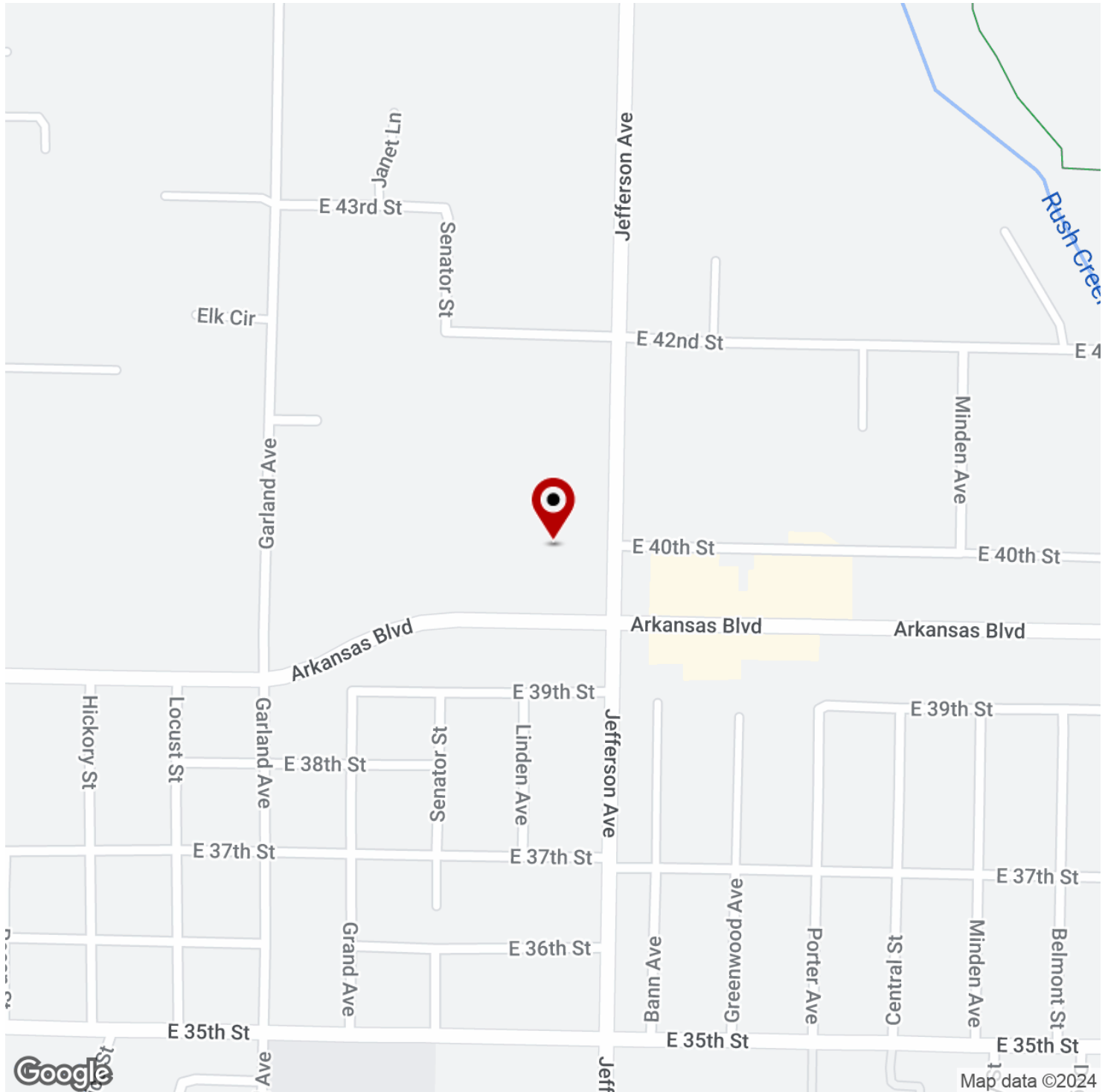
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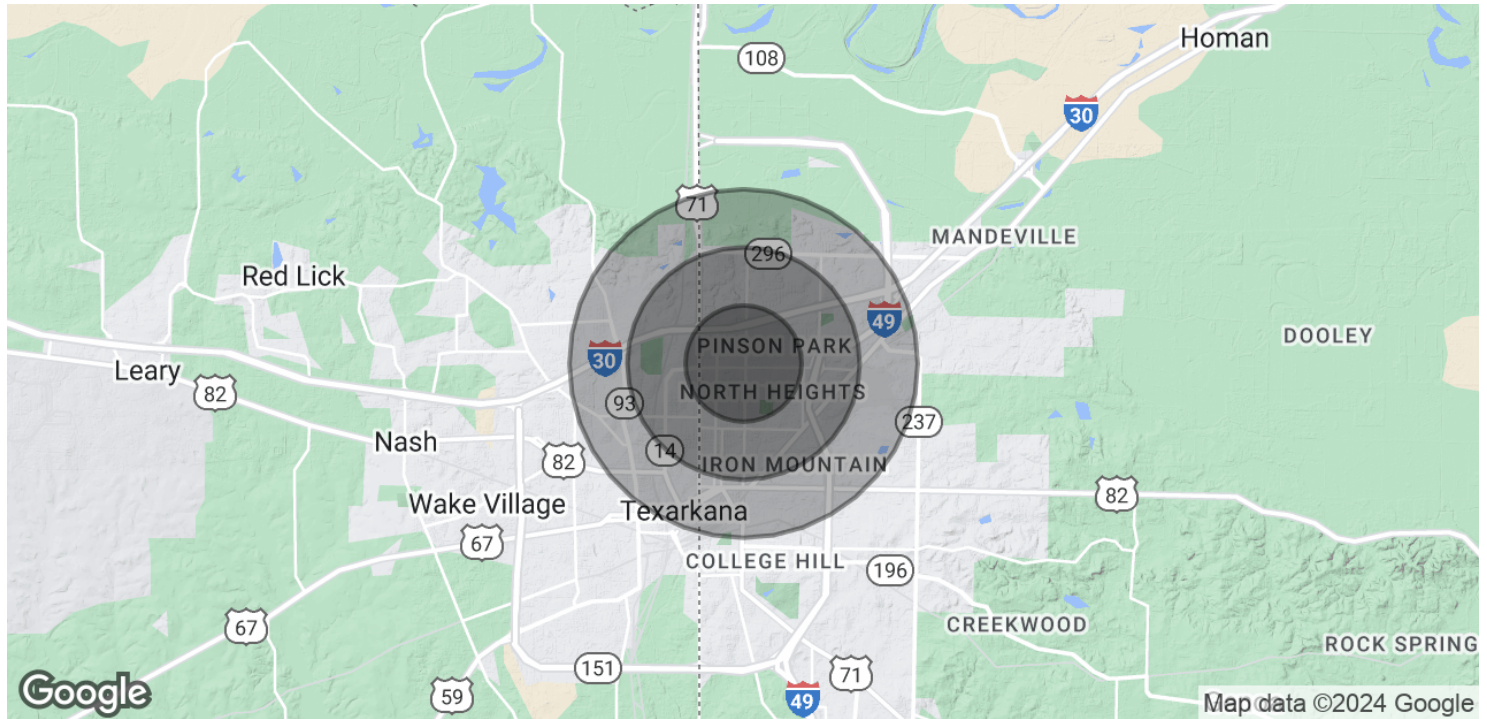
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,207	22,177	36,679
Average Age	38.8	38.1	37.3
Average Age (Male)	34.1	33.8	32.9
Average Age (Female)	42.9	41.6	40.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,374	9,902	16,399
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$48,457	\$54,402	\$51,321
Average House Value	\$114,473	\$122,774	\$113,804

*\* Demographic data derived from 2020 ACS - US Census*

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