

FAMILY DOLLAR STRIP SHOPPING CENTER

FOR SALE



323 MARLTON PIKE
CAMDEN, NJ

EXCLUSIVE LISTING



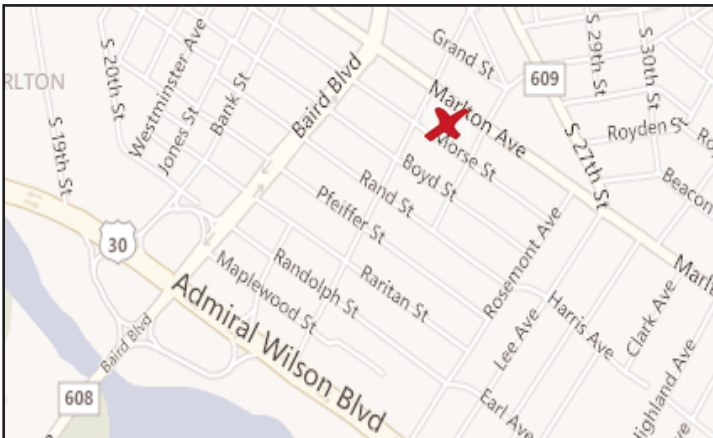
Property Description: 11,600 +/- SF Center Constructed in November 2010.

Store Sizes: 8,000 +/- SF Family Dollar
1,200 +/- SF Liquor Store
1,800 +/- SF Vacant

Taxes: \$18,912 (2012)

Comments:

- Publicly Traded on New York Stock Exchange
- Operates More Than 7,000 Stores in 45 States
- Strong Visibility and Location
- Constructed in November 2010
- New Rubberized Flat Roof With 25 Year Warranty
- Two (2) 10 Ton HVAC Units
- One (1) 3 Ton HVAC Unit With A 10 Year Warranty
- New Sidewalk and Paving



Family Dollar:

- 8 1/2 Years Remaining
- Years 1-5 \$88,292 NN
- Years 6-10 \$122,400
- Renewal Options
- 3-5 Year Options with 10% Increase

Liquor Store:

- Effective April 1, 2011
- Years 1-2 \$16,800 NNN
- Years 3-10 3% Annual Increase NNN



For Further Information, Please Contact:

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