



OFFERING MEMORANDUM



FAMILY DOLLAR
SARATOGA, WYOMING

BANG
REALTY



EXCLUSIVELY LISTED BY:

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WY License #: RE-15604



INVESTMENT SUMMARY



LIST PRICE
\$1,203,700



CAP RATE
8.00%



BUILDING SIZE
8,000 SQ. FT.



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING
9.25 YEARS



RENEWAL OPTIONS
3 - 5 YEAR



PARKING
24 SPACES



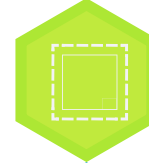
PARCEL NUMBER
17841144300300



PROPERTY ADDRESS
**215 N. 1ST ST.
SARATOGA, WY 82331**



ANNUAL RENT
\$96,296.04



LAND AREA
0.66 ACRES



LEASE TYPE
NN+



LEASE EXPIRATION
01/31/2036



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2011



TRAFFIC COUNTS
3,503 VPD

RENT SCHEDULE

	MONTHLY RENT	ANNUAL RENT	RENT PSF	INCREASE	CAP RATE
Current - 01/31/2036	\$8,024.67	\$96,296.04	\$12.04	-	8.00%
Option 1 - 01/31/2041	\$8,827.17	\$105,926.04	\$13.24	10.00%	8.80%
Option 2 - 01/31/2046	\$9,709.84	\$116,518.08	\$14.56	10.00%	9.68%
Option 3 - 01/31/2051	\$10,680.84	\$128,170.08	\$16.02	10.00%	10.65%

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE GUARANTEED LEASE:

- ➊ Approximately 9.25 Years Remaining in Existing Lease Term (Lease Exp: 01/31/2036)
- ➋ 2011 Construction - Build-to-Suit Family Dollar
- ➌ 8,000 SF Building | 0.66 Acre Parcel
- ➍ Three (3) – Five (5) Year Option Periods at 10% Increase In Rent

15+ YEAR OPERATING HISTORY:

- ➊ Family Dollar Has Successfully Operated at This Location Since 2011

RECENT LEASE EXTENSION (AUGUST 2026):

- ➊ Family Dollar Just Extended the Lease for an Additional 5 Years Through January 31, 2031 - Further Signifying Their Long-Term Commitment to this Location

CORPORATE LEASE GUARANTY:

- ➊ Family Dollar Stores, Inc.

NN+ LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- ➊ Landlord Responsibilities Limited to Structural Portions of the Building, Roof, Parking, Service & Access Areas
- ➋ Tenant Responsible for Maintenance and Repair/Replacement of HVAC Units
- ➌ Tenant Responsible for Maintaining the Existing Landscaping Including Mowing, Snow Plowing, Removing Trash & Debris, and Repairing Parking Area Lights
- ➍ Tenant Responsible for Restriping the Parking Lot
- ➎ Tenant Responsible for the First \$1,500 of Asphalt/Concrete Repairs in Any Lease Year

TRADE AREA DEMOGRAPHICS:

- ➊ 1-Mile: 1,397 Residents; \$112,117 Average Household Income
- ➋ 3-Mile: 1,826 Residents; \$115,998 Average Household Income
- ➌ 5-Mile: 1,926 Residents; \$117,014 Average Household Income
- ➍ 7-Mile: 1,996 Residents; \$115,980 Average Household Income

BRUSH CREEK RANCH:

- ➊ Located 17 Miles from the Subject Property
- ➋ All-Inclusive 5 Star Luxury Ranch Resort
- ➌ Accommodates Up to 155 Guests (72 Bedrooms)
- ➍ 30,000 Acre Property with a Private 600-Acre Ski Mountain
- ➎ In 2014, Brush Creek Ranch was Recognized as the No. 1 Resort in the U.S. and the No. 2 Top Hotel & Resort in the World (Conde Nast Traveler)

PROXIMITY FROM SARATOGA, WYOMING:

- ➊ Laramie, WY | 98 Miles
- ➋ Cheyenne, WY | 146 Miles
- ➌ Casper, WY | 152 Miles
- ➍ Fort Collins, CO | 162 Miles
- ➎ Denver, CO | 210 Miles
- ➏ Salt Lake City, UT | 331 Miles



Map data ©2026 G











2026 ESTIMATED POPULATION

1 Mile	1,397
3 Mile	1,826
5 Mile	1,926



2026 AVERAGE HOUSEHOLD INCOME

1 Mile	\$112,117
3 Mile	\$115,998
5 Mile	\$117,014



2026 ESTIMATED TOTAL EMPLOYEES

1 Mile	736
3 Mile	757
5 Mile	757

WYOMING

CASPER, WY
152 Miles



LARAMIE, WY
98 Miles

CHEYENNE, WY
146 Miles

SALT LAKE CITY, UT
331 Miles

FORT COLLINS, CO
162 Miles

DENVER, CO
210 Miles



AREA OVERVIEW



SARATOGA, WYOMING

Settled in the late 1800's, the Town of Saratoga has been a destination with a vibrant history of western culture inviting one and all who seek the beauty of the outdoors, the arts, and the small, hometown atmosphere. The magnificent Snowy Range and Sierra Madre Mountains bring numerous outdoor enthusiasts who are drawn to the pristine lakes, abundant wildlife, and our North Platte River swimming with award-winning, blue ribbon fish. Winter offers a plethora of activities from snowmobiling, skiing, snowshoeing, and the world renowned Ice Fishing Derby at Saratoga Lake.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2026 Estimated Population	1,397	1,826	1,926	1,996
2031 Projected Population	1,368	1,788	1,887	1,957
2020 Census Population	1,482	1,926	2,015	2,109



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2026 Estimated Households	683	888	935	970
2031 Projected Households	671	872	918	952
2020 Census Households	680	881	921	963
Average Household Size	2.03	2.04	2.04	2.04



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2026 Average Household Income	\$112,117	\$115,998	\$117,014	\$115,980
2026 Median Household Income	\$88,661	\$90,687	\$91,195	\$90,404
2026 Per Capita Income	\$54,920	\$56,537	\$56,953	\$56,479



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2026 Housing Units	683	888	935	970
2026 Owner-Occupied Units	502	647	680	706
2026 Renter Occupied Housing Units	181	241	256	264



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2026 Businesses	75	77	77	77
2026 Employees	736	757	757	761

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