



# FAMILY DOLLAR TREE

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## CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of Tri-Oak Consulting Group & RDO Investments (“the Owner”) or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Tri-Oak Consulting Group & RDO Investments. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Tri-Oak Consulting Group & RDO Investments, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived. By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Tri-Oak Consulting Group & RDO Investments. Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Tri-Oak Consulting Group & RDO Investments. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR TRI-OAK CONSULTING GROUP & RDO INVESTMENTS AGENT OR FOR MORE DETAILS. ALL NEGOTIATIONS IN THIS STATE OR WITH PEOPLE WHO OWN PROPERTY IN THIS STATE ARE CONDUCTED THROUGH THE AZ BROKER.**

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group & RDO Investments has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.





## 4 | INVESTMENT HIGHLIGHTS

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- **2023 Construction** - Newer construction with a 10 year initial lease term.
- **Over 7 Years Remaining** - On the primary term including four, 5-year options with increases in each.
- **Excellent Visibility Along Ashley Street.**
- **Largest City in the County** - Rochelle, Georgia holds the distinction of being the largest municipality within Wilcox County, GA
- **Limited Retail Competition** - Not much surrounding retail within a 10-mile radius.
- **Proven Market** - Tertiary markets like Rochelle are target markets for Family Dollar Tree combo stores, with comp sales that exceed 20%, providing higher gross profit margins.
- **Hedge Against Inflation** - \$0.50 PSF increases in each option.
- **Ideal Demographics for Combo Store** - \$67,860 average household income within a 5-mile radius.
- **Corporate Guarantee** - Corporately guaranteed lease by Family Dollar Stores, Inc.



5 | OFFERING SUMMARY

LIST PRICE:	\$1,378,125
CAP RATE:	8.00%

NOI:	\$110,250
LEASE START:	05/01/2023
LEASE END:	05/31/2033
TERM REMAINING:	7.5+ Years
OPTIONS:	Four, 5 Year Options
RENTAL INCREASES:	\$0.50 Per SF in Each Option
BUILDING SIZE:	10,500 Square Feet
LOT SIZE:	0.86 Acres
YEAR BUILT:	2023
LEASE TYPE:	NN+ - Roof & Structure
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	\$110,250	--	8.00%
OPTION 1	\$115,500	10%	8.38%
OPTION 2	\$120,750	10%	8.76%
OPTION 3	\$126,000	10%	9.14%
OPTION 4	\$131,250	10%	9.52%









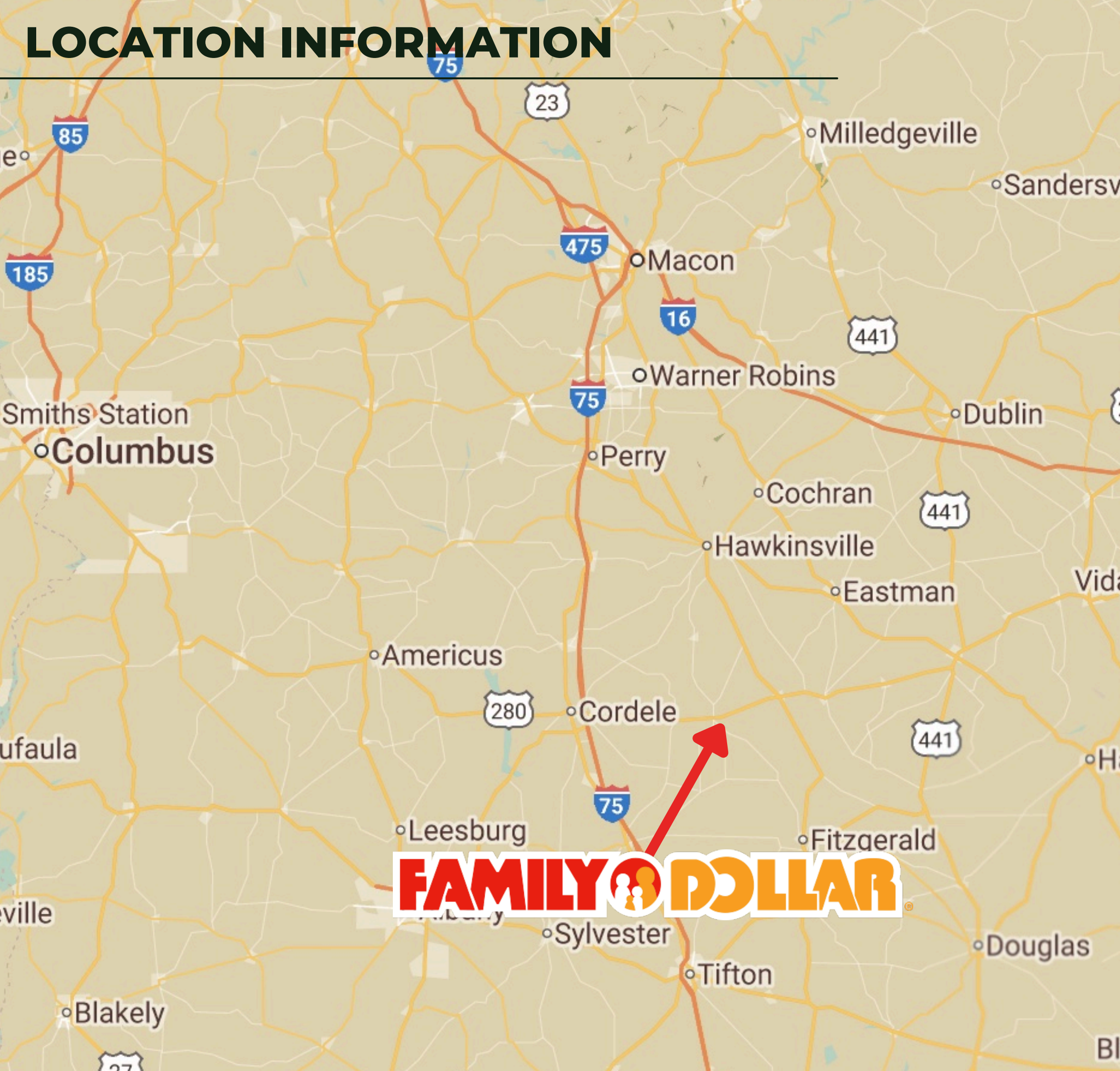
Company:	Dollar Tree, Inc. (DLTR)
Year Founded:	1986
Locations:	15,115+
Company Sales:	\$25.51 Billion
Website:	www.dollartree.com
Headquarters:	Chesapeake, VA
Guarantor:	Corporate

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading discount variety store operator, announced the acquisition of Family Dollar for \$8.5 billion, which was approved by Family Dollar shareholders on January 22, 2015. As a Fortune 500 company, Dollar Tree now operates over 15,115 stores across 48 states and five Canadian provinces, under the brands Dollar Tree, Dollar Tree Canada, and Family Dollar.

Family Dollar, a rapidly growing retailer, provides a wide range of everyday items for families, from household cleaners and name-brand foods to health and beauty aids, toys, apparel, and home fashions. With most items priced below \$10, Family Dollar is a popular choice for budget-conscious shoppers. The merger with Dollar Tree has expanded Family Dollar’s reach to more than 8,000 neighborhoods in 46 states, enhancing its merchandise selection and value.



# LOCATION INFORMATION



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	1,286	1,769	2,649
2030 Projection	1,259	1,732	2,589
Annual Growth 2020-2025	0.93%	0.46%	0.50%
Annual Growth 2025-2030	-0.42%	-0.42%	-0.46%
HOUSEHOLDS			
2025 Households	503	670	996
2030 Projection	489	652	968
INCOME			
AVG. Household Income	\$65,150	\$66,396	\$67,860



4,260+ VPD  
along 1st Ave







# 10 | LOCATION OVERVIEW - Rochelle, GA



Rochelle, Georgia is a small city of around 1,167 residents as of the 2020 Census, located in Wilcox County in south-central Georgia. Incorporated in 1888 and named after La Rochelle in France, the town covers just under 1.9 square miles and exhibits a modest, tightly knit community character. The city is home to the three main schools in the Wilcox County School District—elementary, middle, and high school—all of which are based in Rochelle, making education a focal point of local life. The historic district, featuring scores of Victorian-era buildings built around the late 19th and early 20th centuries, highlights the town’s architectural heritage.

Economically, the main drivers of Rochelle's local economy are education, healthcare/social assistance, and manufacturing. According to recent data, the largest employment sectors by resident count are health care and social assistance (69 employees), educational services (51), and manufacturing (50), comprising the bulk of area jobs. The Heart of Georgia Railroad also plays a key role to the local economy, operating freight service through Rochelle and handling agricultural products, lumber, grain, chemicals, and plastics via its line in Southwest Georgia. Public administration and retail trade contribute modestly, but the Wilcox County School District stands out as one of the area’s largest employers, underlining how the public sector deeply shapes local job opportunities and economic stability.





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