

FAMILY DOLLAR 10-Year / Net-Lease Meadows of Dan, VA



- NN - Minimal Landlord Responsibilities
- \$59K Average HHI at 1-Mile Radius
- Average Population at 5-Miles: 1K+
- Limited National Competition within 10-Mile Radius

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to

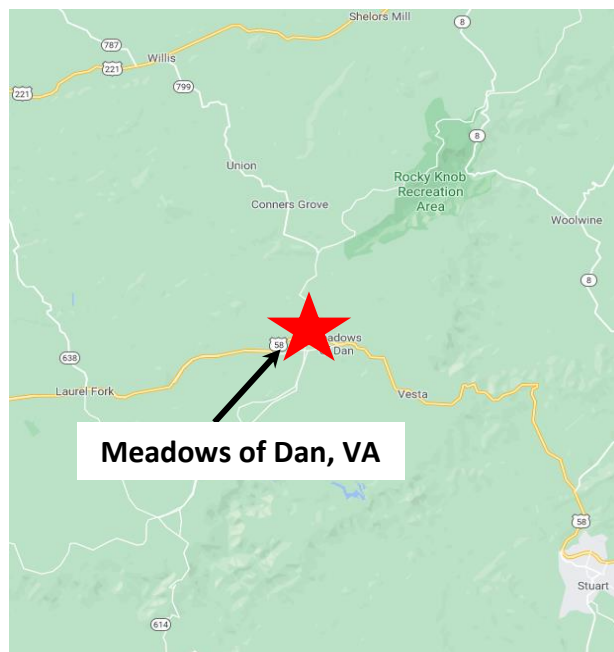
FAMILY DOLLAR — NN LEASE

PURCHASE PRICE: \$1,200,000
(CAP RATE 6.96%)



3632 Job Stuart Hwy, Meadows of Dan, VA 24120

Building Size: 8,320 Square Feet
Land Size: Approx. 1.55 Acres
Parking: Adequate
Area Tenants: United States Postal Service, BB&T



Current NOI:	\$83,500.08 (\$10.04 per building SF)
Initial Rent Commencement:	January 9, 2020
Lease Expiration:	January 31, 2030
Initial Lease Term:	10 -Year - Net-Lease
Renewal Options:	Six (6) / 5 Year Renewals
Rent Increases:	3% Increase in Options

Demographics:	1-MILE	3-MILE	5-MILE
Population:	74	1,012	1,982
Median Income:	\$39,910	\$40,110	\$42,625
Average Income:	\$59,640	\$55,079	\$56,507

Tenant Responsibility:	Real Estate Taxes, Building Insurance, Minor CAM & HVAC Maintenance
Lessor Responsibility:	Roof, Structure, Major CAM/HVAC/Parking Lot, Annual Real Estate Taxes and Insurance Premium increases greater than 5%
Lease Guarantor:	Family Dollar Corporation A wholly owned subsidiary of Dollar Tree, Inc. NASDAQ: DLTR

CONTACT INFORMATION

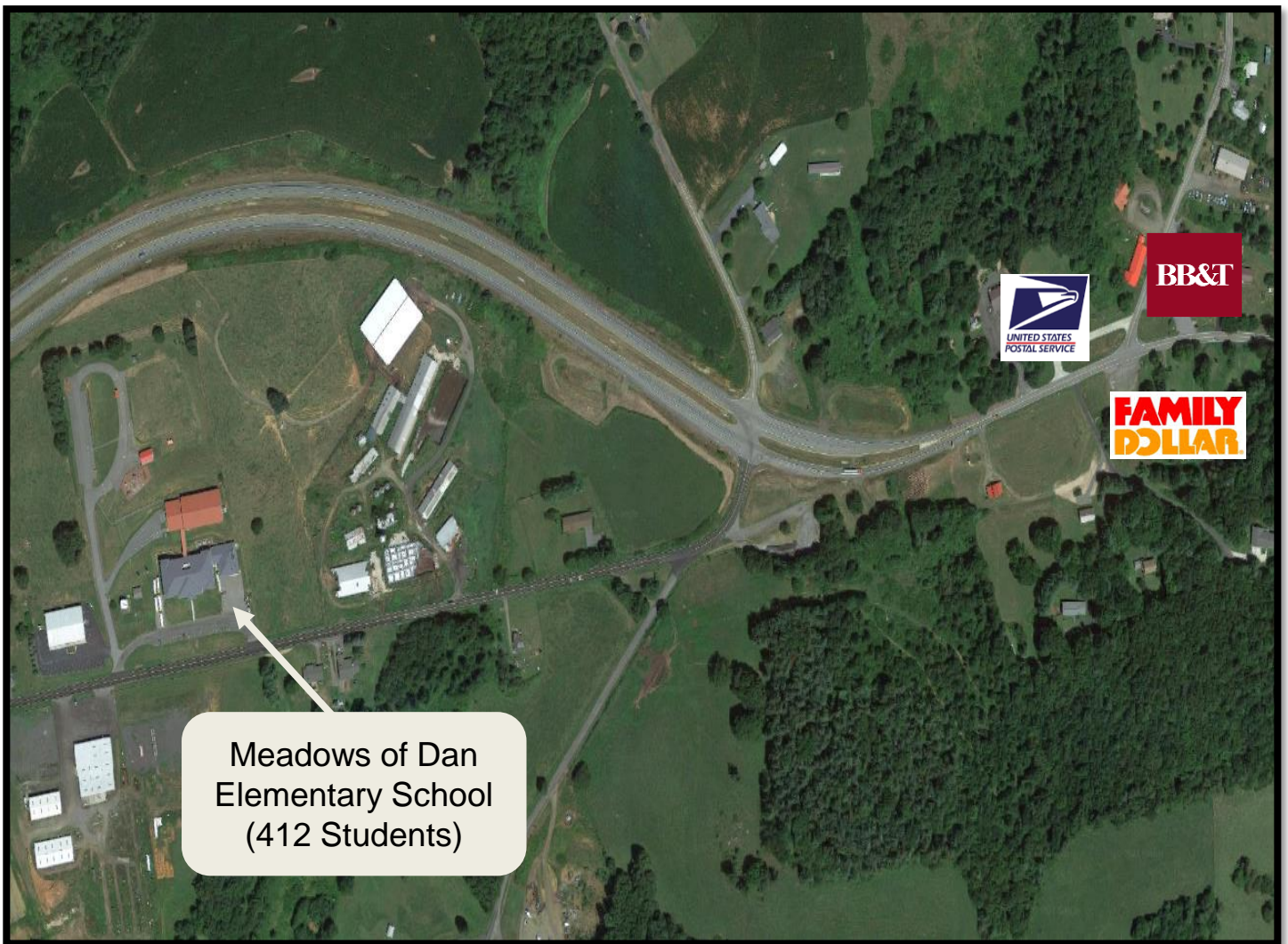
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Aerial View with Tenants



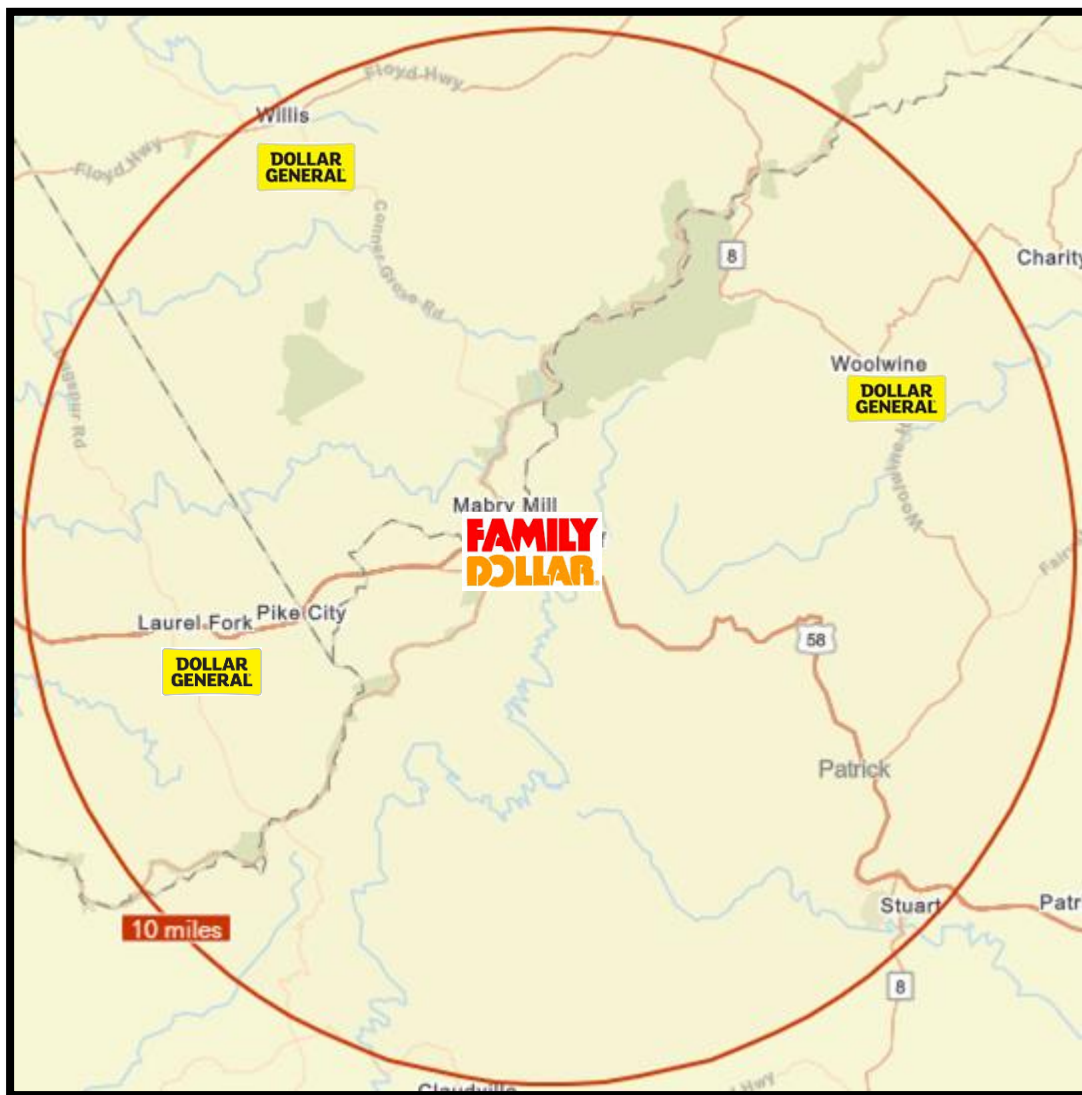
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Discount Retailers Within 10-Mile Radius

Red: 10 Mile Radius



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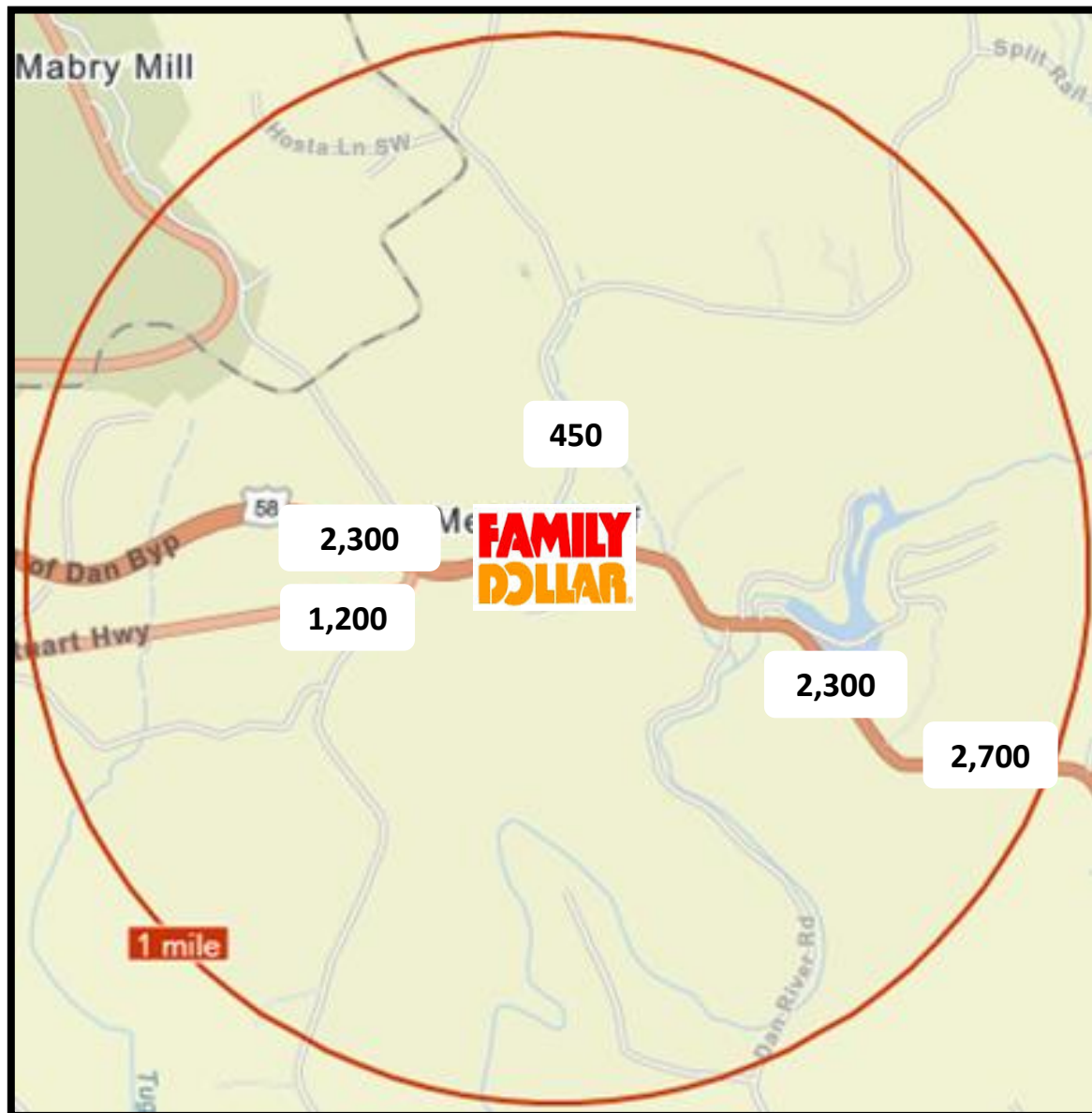
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Traffic Counts

Data from: 2018

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Red: 1 Mile Radius



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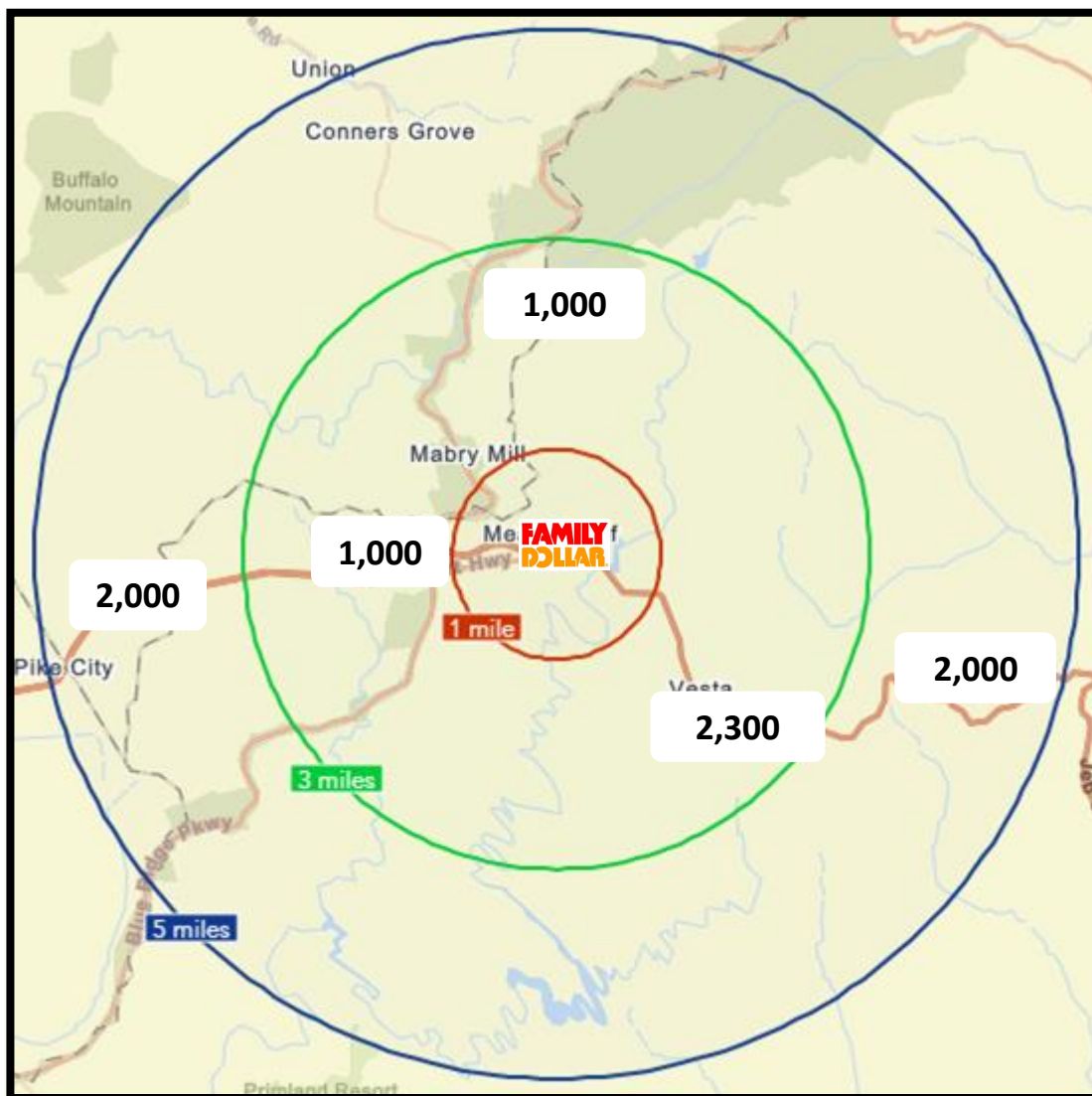
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Red: 1 Mile Radius

Green: 3 Mile Radius

Blue: 5 Mile Radius

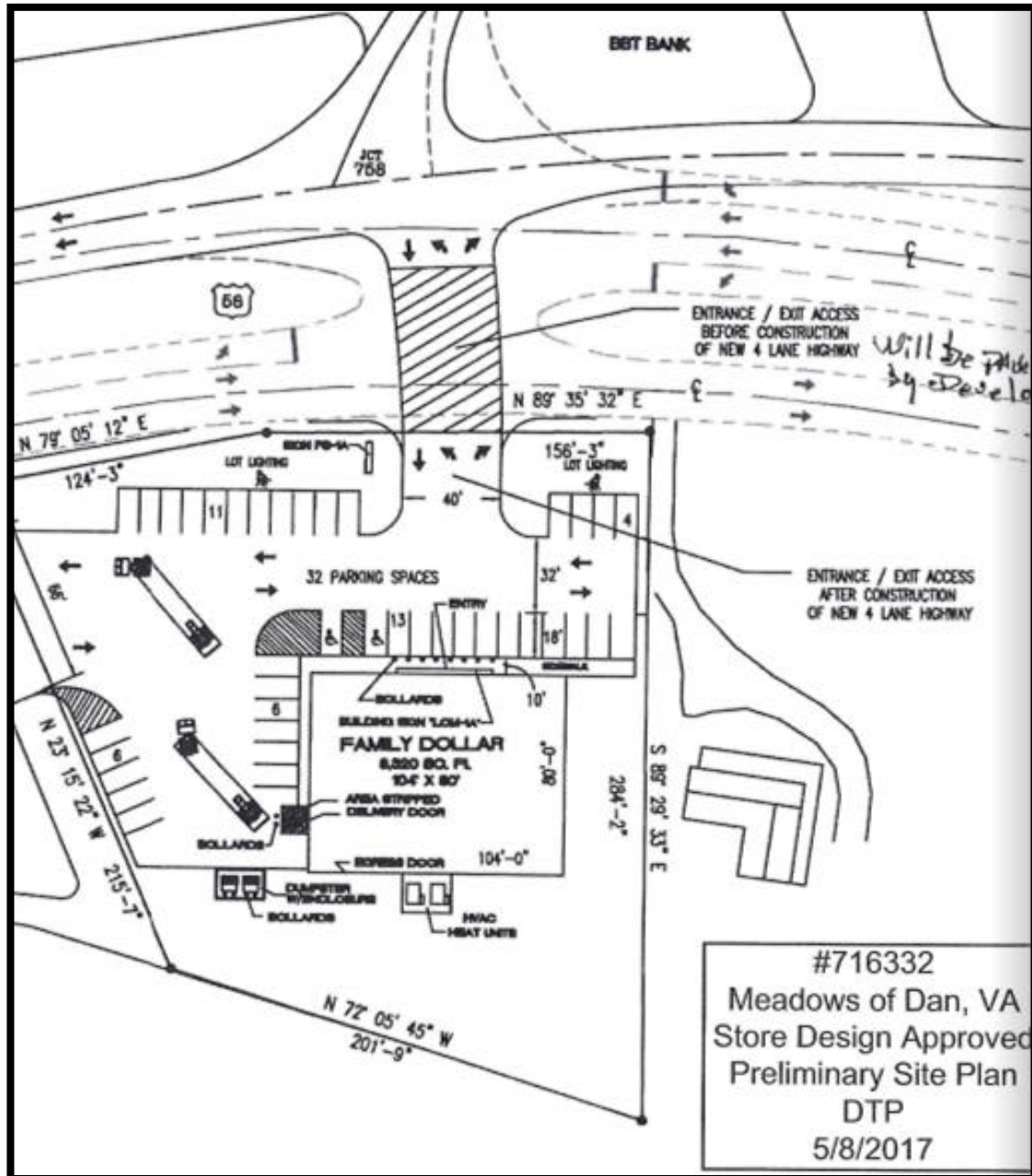


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Site Plan

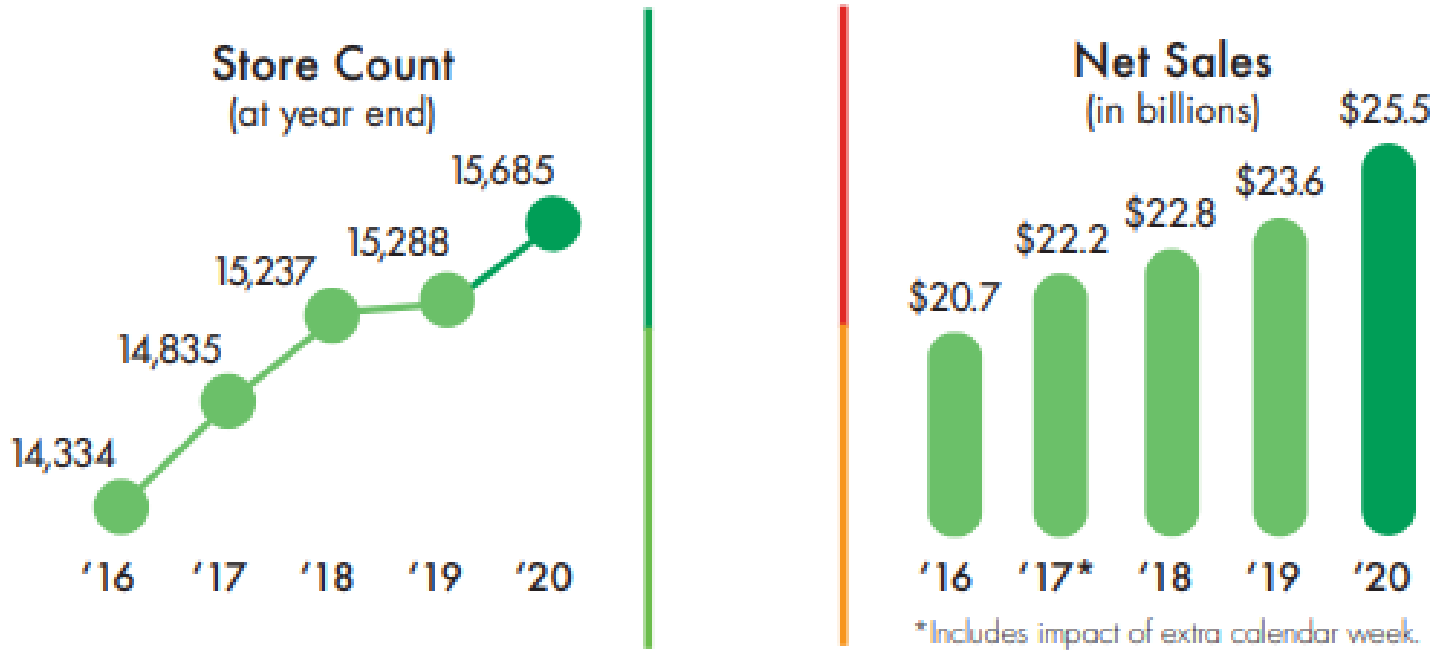
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Corporate Profile



Source: <https://www.dollartreeinfo.com/static-files/f1a166d5-12c2-478b-9f99-0c142f88d884>

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Corporate Profile

Business Summary

Dollar Tree, Inc. operates discount variety retail stores in the United States and Canada. It operates through two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, and other items; and seasonal goods, which include Valentine's Day, Easter, Halloween, and Christmas merchandise. This segment operates **6,650 stores under the Dollar Tree** and Dollar Tree Canada brands, as well as 11 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. The Family Dollar segment operates general merchandise discount retail stores that offer consumable merchandise, which comprise food, tobacco, health and beauty aids, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. It also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise, which include Valentine's Day, Easter, Halloween, and Christmas merchandise, as well as personal electronics that comprise pre-paid cellular phones and services, stationery and school supplies, and toys. This segment operates **8,185 stores under the Family Dollar brand**, 11 distribution centers, and a store support center in Matthews, North Carolina. Dollar Tree, Inc. was founded in 1986 and is headquartered in Chesapeake, Virginia.

Dollar Tree, Inc. (DLTR)

NasdaqGS - NasdaqGS Real Time Price. Currency in USD

★ Add to watchlist

🔗 Visitors trend 2W ↑ 10W ↑ 9M ↑

136.07 +2.58 (+1.93%)

As of 03:50PM EST. Market open.

Summary Company Outlook 📈 Chart Conversations Statistics Historical Data Profile Financials Analysis Options

Previous Close	133.49	Market Cap	30.603B
Open	134.13	Beta (5Y Monthly)	0.76
Bid	136.72 x 900	PE Ratio (TTM)	22.89
Ask	136.78 x 900	EPS (TTM)	5.94
Day's Range	133.80 - 137.10	Earnings Date	Mar 01, 2022 - Mar 07, 2022
52 Week Range	84.26 - 149.37	Forward Dividend & Yield	N/A (N/A)
Volume	1,324,173	Ex-Dividend Date	N/A
Avg. Volume	3,382,572	1y Target Est	154.60



As of: 02/07/2022 - Source: <https://finance.yahoo.com/quote/DLTR?p=DLTR>

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