



NN Lease

# DOLLAR TREE

Exclusively Listed With: Tri-Oak Consulting Group

1301 W Doolin Ave  
Blackwell, OK 74631

Purchase Price: **\$1,438,462**

Cap Rate: **6.50%**

## HIGHLIGHTS

- ✓ Outparcel to Walmart
- ✓ 65 Miles from Wichita, KS
- ✓ New Construction - Built in 2022
- ✓ Average HHI at 5-Mile: \$72k+



\*Actual Location Shown\*

## Property Summary

|                            |   |
|----------------------------|---|
| <b>Asking Price:</b>       | \$1,438,462   |
| <b>Cap Rate:</b>           | 6.50%   |
| <b>Rent/NOI:</b>           | \$93,500  |
| <b>Lease Commencement:</b> | 03/01/2022  |
| <b>Lease Expiration:</b>   | 02/29/2032  |
| <b>Renewal Options:</b>    | Three / 5-Year Renewal  |
| <b>Building Size:</b>      | 8,500 +/- SF  |
| <b>Land Size:</b>          | 1.57 +/- Approx. Acres  |
| <b>Parking:</b>            | Adequate  |
| <b>Area Tenants:</b>       | Walmart, United Supermarket,<br>NAPA, O'Reilly, Dollar General,<br>Super 8, Pizza Hut |

## Responsibility

|                        |  |
|------------------------|--|
| <b>Tenant</b>          | RE Taxes, Building Insurance,<br>CAM & HVAC  |
| <b>Lessor</b>          | Roof & Structure   |
| <b>Lease Guarantor</b> | Dollar Tree Corporation<br>A wholly owned subsidiary of<br>Dollar Tree, Inc.<br>NASDAQ: DLTR |



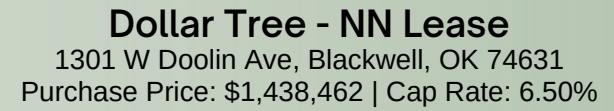
## Demographics

|                        | <b>3-Mile</b> | <b>5-Mile</b> |
|------------------------|---------------|---------------|
| <b>Population:</b>     | 6,228         | 6,502         |
| <b>Median Income:</b>  | \$50,380      | \$50,554      |
| <b>Average Income:</b> | \$71,895      | \$72,587      |

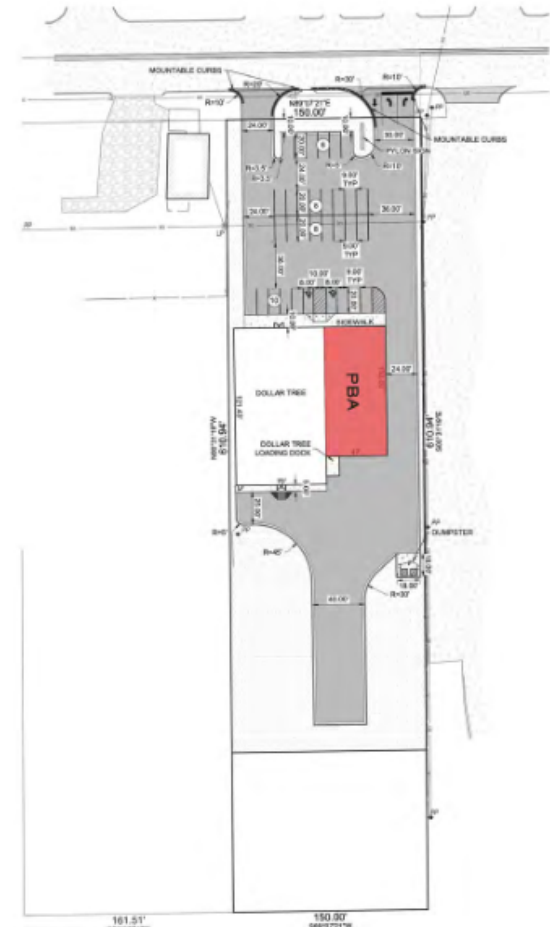
## CONTACT INFORMATION

Gregory Fitzgerald, CCIM  
(800) 385-6421  
gfitz@tri-oak.com  
www.tri-oak.com

OK Broker of Record: Bang Realty #177813



## Site Plan





## Aerial View With Tenants ♦





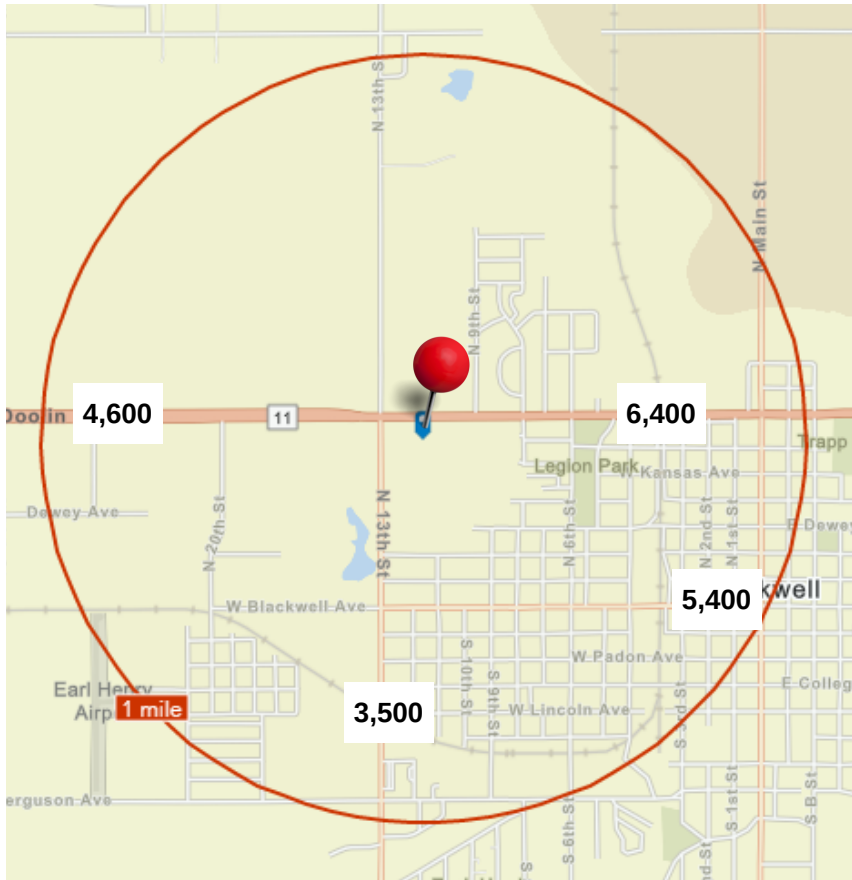
## Traffic Generators ◆



## Traffic Counts

Data from 2020

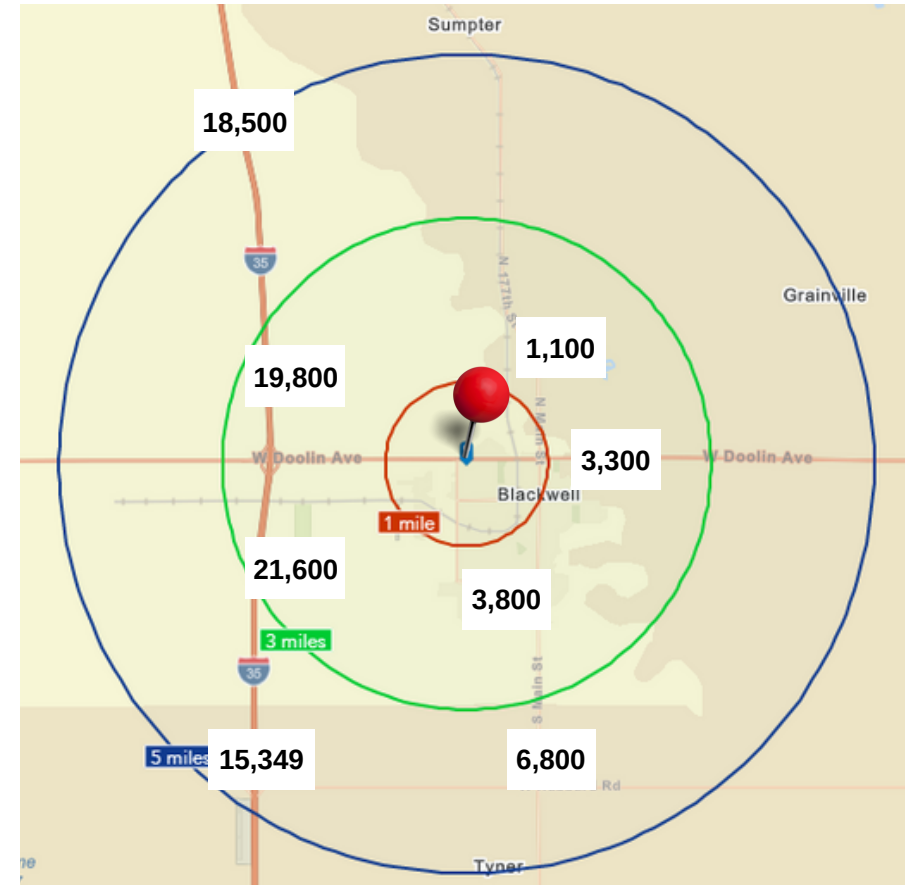
Red: 1 Mile Radius



Red: 1 Mile Radius

Green: 3 Mile Radius

Blue: 5 Mile Radius



**FAMILY DOLLAR**

**DOLLAR TREE**

**Store Count**  
(at year end)



**Net Sales**  
(in billions)



\*Includes impact of extra calendar week.

Dollar Tree, Inc. operates discount variety retail stores. It operates in two segments, Dollar Tree and Dollar Tree. The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise, including candy and food, and health and personal care, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationary, party goods, greeting cards, soft-lines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise. As of January 29, 2022, this segment operated 8,061 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and 2 distribution centers in Canada. The Dollar Tree segment operates general merchandise retail discount stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and personal care, 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 accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine's Day merchandise as well as personal electronics, which compromise pre-paid cellular phones and services, stationary and school supplies, and toys. As of January 29, 2022, this segment operated 8,016 stores under the Dollar Tree brand; and 11 distribution centers. the company was founded in 1986 and is based in Chesapeake, VA.