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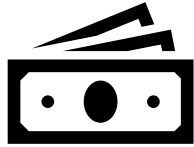
PRICE

\$1,538,131



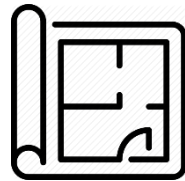
CAP RATE

6.50%



NOI

\$99,978.55



PRICE/SF

\$132.77

INVESTMENT HIGHLIGHTS

- Single tenant NN lease Dollar Tree located in Wrightstown, Burlington County, New Jersey.
- The subject property has been recently renovated (2017) and still has approximately 8+ years remaining on its 10 year base term with 3 – 5 year options.
- Neighboring national retailers include: Taco Bell, McDonald's, Dunkin' Donuts, Wendy's, 7-Eleven, Papa John's, Rite Aid, H&R Block, and WaWa.
- Hedge against inflation with rent increases in options. Tenant has 3 -5 year options with rent increases at beginning of each lease extension.
- Short driving distance to such major commuter highways as Route 206, New Jersey Turnpike and Interstate 295.

RENT SCHEDULE

Year 1-10	\$99,978.55
1 st Option: Years 11-15	\$105,771.05
2 nd Option: Years 16-20	\$111,563.55
3 rd Option: Years 21-25	\$117,356.05

PROPERTY DETAILS



2017
Year Renovated



42
Spaces



7,900+ ADT
E Main St.

The Offering

Property Address	315 E Main St. Wrightstown, NJ 08562
Type of Ownership	Fee Simple
Lease Term Remaining	8+ Years
Lease Type	NN
Roof, Structure, Parking Lot	Landlord Responsible
Lease Exp. Date	5/31/2027
Increases	In Options (5+% Every 5 Years)
Options	3 – 5 Yr.
Guarantor	Corporate

Property Description

Rentable Square Feet	11,585
Parcel Size	.92 AC
Block	601
Lot	46
Year Renovated	2017
Number of Stories	1
Parking	42
Parking Ratio	3.63/1000
Traffic Count	7,900+

TENANT OVERVIEW

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.

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America. In June 2015, Dollar Tree acquired Family Dollar Stores, Inc. and its' more than 8,200 stores, which made Dollar Tree Inc, leading operator of discount variety retail stores with 13,600 locations. Today, they now operate over 14,900 locations across the US.

Dollar Tree intends to drive future store openings by capitalizing on insights regarding location, target customer profile, competitive dynamics and cost structure. Over the long-term, Dollar Tree plans to operate more than 7,000 Dollar Tree stores and 12,000 Family Dollar stores across the United States.



1986

Year Founded



14,900

Locations

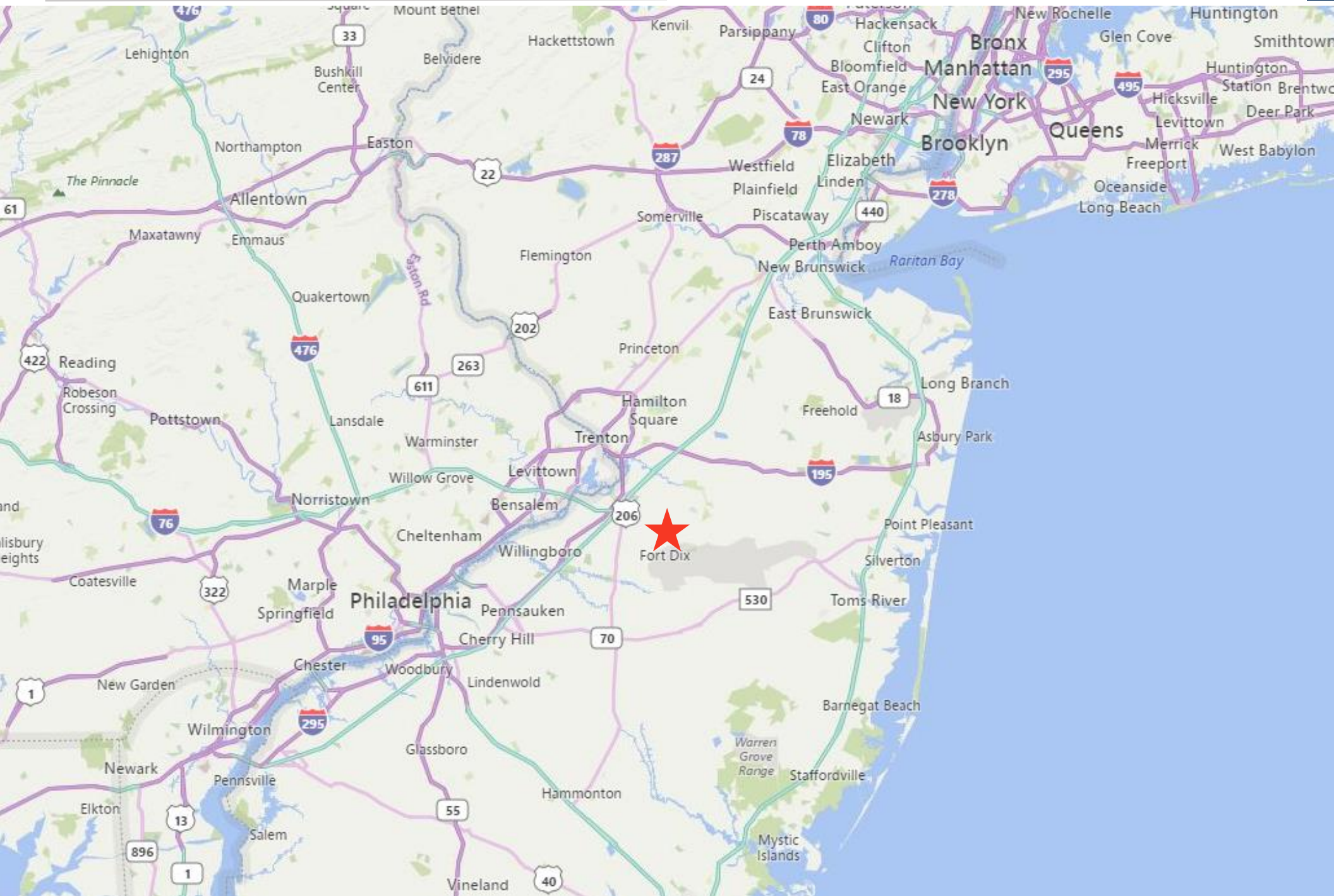
Tenant Summary

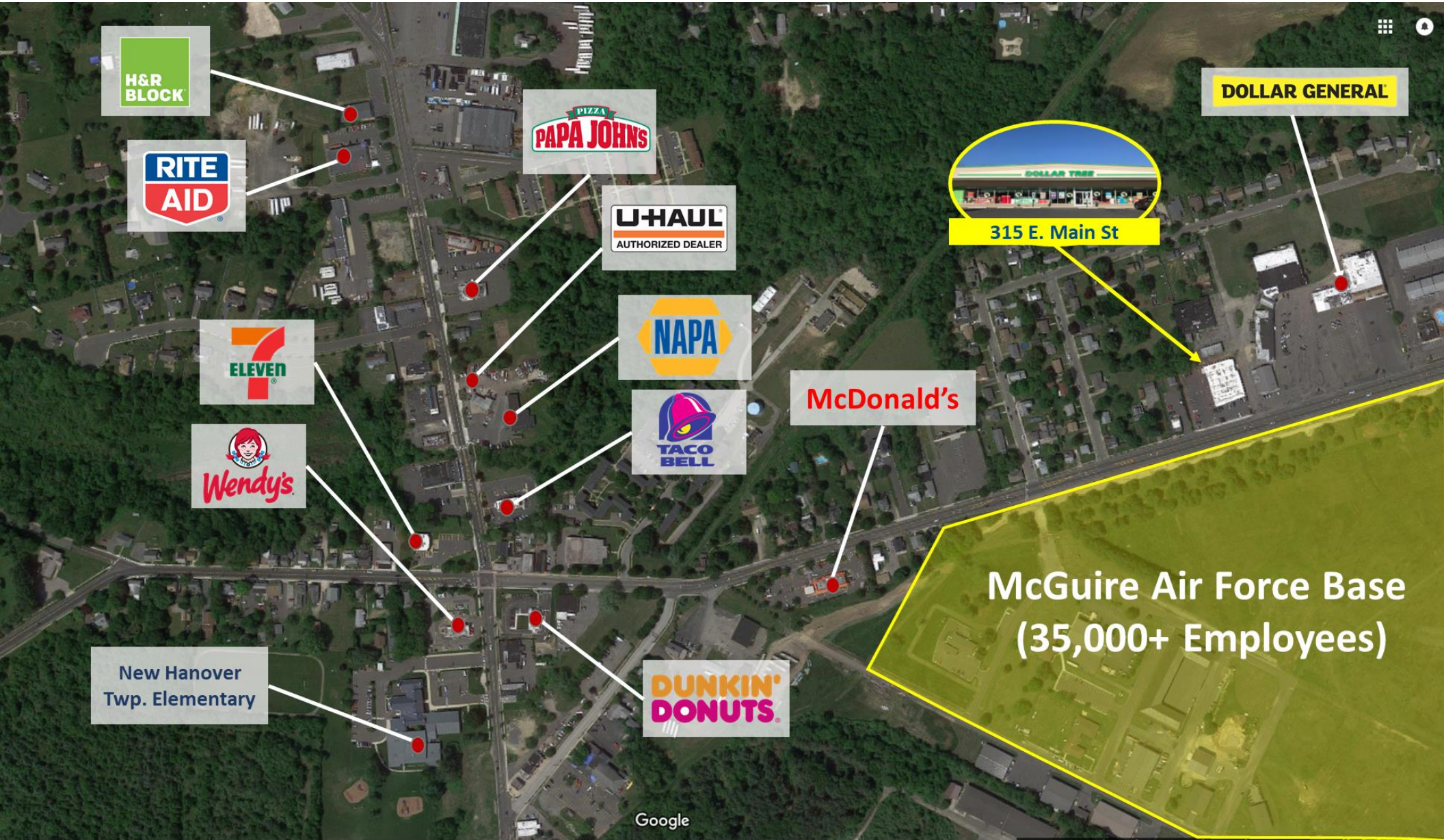
Tenant Trade Name	Dollar Tree
Ticker Symbol	NASDAQ: DLTR
Credit Rating/Agency	BBB- / S&P
Net Revenue (2018)	22 Billion
Headquarters	Chesapeake, VA
Website	www.dollartree.com

DOLLAR TREE



REGIONAL MAP



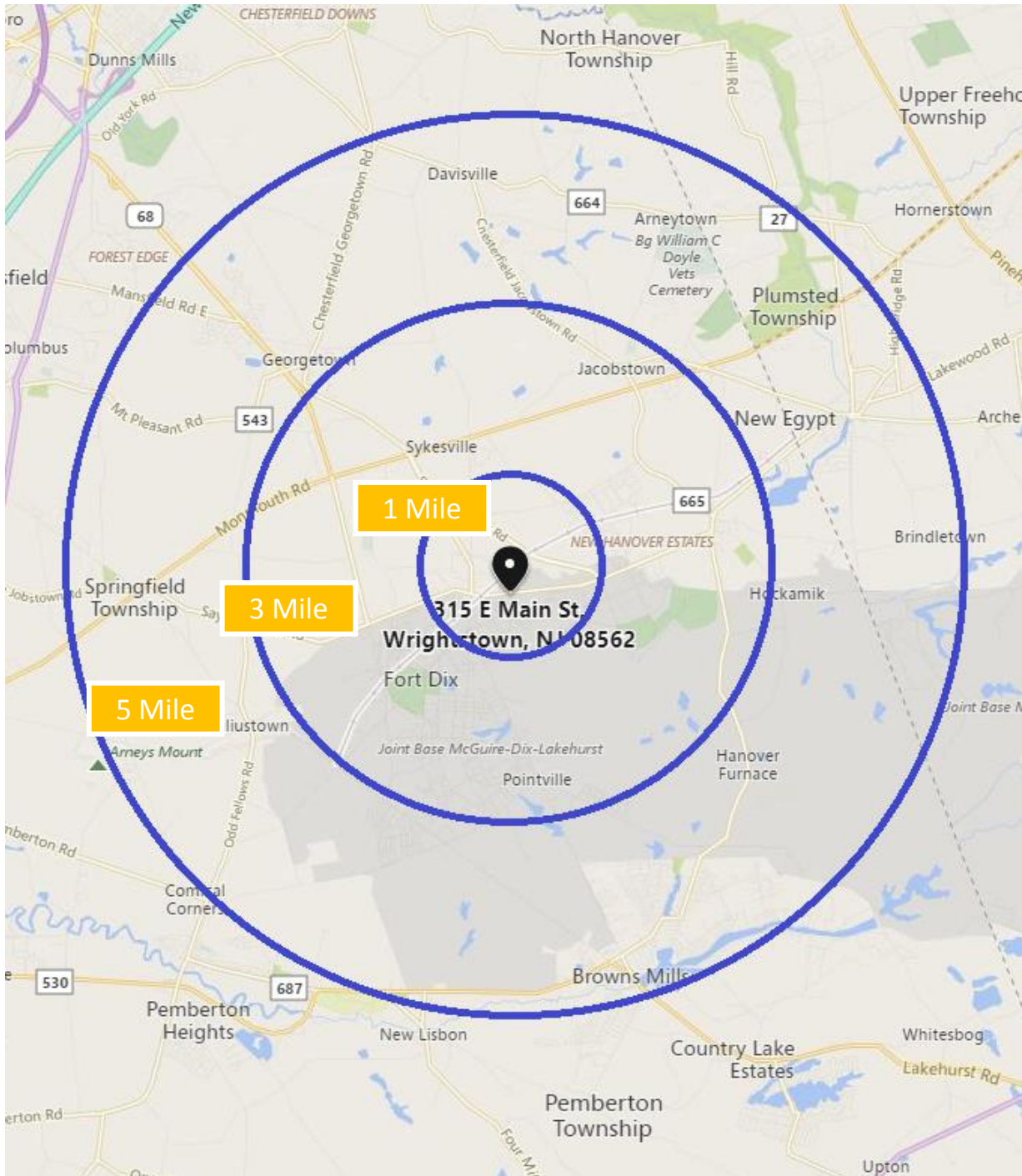


PROPERTY OUTLINE



E. Main Street

DEMOGRAPHICS



315 E. Main St. | Wrightstown, NJ



Daytime Population
17,877
3 Mile Radius



Average HH Income
\$83,596
3 Mile Radius



POPULATION

1 Mile	3 Miles	5 Miles
1,498	14,930	34,256

HOUSEHOLDS

1 Mile	3 Miles	5 Miles
625	3,167	9,974

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$85,396	\$83,596	\$90,047

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