

**DOLLAR TREE**  
Ocala, FL



Actual Site

**\$ Asking Price**  
\$2,475,000

**% Cap Rate**  
6.15%

**801 SE 17th Street  
Ocala, FL 34471**

## Asset Summary

Annual Rent	\$152,177.00
Rent/Month	\$12,681.42
Rent/SF	\$10.75
Rentable Square Feet	14,156+/- SF
Land Area	1.52+/- Acres
Tenant	Dollar Tree Stores, Inc.
Credit Rating	S&P: BBB-
Stock Symbol	NYSE: DLTR
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NN
Landlord Responsibilities	Roof & Structure (new roof in 2019 w/ warranty)
Lease Term Remaining	10 Years
Rent Commencement	February 1, 2019
Lease Expiration	January 31, 2029
Increases	\$0.75/SF every Five (5), Yrs in Options
Options	Five (5), Five (5) Year

## Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
2/1/2019 – 1/31/2029		\$152,177	\$12,681.42
2/1/2029 – 1/31/2034 (Option 1)	\$0.75/SF	\$162,794	\$13,566.17
2/1/2034 – 1/31/2039 (Option 2)	\$0.75/SF	\$173,411	\$14,450.92
2/1/2039 – 1/31/2044 (Option 3)	\$0.75/SF	\$184,028	\$15,335.67
2/1/2044 – 1/31/2049 (Option 4)	\$0.75/SF	\$194,645	\$16,220.42
2/1/2049 – 1/31/2054 (Option 5)	\$0.75/SF	\$205,262	\$17,105.17

## Investment Highlights

- Investment grade credit S&P: BBB-
- Brand new 20 year roof warranty
- New long term 10-year net lease with rent increases in the option periods
- Located on a hard corner signalized intersection with multiple points of ingress/egress; heavy traffic counts - combined 48,000 VPD
- Back fill of former Walgreens building
- Population of nearly 100,000 within 5 mile radius





About Dollar Tree

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

At Dollar Tree, they are committed to serving the best interests of their shareholders. They seek to enhance shareholder value not only through exceptional business performance and practices, but also through responsible and effective communication. To help put Dollar Tree, Inc.'s financial performance into perspective, their Investor Relations site provides the latest company information relevant to the individual.



Real Estate Experts: Partners In success

As the nation's leading operator of single-price-point dollar stores, they understand that the location of each one of our stores is vital to our success. That's why they team up with local real estate experts to secure the best possible locations for new stores.

About Our Real Estate

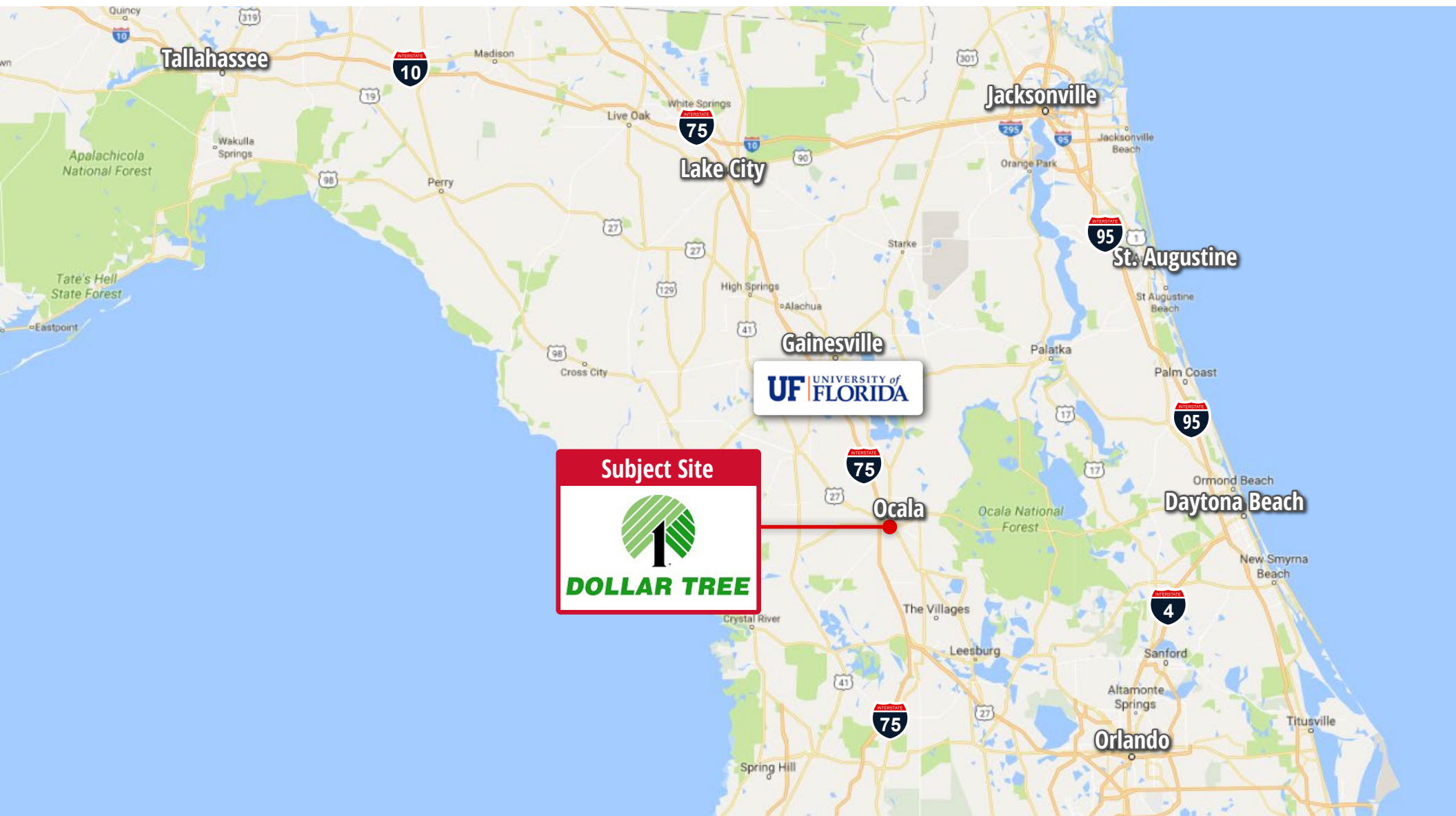
- Dollar Tree's are opening stores in the 8,000 to 10,500 gross sq. ft range.
- Their targeted average store size is approximately 10,000 gross sq. ft. with at least 70 ft. of store frontage.
- All stores incorporate the same philosophy: Bright Stores, Big Signs, and a Clean Environment.
- Dollar Tree locate their stores where Middle-America lives and shops.



Tenant Snapshot

# of Locations	Stock Symbol	Credit Rating	2018 Revenue	Market Cap
15,000	NYSE: DLTR	S&P: BBB-	\$22.2Bil	\$23.58Bil

Location Overview



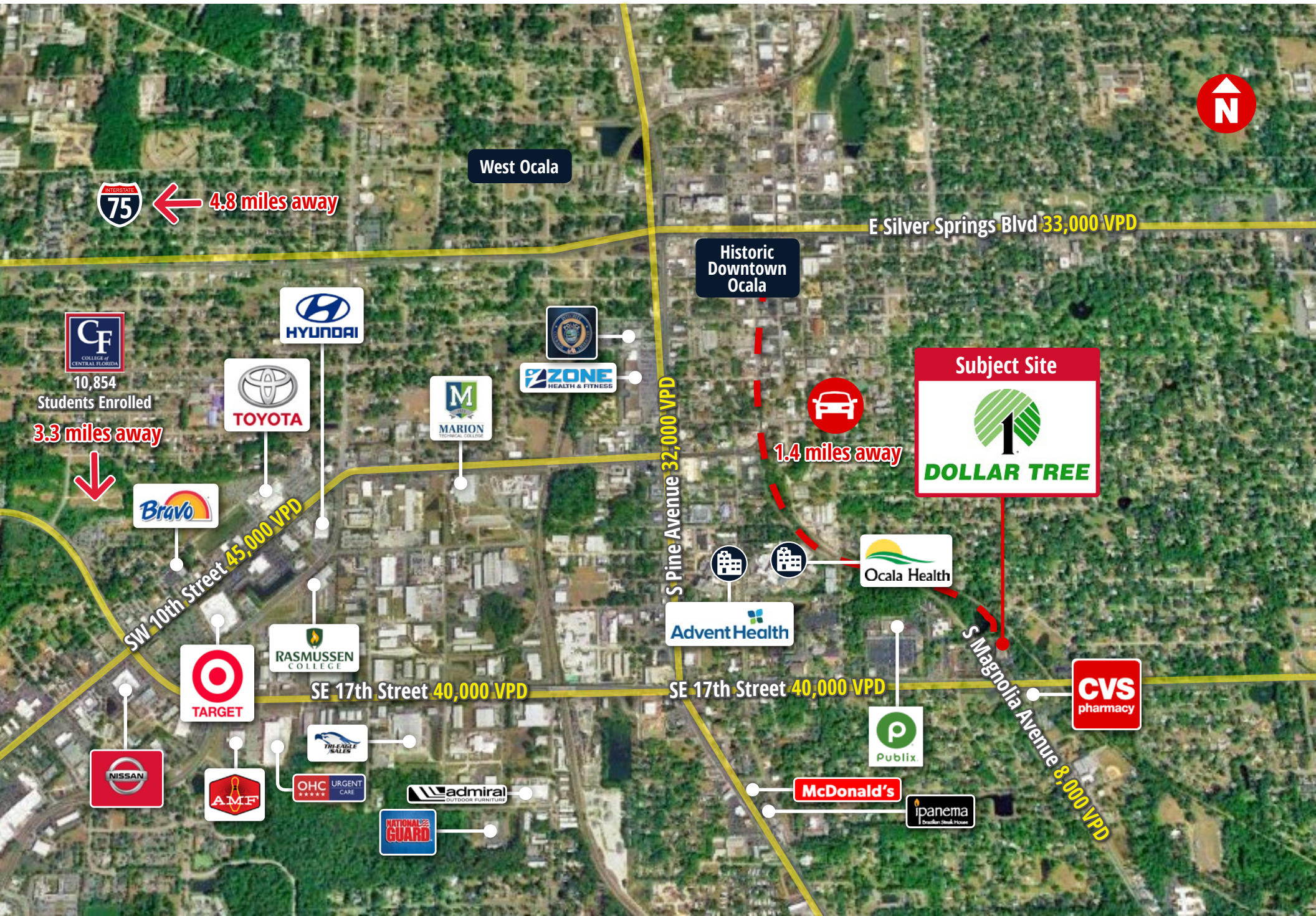
  
Distance To

Gainesville      **38 miles**  
Daytona Beach      **75 miles**

Orlando      **78 miles**  
St. Augustine      **85 miles**

Tampa      **96 miles**  
St. Petersburg      **119 miles**









**Subject Site**



**DOLLAR TREE**



**Ocala Health**

- 222 licensed beds
- 200 volunteers



**AdventHealth**

- Largest employer in Marion County
- 421 licensed beds
- 2,600 associates
- 450 physicians
- 1,600 volunteers
- 22,000+ patients treated each year
- 97,000+ outpatient needs



**Allstate**

You're in good hands.



**BIRD**

INSURANCE GROUP



**H&B**

HERRING & BURRIS SOLUTIONS



**LAW OFFICE**



**DR. QUINN**

FAMILY DENTISTRY



**OGILVIE HILLS UNITED METHODIST CHURCH**

Serving Christ By Serving Others







Location  
Highlights



Traffic Light  
Location



48,000 VPD  
Pass the Site



Corner  
Locations





Site Traffic and Intersections







## Another day, another Dollar Tree

By Carlos E. Medina

Posted Nov 26, 2018 at 5:07 PM

### Taking Over Old Walgreens at 17th Street and Lake Weir Avenue

A seventh Dollar Tree location is coming to Marion County. Ocala building department officials recently issued a construction permit for renovations at the shuttered Walgreens store at 801 SE 17th St., which is the northeast corner of 17th Street and Lake Weir Avenue.

The \$246,000 project will transform the 14,156-square-foot Walgreens into a Dollar Tree, which offers everything for \$1 each.

Renovations will start in a couple of weeks and take about five weeks, said Mike Lemons of CAM Construction Services of Tampa, the contractor doing the work.

"It should be ready in the second week of January, depending on how everything goes. They go up pretty quick," Lemons said. "We'll put up new signage and do interior work. We'll take it from the empty building there now and make a nice, beautiful Dollar Tree out of it."

CAM Construction, owned by the husband and wife duo of Christine and Mike Lemons, are regular contractors for Dollar Tree projects.

"We're probably their largest Florida contractor. We do quite a few all over the state. There's a lot of them going up," Mike Lemons said.



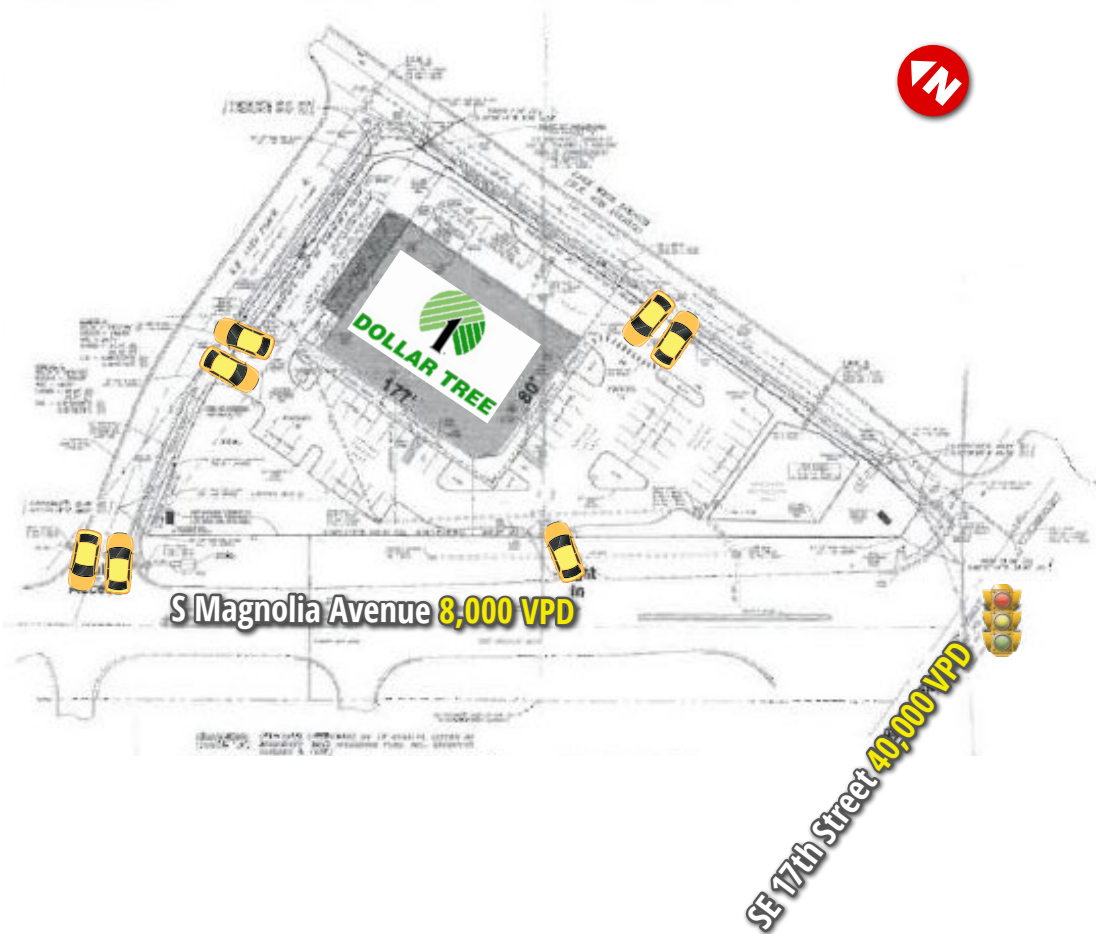
Virginia-based Dollar Tree also owns the Family Dollar chain, which is a discount retailer but does not offer its inventory for \$1. The company opened its 15,000th store over the summer and hopes to eventually grow to 26,000 stores in North America.

The other Marion County Dollar Tree locations are at Gaitway Plaza, 2701 SW State Road 200; Forty East, 3436 E. Silver Springs Blvd.; 4361 NW Blitchton Road; Heather Island Plaza, 4 Cedar Radial Pass; Ocala Springs Shopping Center, 7115 N. U.S. 441; and Country Oaks Retail Center, 9598 SW 114th St.

The Walgreens closed in July after the company built a new store at 474 SW 17th St. Walgreens also closed its store at the corner of Southwest 17th Street and State Road 200. The latter location is set to become a RaceTrac.

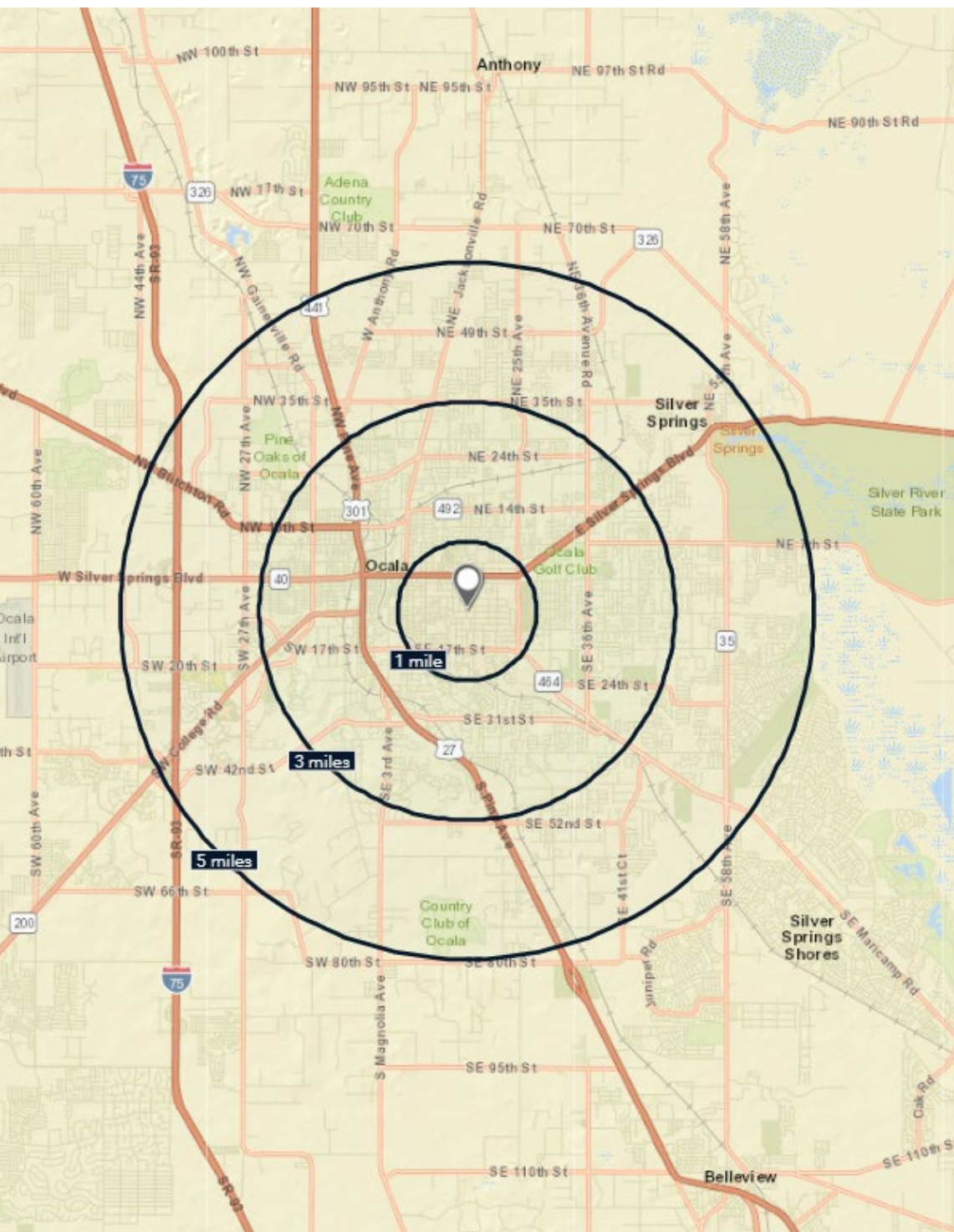
[Read Full Article >>](#)







## Location Overview, 1/3/5 Miles



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2018 Population	5,392	47,395	96,620
2023 Population	5,664	50,047	101,931
2018 Median Age	46.1	43.4	42.5
<b>Households</b>			
2018 Total Households	2,526	19,540	38,308
2023 Total Households	2,652	20,577	40,294
<b>Median Household Income</b>			
2018 Median HH Income	\$49,746	\$42,608	\$42,489
2023 Median HH Income	\$55,356	\$50,108	\$50,039
<b>Average Household Income</b>			
2018 Average HH Income	\$84,289	\$66,327	\$63,777
2023 Average HH Income	\$97,877	\$78,131	\$75,660

### 5 Mile Radius | Demographics



**Population**  
96,620



**Median Age**  
42.5



**Avg HH Income**  
\$63,777



**Total Businesses**  
5,652



**Total Employees**  
67,969



## About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit [calkain.com](https://calkain.com) or call us at:

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**\$12 Billion**  
in Closed Transactions

**\$400 Million**  
in Active Listings

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