



OFFERING MEMORANDUM



5732 MCCLELLAN HWY | BRANCHLAND, WV

LISTED BY

DAVID BRENNER
ASSOCIATE

D I R (214) 692 2211
M O B (972) 742 2344
david.brenner@matthews.com
LIC # 697651 (TX)

JOSH BISHOP
VP & DIRECTOR

D I R (214) 692 2289
M O B (315) 730 6228
josh.bishop@matthews.com
LIC # 688810 (TX)

BROKER OF RECORD

GILLIAN GREENFIELD
LIC # WV0026307 (WV)





TABLE OF CONTENTS

03 EXECUTIVE OVERVIEW

05 FINANCIAL OVERVIEW

10 TENANT OVERVIEW

12 AREA OVERVIEW

The image shows the exterior of a Family Dollar store. The building has a tan-colored upper section and a brick lower section. A large red awning covers the entrance. The 'FAMILY DOLLAR' sign is prominently displayed above the entrance. To the left of the entrance, there is a white ice storage chest with 'Home City Ice' branding. To the right, there are some outdoor storage containers and a red fire extinguisher. The entire image is overlaid with a semi-transparent red filter. The text 'EXECUTIVE OVERVIEW' is centered in white, bold, sans-serif capital letters.

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

LEASE & LOCATION:

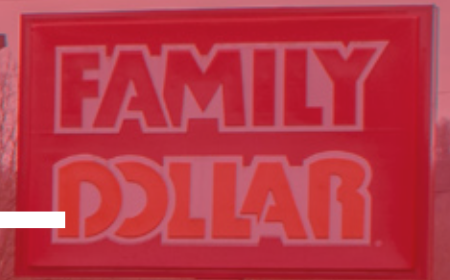
- **Upgraded Construction:** This property benefits from a front brick exterior construction
- **±7 years remaining** on the current lease term
- **Attractive 8.25% cap rate** for a stable investment
- Extremely **attractive NN+ lease** with minimal landlord responsibilities
- Property comes with a **20-year roof warranty**
- Six, 5-year options, all which include a 10% rent increase
- **Ideal market for a discount retailer;** No competition from its competitors in the surrounding area and the site serves as the premier stop for convenience, affordable groceries, and refrigerated goods
- Located along a major thoroughfare highway
- Property is located **less than 50 miles away** from the capital of West Virginia, Charleston



TENANT:

- Corporate guarantee from a **strong investment grade credit tenant:** (S&P rated BBB-)
- Family Dollar was recently acquired by Dollar Tree, Inc. and is now considered to be the **nation's largest "small-box" discount retailer**
- Family Dollar & Dollar Tree have **more than ±15,000 locations** nationwide
- Family Dollar has unveiled plans **to remodel well performing locations in 2019**

FINANCIAL OVERVIEW





\$1,559,515

LIST PRICE



8.25%

CAP RATE



\$128,660

NOI



±9,180 SF

GLA



±1.26 AC

LOT SIZE



2015

YEAR BUILT

TENANT SUMMARY

Tenant	Family Dollar Stores, Inc
Property Address	5732 McClellan Hwy Branchland, WV 25506
Roof	Landlord Responsibility
Options	Six, 5-Year Options
Original Lease Term	10 Years
Lease Type	NN+
Lease Guarantor	Corporate
Type of Ownership	Fee Simple
Years Remaining	± 6.54 Years
Rent Commencement	1/14/2015
Lease Expiration	9/30/2025
Parking Spaces	33

ANNUALIZED OPERATING SUMMARY

	MONTHLY	ANNUAL	RENT PSF	CAP
Current-9/30/2025	\$10,721.67	\$128,660.04	\$14.02	8.25%
Option 1	\$11,793.84	\$141,526.08	\$15.42	9.08%
Option 2	\$12,973.25	\$155,679.00	\$16.96	9.98%
Option 3	\$14,270.50	\$171,246.00	\$18.65	10.98%
Option 4	\$15,697.59	\$188,371.08	\$20.52	12.08%
Option 5	\$17,267.34	\$207,208.08	\$22.57	13.29%
Option 6	\$18,994.09	\$227,929.08	\$24.83	14.62%



SURROUNDING TENANT MAP



TENANT OVERVIEW





COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

YEAR FOUNDED

1959

INDUSTRY

Dollar Stores

HEADQUARTERS

Charlotte, NC

NO. OF LOCATIONS

±8,000

TENANT OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. Texas is its largest market with 1,027 stores, followed by Florida with 584 stores. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

A photograph of the Lincoln County Courthouse, a large brick building with a central entrance and tall windows. The image is overlaid with a semi-transparent red filter. The text "AREA OVERVIEW" is centered in white. In the foreground, there is a grassy area and a monument to World War II and the Korean War.

AREA OVERVIEW

WORLD WAR II

KOREAN WAR

BRANCHLAND, WV

Branchland is an unincorporated community in western Lincoln County, West Virginia, United States. It lies along West Virginia Route 10 southwest of the town of Hamlin, the county seat of Lincoln County.

Lincoln County, in southwestern West Virginia, was formed in 1867 and named for Abraham Lincoln (though an attempt had been made to name the county after Jefferson Davis, president of the Confederacy). Its county seat is located at Hamlin. The county is rugged and sparsely populated, though many small communities line the banks of the Mud, Coal, Little Coal, and Guyandotte rivers, which course northward through narrow valleys. Mining and farming are primary industries in Lincoln County. General Chuck Yeager, the first man to break the sound barrier, is a native of Lincoln County.

Throughout Lincoln County, there are things to do for everyone in the family. The Spencer Theater, Lincoln State Monument, Fort Stanton Historical Site, and more. This rich in history community is proud of where it came from and love to share their story with everyone who comes to visit.



DEMOGRAPHICS

POPULATION	5-MILE	10-MILE	15-MILE
2010 Census	6,481	20,582	96,603
2019 Estimate	6,196	20,076	95,956
2024 Projection	6,067	19,833	95,422

HOUSEHOLDS	5-MILE	10-MILE	15-MILE
2010 Census	2,626	8,271	40,050
2019 Estimate	2,552	8,204	40,114
2024 Projection	2,513	8,154	40,003

INCOME	5-MILE	10-MILE	15-MILE
Average HH Income	\$54,985	\$57,653	\$60,948

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located in **5732 McClellan Highway | Branchland, WV 25506** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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