

FAMILY DOLLAR 10-Year / Net-Lease Lorado, WV



* Actual location not shown *

- . Brand New Construction - 2019
- . NN - Minimal Landlord Responsibilities
- . \$49K+ Average HHI at 5-Mile Radius
- . 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: \$965,057

(CAP RATE 8.00%)



10876 Buffalo Creek Rd - Lorado, WV 25630

Building Size: 8,400 Square Feet

Land Size: Approx. 0.93 Acres

Parking: Adequate

Area Tenants: U.S. Post Office

Current Annual Rent:	\$77,204.52 (\$9.19 per building SF)
Initial Rent Commencement:	March 31, 2019
Lease Expiration:	March 31, 2029
Initial Lease Term:	10-Year - Net-Lease
Renewal Options:	Six (6) / 5 Year Renewals
Rent Increases:	5% Increase in Options

Demographics:	1-MILE	3-MILE	5-MILE
Population:	309	877	2,195
Median Income:	\$33,545	\$34,246	\$35,640
Average Income:	\$46,236	\$47,561	\$49,992

Tenant Responsibility:	Real Estate Taxes, Insurance, and Minor CAM
Lessor Responsibility:	Roof, Structure, and Capital Repairs to Parking Lot
Lease Guarantor:	Family Dollar Corporation A wholly owned subsidiary of Dollar Tree, Inc. NASDAQ: DLTR

CONTACT INFORMATION

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WV Broker of Record #WV0026307

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**Aerial View with
Area Tenants**



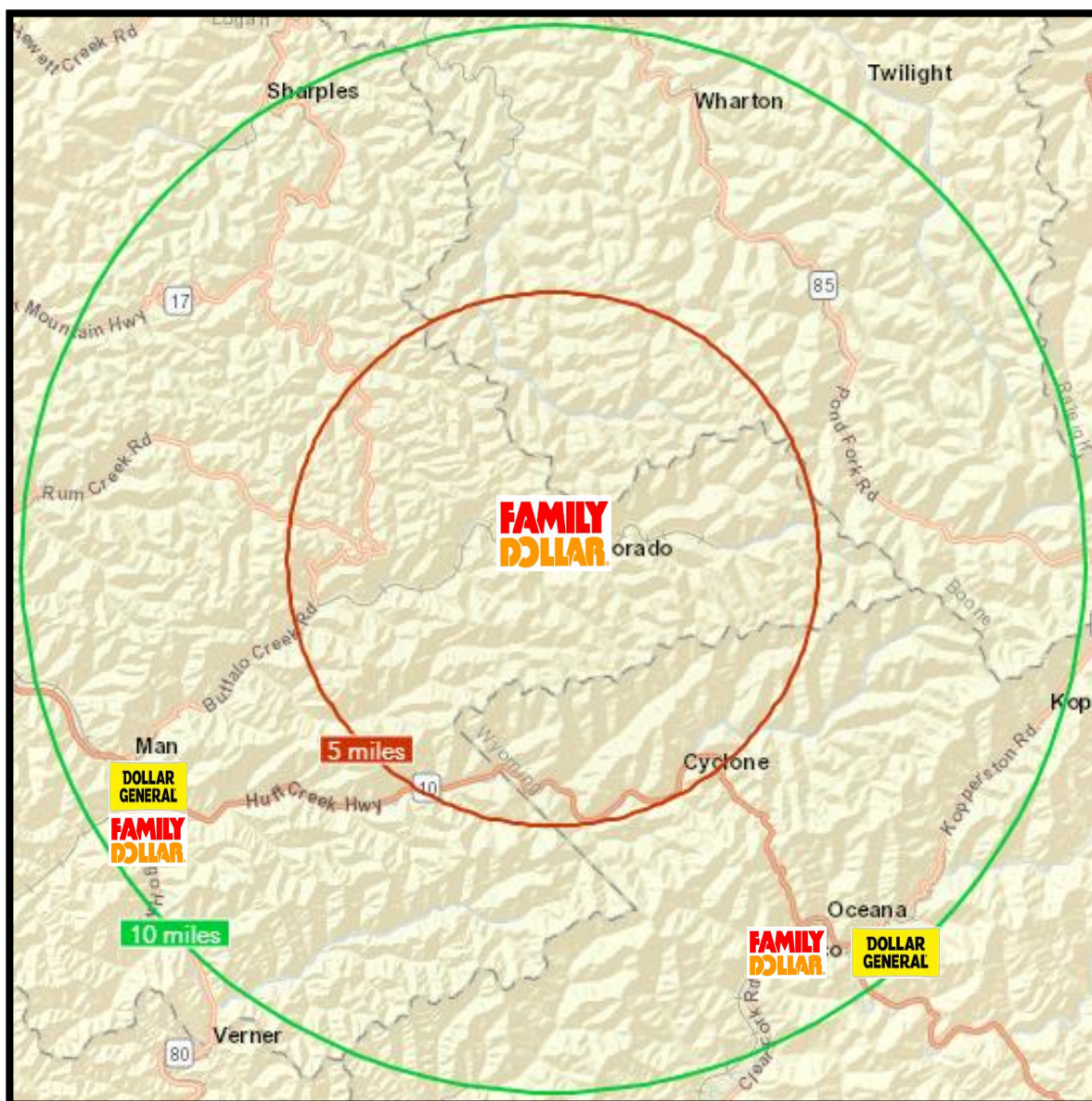
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National Retailers Within 10-Mile Radius

Red: 5 Mile Radius
Green: 10 Mile Radius



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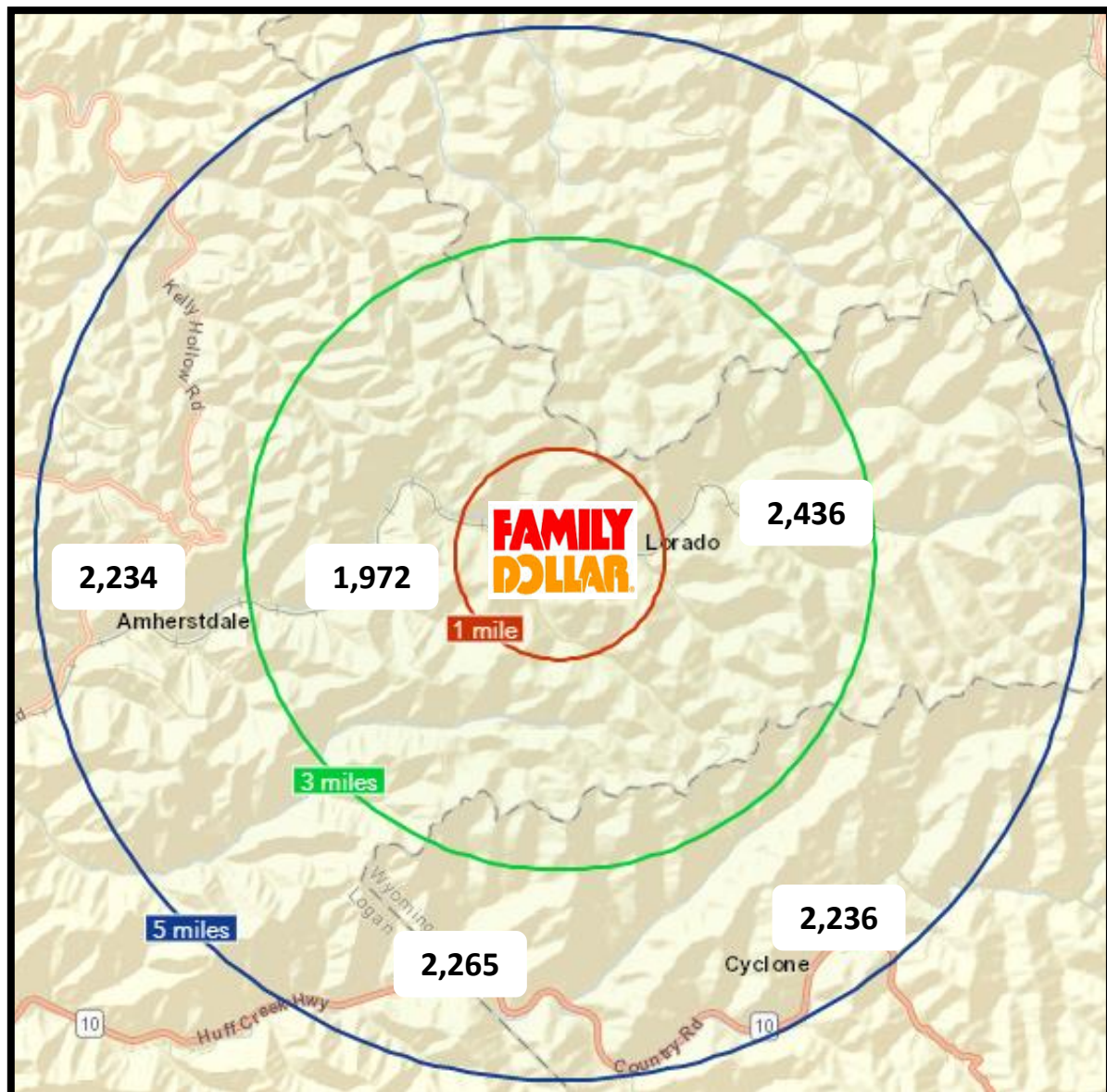
Traffic Counts

Data from: 2004

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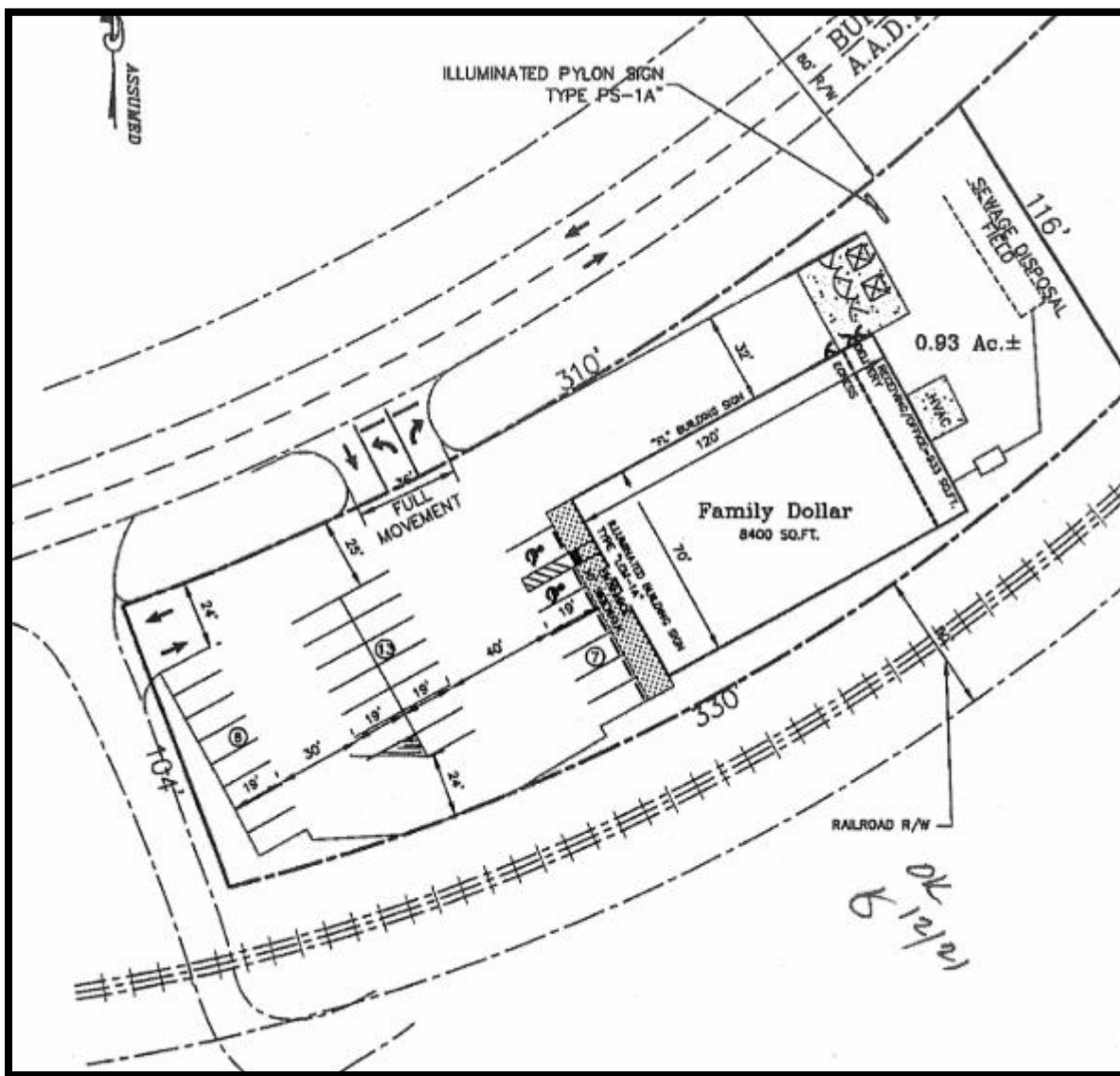
Red: 1 Mile Radius
Green: 3 Mile Radius
Blue: 5 Mile Radius



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SITE PLAN

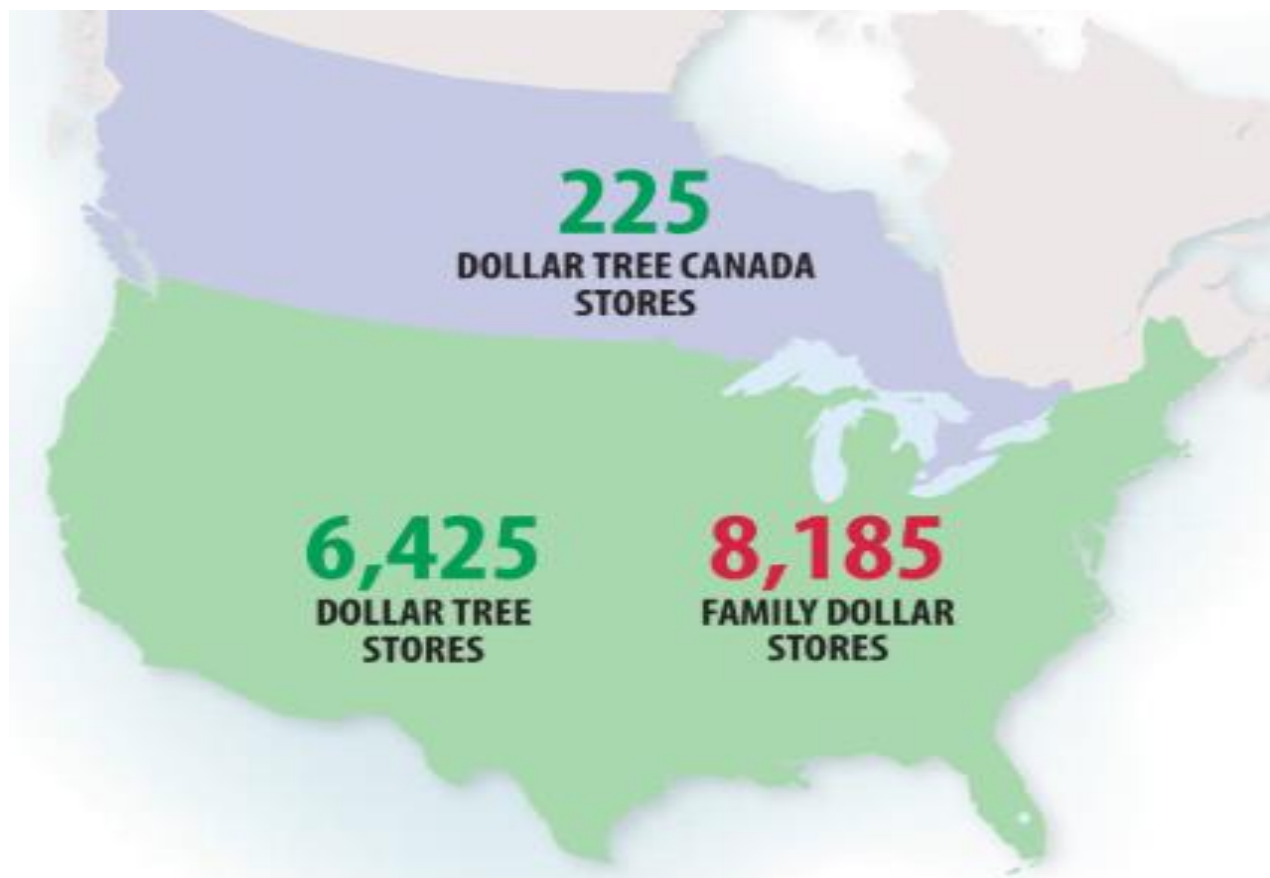
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Retail Investment Brokerage



Corporate Profile



2017 STORE COUNT INCREASE

4.6%
DOLLAR TREE

2.6%
FAMILY DOLLAR

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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

101.21 +1.01 (+1.00%)

As of 11:42AM EDT. Market open.

Buy

Sell

Summary

Chart

Conversations

Statistics

Historical Data

Profile

Financials

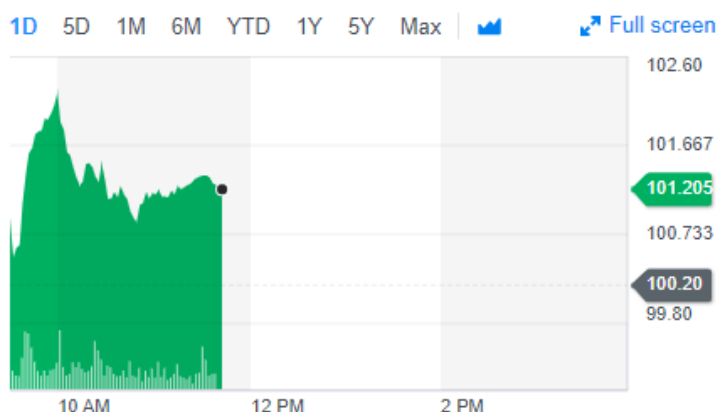
Analysis

Options

Holders

Sustainability

Previous Close	100.20	Market Cap	24.14B
Open	100.51	Beta (3Y Monthly)	0.58
Bid	101.28 x 800	PE Ratio (TTM)	N/A
Ask	101.30 x 900	EPS (TTM)	-6.69
Day's Range	100.40 - 102.25	Earnings Date	May 30, 2019
52 Week Range	78.78 - 111.61	Forward Dividend & Yield	N/A (N/A)
Volume	690,564	Ex-Dividend Date	N/A
Avg. Volume	2,177,288	1y Target Est	111.40



As of: 05/16/2019 - Source: <https://finance.yahoo.com/quote/DLTR?p=DLTR>

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