



TRINITY
REAL ESTATE INVESTMENT SERVICES



DOLLAR TREE - 138,000+ 5 MILE POPULATION

2518 S REYNOLDS RD, TOLEDO, OH 43614

\$1,409,544

7.25% CAP

TRINITYREIS.COM

Actual Property



DOLLAR TREE

TOLEDO, OH

\$1,409,544 | 7.25% CAP

- Toledo, Ohio Dollar Tree - 7.5 Years Remaining on Term
- Densely Populated Area - 138,000+ 5 Mile Population and Immediate Area Full of National Credit Tenants and Residential Neighborhoods
- Committed to Location -Dollar Tree Recently Expanded Footprint at Subject Property - Added 1,550 SF
- Upgraded 4-Sided Stone/Brick Construction
- Large 2+ Acre Parcel with Ample Parking - Direct Access to I-80 and Ohio Turnpike
- Billboard Income with Lamar

EXCLUSIVELY MARKETING BY:

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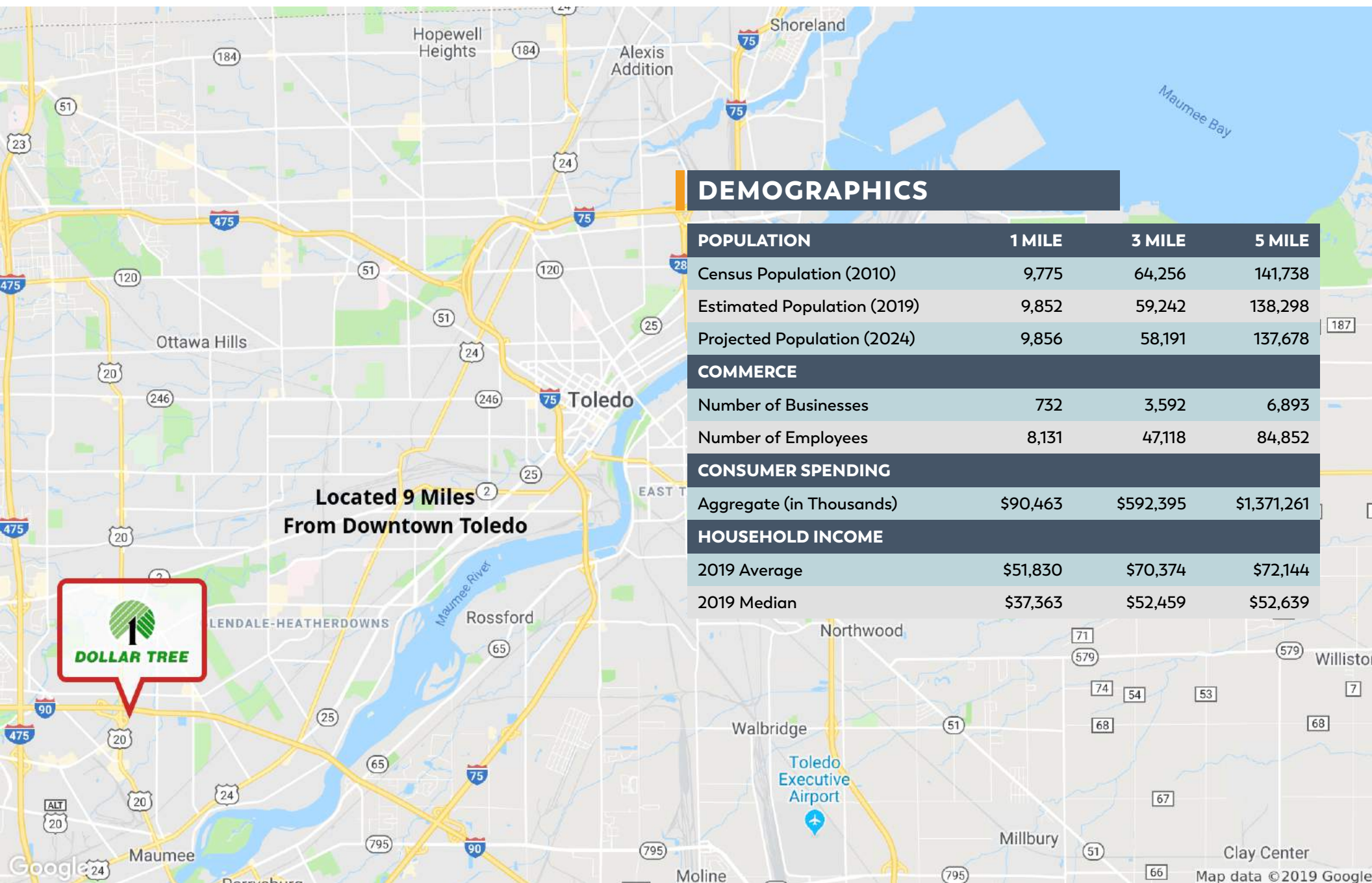
PROPERTY DETAILS:

Building Area:	10,542 SF
Land Area:	2.01 AC
Year Built:	2012
Guarantor:	Dollar Tree Inc (NYSE:DLTR)
Price (Psf):	\$133.71

LEASE OVERVIEW:

Remaining Lease Term:	7.5+ Years
Rent Commencement:	10/5/2012
Lease Expiration:	5/31/2027
Base Annual Rent:	\$102,192*
Lease Type:	NN
Scheduled Rent Increases:	None
Options & Increases:	Three (3), 5-Year; 5.5%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord

*Base Rent Includes Additional \$9,950 in Annual Rent From Billboards (10 Year Lease)

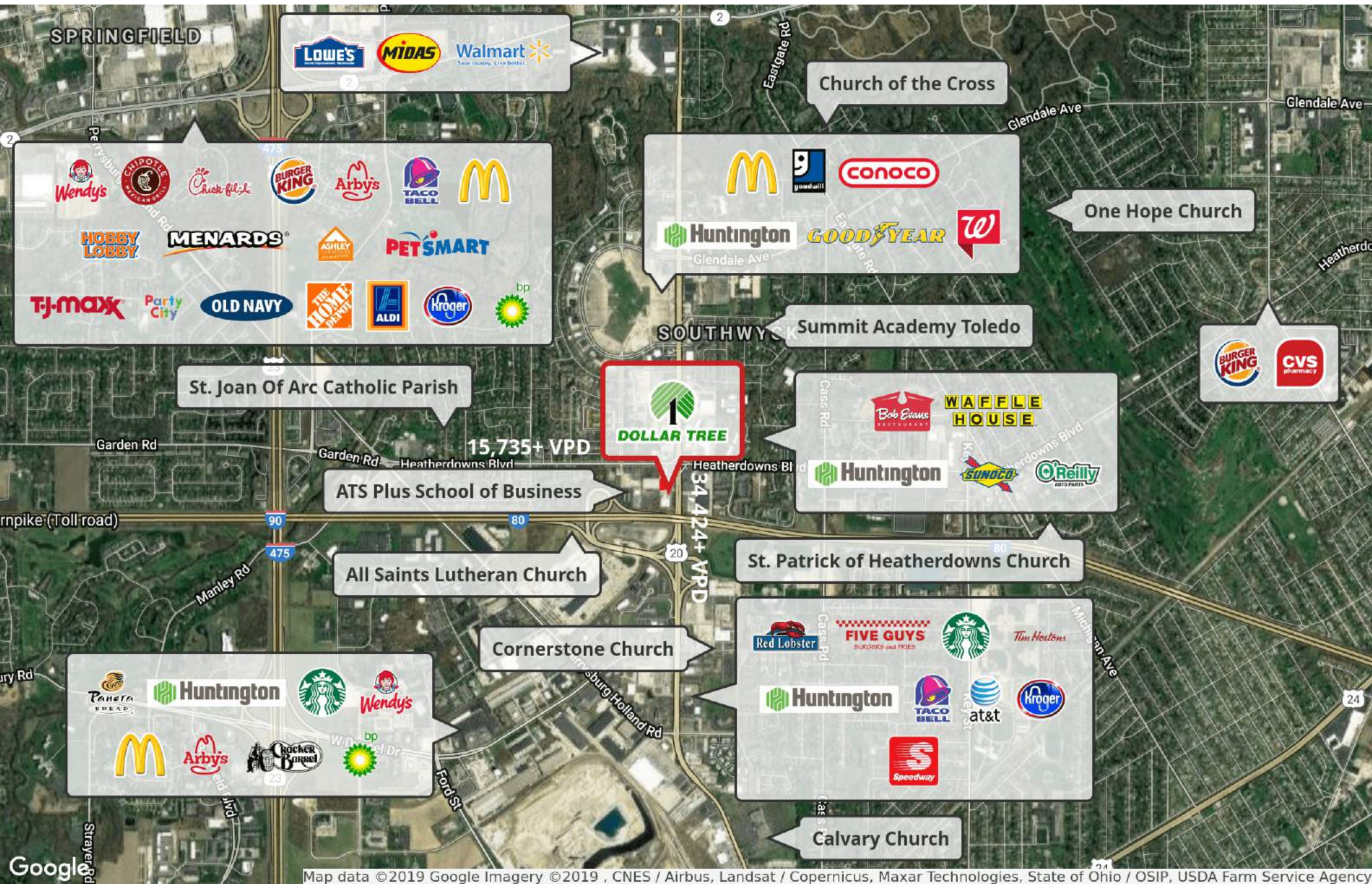


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	9,775	64,256	141,738
Estimated Population (2019)	9,852	59,242	138,298
Projected Population (2024)	9,856	58,191	137,678
COMMERCE			
Number of Businesses	732	3,592	6,893
Number of Employees	8,131	47,118	84,852
CONSUMER SPENDING			
Aggregate (in Thousands)	\$90,463	\$592,395	\$1,371,261
HOUSEHOLD INCOME			
2019 Average	\$51,830	\$70,374	\$72,144
2019 Median	\$37,363	\$52,459	\$52,639

RETAILER MAP

2518 S REYNOLDS RD | TOLEDO, OH







RETAILER MAP

2518 S REYNOLDS RD | TOLEDO, OH



Key Demographics 5 Miles



Total Population
2019
138,298



Household Income
2019 Average
\$72,144



Actual Property



Actual Property



Actual Property





Actual Property



Actual Property

TENANT SUMMARY

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

STRATEGY

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.



TENANT DETAILS:

Tenant Name:	Family Dollar
Tenant Type:	General Merchandise Dollar Store
Guarantor:	Dollar Tree Inc (NASDAQ: DLTR)
Ownership:	Public
No. of Locations:	14,581 as of July 2017
Website:	familydollar.com
Year Founded:	1953 / DLTR 1986
Credit Rating (Moody's):	Ba1 as of March 2017
No. of Employees:	176,800 as of May 2017
Headquartered:	Chesapeake, Virginia

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