



OFFERING MEMORANDUM

6701 MARKET STREET
UPPER DARBY, PA 19082

MSC
RETAIL



DOLLAR TREE

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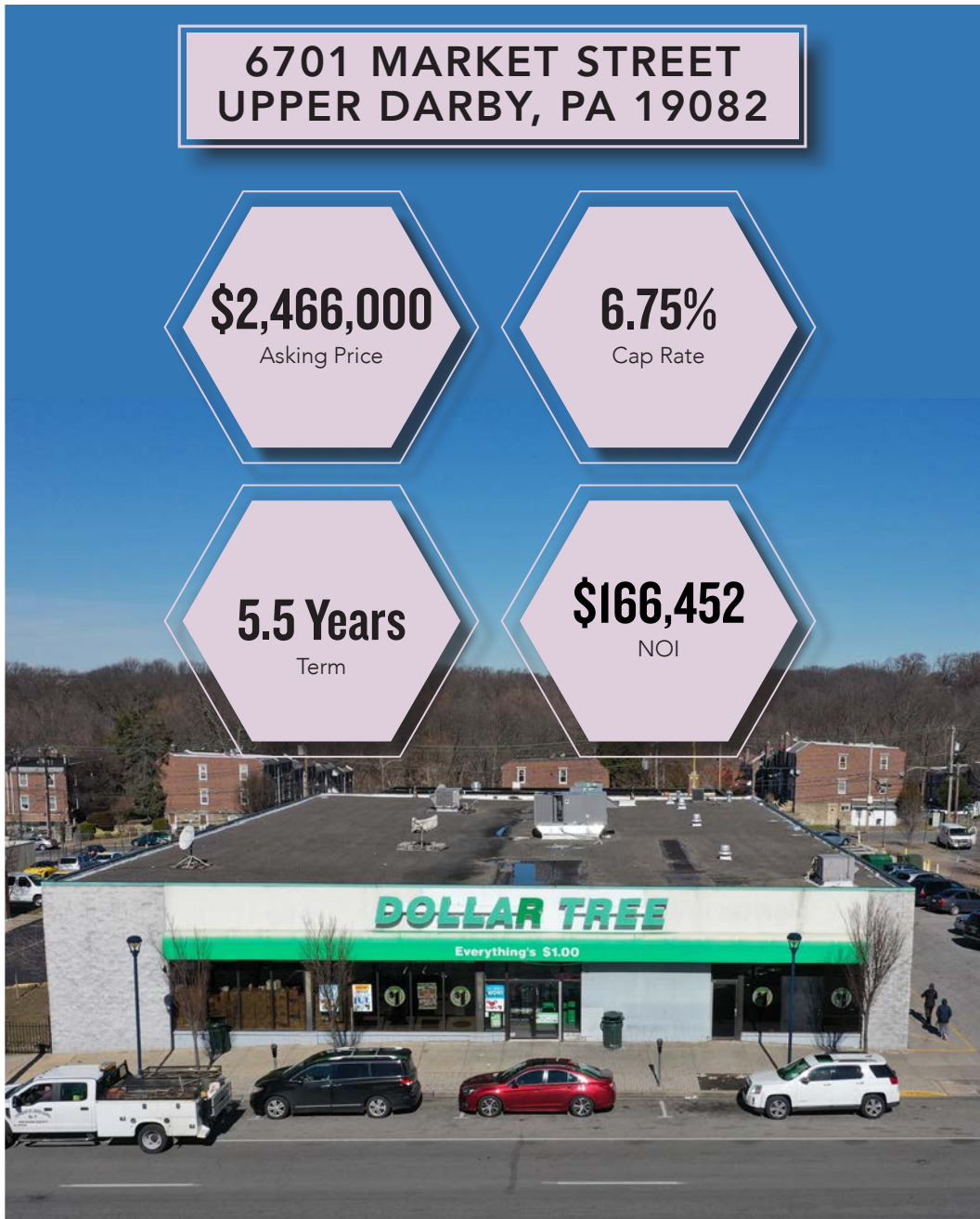
INVESTMENT SUMMARY



MSC Retail is proud to exclusively offer for sale a single tenant net leased Dollar Tree in Upper Darby, Delaware County, Pennsylvania. Located less than a half mile from the western border of Philadelphia County, this Dollar Tree property benefits from an incredibly dense trade area of 353,776 residents within 3-miles.

The property is within walking distance to the SEPTA 69th Street Transportation Center, one of the busiest rail stations serving Southeastern Pennsylvania with over 35,000 riders daily. The 69th Street station will be going through a \$37 million redevelopment to upgrade the stations infrastructure as well as improve connectivity and accessibility which will drive even greater ridership. Additionally, the property is adjacent to The Shops at 69th Street, a premier urban high street shopping destination that spans 10 city blocks and has over 60 national and regional tenants that include AT&T, Bank of America, Burlington, Dollar General, Family Dollar, Foot Locker, Gap, H&M, Modell's, Old Navy, Ross, Studio Movie Grill and the legendary 3,000 seat Tower Theater.

Dollar Tree has been a tenant since 2005 and recently exercised their final contractual option with no concessions. Dollar Tree has just over 5-years of term remaining, and is paying a significantly below market rent. The opportunity exists for a new owner to capitalize on Dollar Tree's expiring term to extend the tenant at an increased rental rate or to recapture the space at the end of Dollar Tree's term to re-lease the space to a new user at a market rent. There is no other Dollar Tree serving the West Philadelphia or Upper Darby submarkets, making this a strategic location to serve these residents. Nonetheless, with nearly 100 feet of building frontage along Market Street and 18 parking spaces, this 0.58 acre site will always be highly sought after by any retailer looking to serve this incredibly dense submarket.





Single tenant net lease Dollar Tree with landlord responsibility limited to roof and structure



Within walking distance to SEPTA's 69th Street Transportation Center, which serves over 35,000 riders daily and will be going through a \$37 million redevelopment project



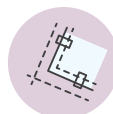
Dollar Tree has been in place since 2005 and has just over 5-years remaining on a significantly below market lease with no additional options. Market rents are \$5-25 PSF greater than current rent



Adjacent to The Shops at 69th Street, a premier urban high street shopping destination that spans 10 city blocks and has over 60 national and



Significant value add opportunity to extend Dollar Tree at an increased rental rate, or recapture the space and release the building at a market rate



Great exposure along Market Street (21,332 VPD) and an 18 car parking lot make this location a highly sought after site to serve the dense submarket



Located less than a half mile from Philadelphia County, benefiting from an incredibly dense trade area of 353,776 residents within 3-miles of the property





5 miles to Center City, Philadelphia by rail or car



MARKET-FRANKFORD SUBWAY LINE



MARKET STREET 21,332 VPD





HYPER-DENSE URBAN INFILL SUBMARKET

1 MILE
Est. Population

53,810

1 MILE
Est. Households

22,078

THE SHOPS AT
69TH STREET

MARKET STREET

SITE



SEPTA
69TH STREET
STATION



69th Street Transportation Center, SEPTA's largest in Philadelphia, serves over 35,000 riders on an average weekday



69th Street Transportation Center

SEPTA Parking Garage

MARKET STREET (21,332 VPD)

W CHESTER PIKE (22,922 VPD)

H&M
OLD NAVY

GAP

MODELL'S SPORTING GOODS

Foot Locker

Ashkenazy Development Site

Burlington Coat Factory

DOLLAR GENERAL

TOWER THEATER

STUDIO MOVIE GRILL

SHOE CARNIVAL

ROSS DRESS FOR LESS

FAMILY DOLLAR

RITE AID

DELAWARE COUNTY
PHILADELPHIA COUNTY

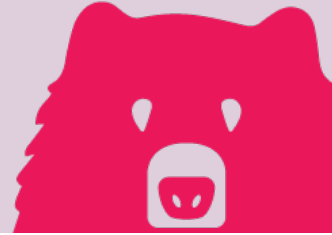


THE SHOPS AT 69TH STREET

One of the largest urban shopping destinations in the Philadelphia MSA, which spans over 10 blocks and is home to over 60 national and regional tenants

MSC SITE PLAN

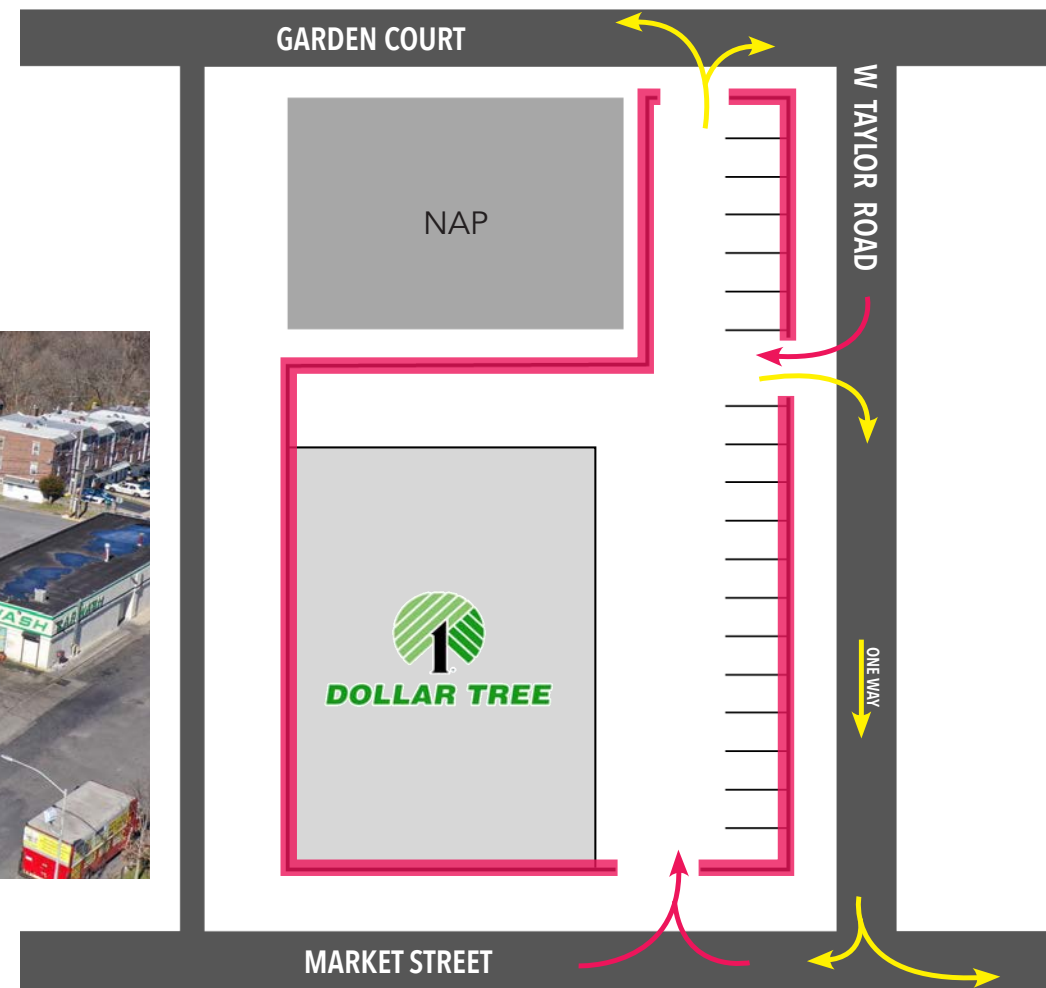
RETAIL



BUILDING: 13,871 SF

SITE: 0.58 ACRES

18 PARKING SPACES





LEASE OVERVIEW/ SITE DETAILS



OFFERING PRICE \$2,466,000

CAP RATE 6.75%

ANNUAL RENT \$166,452

LOT SIZE 25,241 SF (0.58 acres)

BUILDING SIZE 13,871 SF

YEAR BUILT 1985

GUARANTOR Corporate

TERM 5.5 years

COMMENCEMENT 6/8/2005

EXPIRATION 8/31/2025

OPTIONS None remaining

COMMON AREA Tenant responsible to maintain the common area

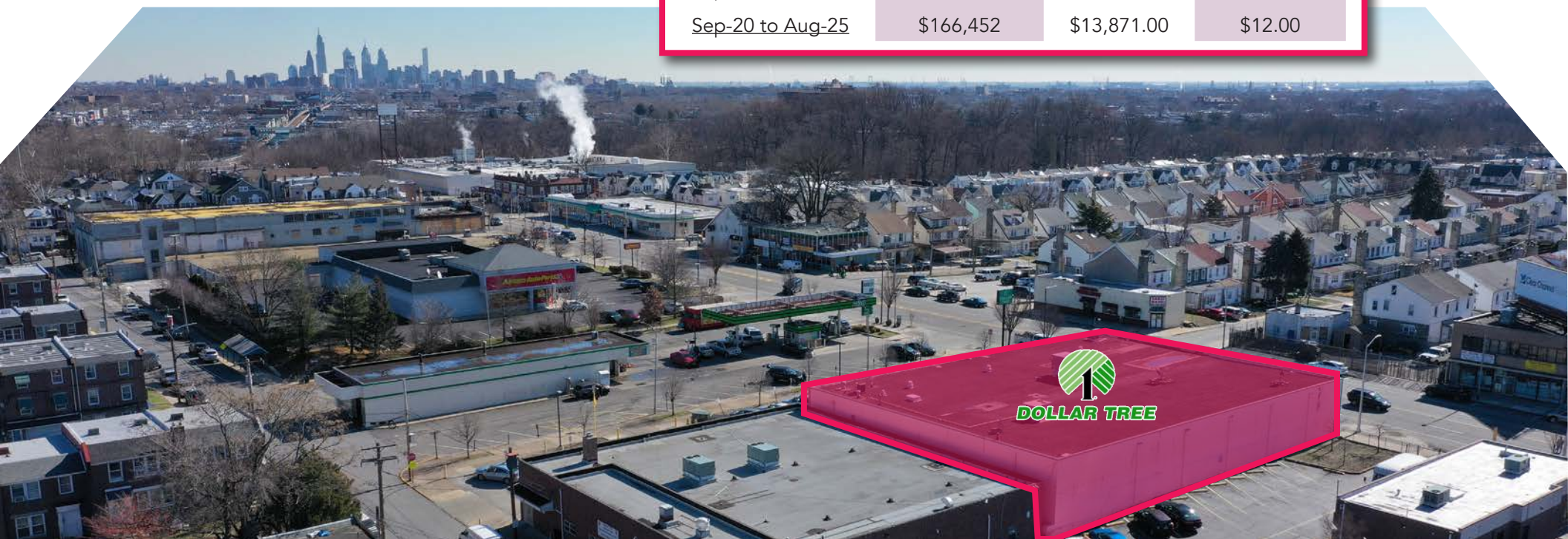
TAXES Tenant responsible for 100% of all real estate taxes

REPAIR & MAINTENANCE Landlord responsible for roof & structure. Tenant responsible for HVAC repair and maintenance

GO DARK Tenant may go dark. If the space is dark for 30 days, Landlord may, at any time thereafter, terminate the lease with 30 days notice.

RENT ROLL

Term	Annual Rent	Monthly Rent	PSF
<u>Sep-15 to Aug-20</u>	\$159,517	\$13,293.04	\$11.50
<u>Sep-20 to Aug-25</u>	\$166,452	\$13,871.00	\$12.00





Chesapeake, VA

Headquarters

\$5.75 Billion

(Q3 Results) net sales
increases 3.7%

Revenue

DTR

NASDAQ

14,000+

Location Count

182,100

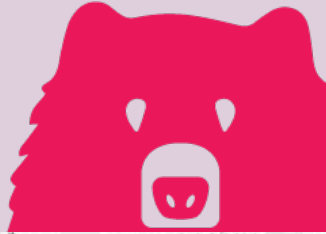
Employees

BB+

S&P Credit Rating

Dollar Tree Stores, Inc. owns and operates a chain of discount variety stores in the United States. Its stores offer everything from houseware to children's toys and everything in between. It was formerly known as Only \$1.00 Inc. and changed its name to Dollar Tree Stores, Inc. in January 1993. It is a Fortune 500 company and operates 14,835 stores throughout the 48 contiguous U.S. states and Canada. Stores operate under the brands of Dollar Tree, Family Dollar (which Dollar Tree acquired for \$ 8.5B in 2015) and Dollar Tree Canada. The company was founded in 1986 and is based in Chesapeake, Virginia. Its stores are supported by a nationwide logistics network of eleven distribution centers maximizing each store's revenue streams.





- Prime location between the two densest counties in Pennsylvania, Delaware and Philadelphia Counties
- Approximately 354,000 residents within 3-miles
- Located a half mile outside of Philadelphia County, benefiting from resident and commuter exposure without being subject to Philadelphia taxes
- Approximately 5-miles to Philadelphia's City Hall, accessible by car or subway in 15-20 minutes





DELAWARE COUNTY



564,696

Population



2,927

Residents Per Square Mile
#2 IN PA



\$73,854

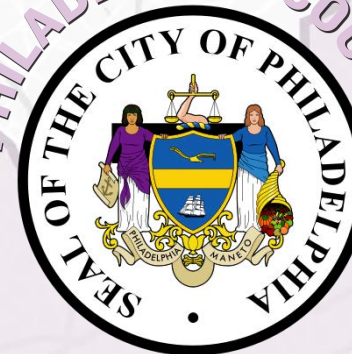
8.69% YoY GROWTH
Median Property Value



282,339

Number of Employees

PHILADELPHIA COUNTY



1.58 M

Population



#6

Largest City in USA



\$388 B

Philadelphia GDP

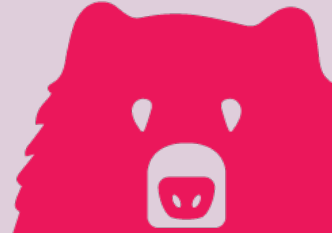


673,721

Number of Employees



GREATER PHILADELPHIA LOCATION SUMMARY



\$432 BILLION

Gross Regional Product

7.2 MILLION

8th Largest MSA Population

40% US POPULATION

Within a Day's Drive



#1

Millennial Growth Rate Over the
Nation's 30 Largest Cities



#1

Housing Value & Opportunity
(*National Association of Builders*)



#1

City for Culture
(*Travel & Leisure Magazine*)

104

Colleges &
Universities

36%

Population Under 25 with Bachelor's
Degree, Compared to 30% Nationally

\$2.93 BILLION

Philadelphia School Capital Projects
Over Next 5 Years

GREATER PHILADELPHIA

Philadelphia is the largest city in the state of Pennsylvania and the sixth-most populous US city, with an estimated population of over 1,580,000 as of 2017. The greater Philadelphia area, known as the Delaware Valley, is the eight largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries to thrive in the region.

MSC LOCATION DRIVERS

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Hyper Dense Local Market

Milbourne, PA, a part of Upper Darby, is a borough in Delaware County, Directly west and adjacent to Philadelphia county. At over 16,000 people per square mile, it is the most densely populated incorporated place in Pennsylvania, and 22nd in the entire United States

69th Street Corridor

Anchored by the 69th Street Transportation center, which will be undergoing a \$37 M renovation beginning in the summer 2020, the 69th Street corridor is a major retail hub serving a dense local population and daily commuters into Philadelphia. 35,000 daily commuters pass through 69th Street Station, and nearly 40,000 vehicles per day travel along Market Street and 69th Street.

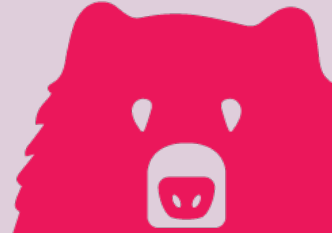
Urban Retail Destination

The Shops at 69th Street is a premier urban high street shopping destination that spans 10 city blocks and boasts over 60 national and regional tenants. The retail offerings include entertainment draws including Studio Movie Grill and the Tower Theater, a 3,000 seat performance venue that has been a staple since 1928





69TH STREET TRANSPORTATION CENTER



The Southeastern Pennsylvania Transportation Authority (SEPTA) is a regional public transportation authority that operates bus, rapid transit, commuter rail, light rail, and electric trolleybus services for nearly 4 million people in five counties in and around Philadelphia, Pennsylvania. SEPTA has the 6th-largest U.S. rapid transit system by ridership, and the 5th largest overall transit system, with about 302 million annual unlinked trips as of fiscal year 2018.

HIGHLIGHTS

- 69th Street Transportation Center is one of the largest, most active stations with 35,000 daily riders
- Pending \$37 M redevelopment and parking garage project commencing Summer 2020
- Within walking distance to the Upper Darby Dollar Tree





THE SHOPS AT 69TH STREET

GARAGE
DEVELOPMENT



SEPTA

SEPTA
69TH STREET
STATION

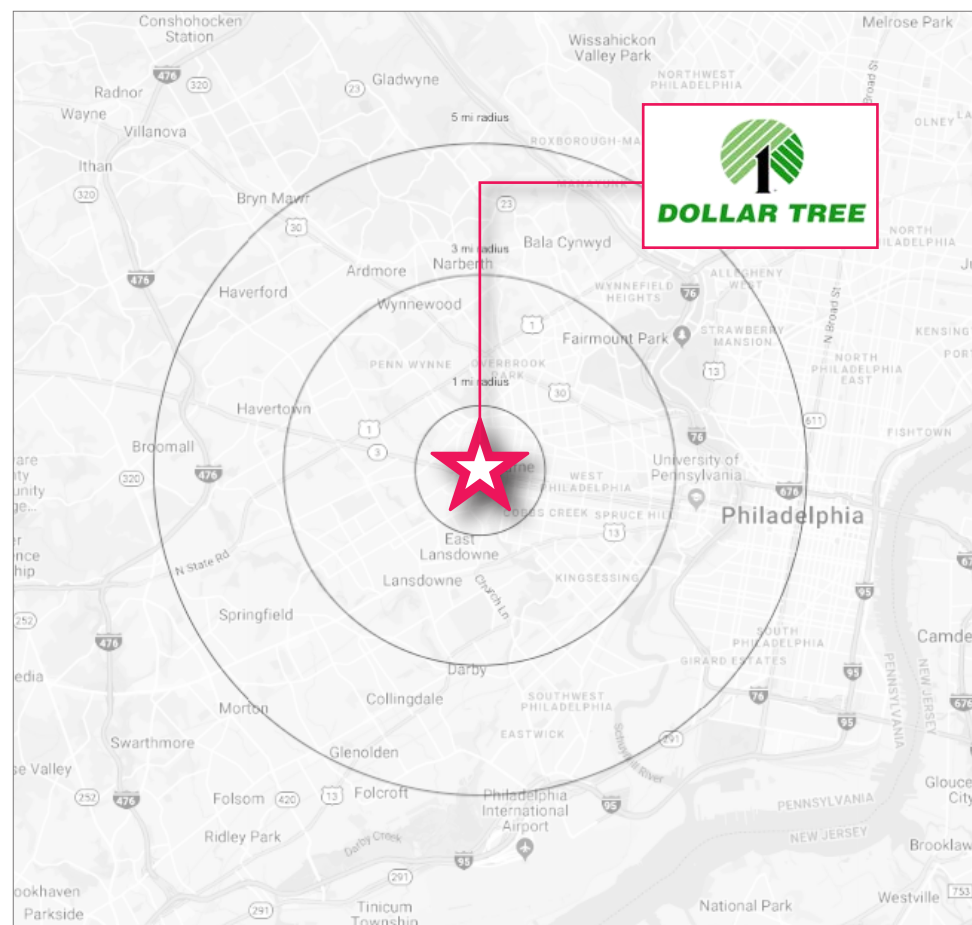
SITE

MARKET STREET 21,332 VPD



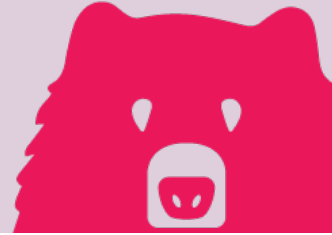


	1 MILE	3 MILES	5 MILES
2019 Est. Population	53,810	353,776	739,479
Average HH Income	\$51,931	\$66,154	\$80,330
Median HH Income	\$44,407	\$53,032	\$62,740
2019 Est. Households	22,078	151,431	329,518
Total Businesses	1,220	8,130	29,264
Total Employees	8,609	68,029	351,094
Percent of Population with Bachelors Degree or Higher	19.9%	30.7%	38.4%



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It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

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In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to MSC Retail, Inc. at your earliest possible convenience.

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All zoning information, including but not limited to, use and buildable footage must be independently verified.

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