



# DOLLAR TREE

952 Hwy 80 W  
DEMOPOLIS | ALABAMA 36762

Offering Memorandum

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



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## **BROKER OF RECORD**

**KYLE MATTHEWS**

**LIC # 110253 (AL)**



## Investment Highlights

- » Brand new 2020 construction (rent commenced 1/10/2020)
- » Long-term 10-year lease w/ four, 5-year options
- » Attractive rent increases of \$0.50 / SF in each option period
- » Passive net lease investment: Tenant responsible for Taxes, Insurance, and CAM
- » The subject property comes with a 20-year transferrable warranty
- » Traffic counts in excess of 13,700 vehicles daily
- » Strong retail synergy: located directly across the street from a Walmart anchored center
- » Corporate guarantee from Dollar Tree, Inc.
- » Investment grade credit tenant: Dollar Tree holds a credit rating of BBB-





## Investment Summary

» <b>LIST PRICE</b>	\$1,628,488
» <b>NOI</b>	\$109,923
» <b>CAP RATE</b>	6.75%
» <b>TOTAL BUILDING AREA</b>	±9,993 SF

## Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Current - 1/31/2030	\$9,160.25	\$109,923.00	6.75%
Option 1	\$9,576.63	\$114,919.50	7.06%
Option 2	\$9,993.00	\$119,916.00	7.36%
Option 3	\$10,409.38	\$124,912.50	7.67%
Option 4	\$10,825.75	\$129,909.00	7.98%

## Tenant Summary

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Original Lease Term	10 Years
Rent Commencement Date	1/10/2020
Lease Expiration Date	1/31/2030
Term Remaining	10 Years
Options	Four, 5 Year Options
Increases	\$0.50 PSF in Options





The Offering

DOLLAR TREE	
Property Address	952 Hwy 80 W Demopolis, AL 36762
SITE DESCRIPTION	
Number of Stories	One
Year Built	2020
GLA	±9,993 SF
Lot Size	±1.15 AC
Type of Ownership	Fee Simple
Landscaping	Professional

Tenant Overview

» Company Name	» Year Founded	» Headquarters
Dollar Tree	1986	Chesapeake, VA
» Locations	» Industry	» Website
15,000+	Retail	www.dollartree.com

Dollar Tree locations carry a mix of housewares, toys, seasonal items, food, health and beauty aids, gifts, and books. At Dollar Tree shop’s most goods are priced at \$1 or less while Family Dollar merchandise is usually less than \$10. The stores are located in high-traffic strip centers and malls often in small towns. It purchased fellow discounter, Family Dollar in 2015, bolstering competitive position against Dollar General. The company wants to create a “treasure hunt” type environment where people can bring their whole families.

GEOGRAPHIC OUTREACH

Dollar Tree operates more than 14,000 Dollar Tree, Deal\$, Dollar Bills, and Family Dollar discount stores in 48 US states and the District of Columbia and five provinces in Canada.

STRATEGY

Dollar Tree continues to offer customers products they need at extreme values while keeping their stores bright, clean, organized and stocked. The company carries a broad mix of merchandise that includes many trusted national and regional brands.



Walmart  
Supercenter

TSC TRACTOR  
SUPPLY CO.

TEXACO

verizon

MURPHY  
USA

EconoLodge  
BY CHOICE HOTELS

Huddle  
HOUSE  
UNDER  
CONSTRUCTION

SIMPLY  
DELICIOUS  
BAKERY

Little  
Caesars  
Pizza



Aaron's  
Furniture, Electronics, Appliances.



± 13,700 VPD

Comfort

DOLLAR TREE





± 13,700 VPD





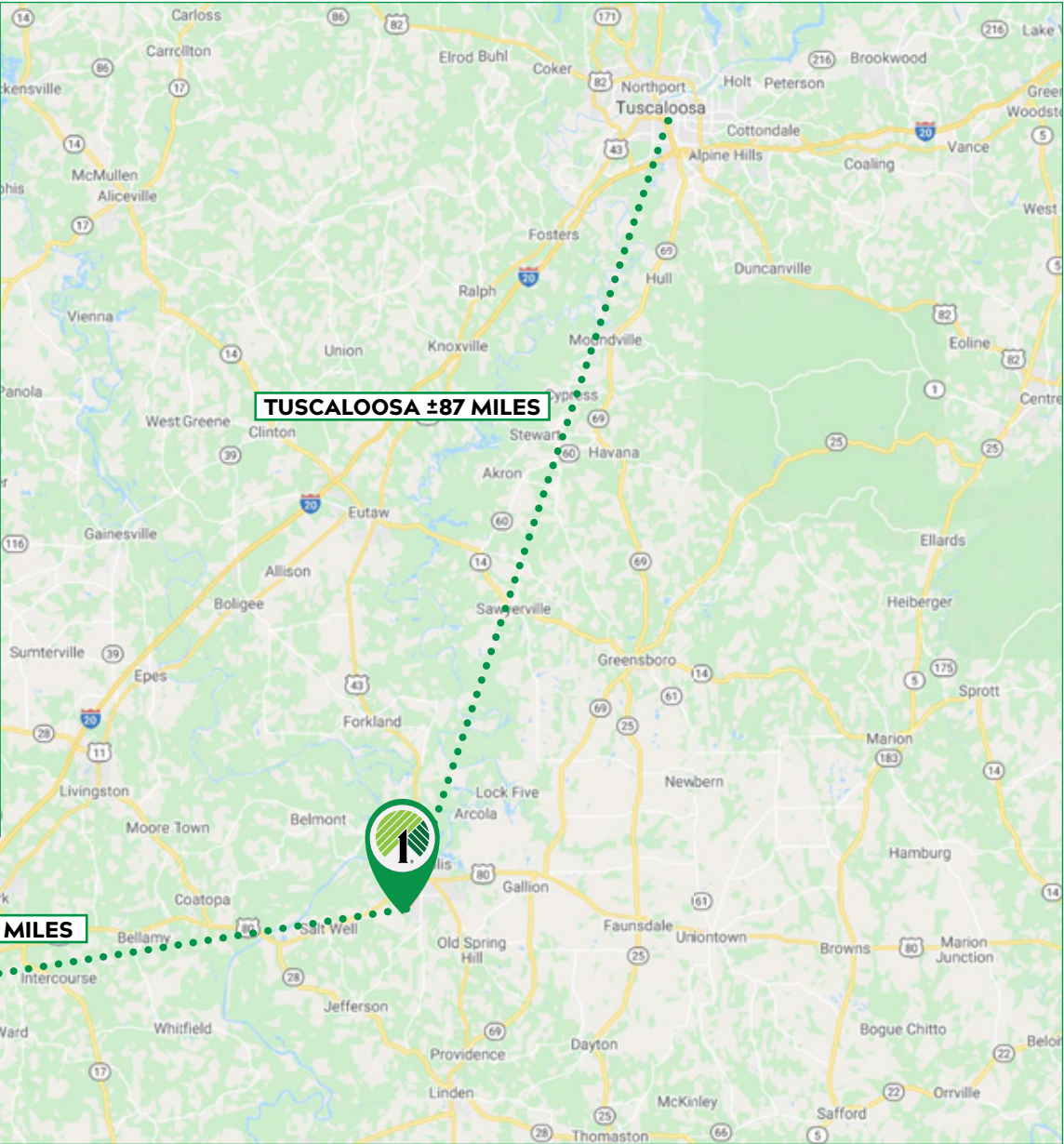
Regional Map

DEMOPOLIS, ALABAMA

Demopolis is the largest city in Marengo County, Alabama. The city lies at the confluence of the Black Warrior and Tombigbee rivers. It is situated atop a cliff composed of the Demopolis Chalk Formation, known locally as White Bluff, on the east bank of the Tombigbee River. It is at the center of Alabama's Canebrake region and is also within the Black Belt.

Demographics

POPULATION	3 - MILE	5 - MILE	7 - MILE
2025 Projection	6,320	7,107	8,143
2020 Estimate	6,558	7,376	8,447
2010 Census	7,356	8,284	9,470
HOUSE HOLDS	3 - MILE	5 - MILE	7 - MILE
2025 Projection	2,643	2,962	3,402
2020 Estimate	2,729	3,059	3,509
2010 Census	3,014	3,380	3,863
INCOME	3 - MILE	5 - MILE	7 - MILE
2020 Est. Average Household Income	\$55,856	\$55,600	\$55,808





## Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of Dollar Tree located at **952 Hwy 80 W, Demopolis, AL 36762** (“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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