



COVID-19 PANDEMIC-PROOF ESSENTIAL GOODS & SERVICES NNN RETAIL

OFFERING MEMORANDUM

PRESERVE  
WEST  
CAPITAL



Dollar Tree  
Vero Beach, FL

This property is listed in conjunction with Florida-licensed real estate broker Robert Long.

[www.preservewestcapital.com](http://www.preservewestcapital.com)



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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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## Property Highlights

- Dollar Tree Stores, Inc. Corporate Guaranteed Lease (NASDAQ: DLTR)
  - \$20.61 Billion Market Capitalization
  - S&P Rated BBB-
  - Leading Operator of Discount Retail Stores with Over 15,000 Locations
  - Fortune 200 Company
- Pandemic Proof Tenant Offering “Essential” Goods & Services
  - Grocery Sales & Essential Household Items are a Large Part of their Business
  - Plans to Hire 25,000 Full- and Part-time Associates to Support their Stores & Distributions Centers During this Time
- Strong Operating History with Three 5-Year Renewal Options with Scheduled Increases
  - Rent increases to \$106,191 on June 1, 2021, Yielding a 7.01% Return
  - \$0.50/PSF Rent Increase in Year 6 and in Each Option Period
- Prominent Hard Corner Retail Location at the Lighted Intersection of U.S. Highway 1 & 12th Street
  - Combined 41,000 AADT
  - Highway 1 is a Main Route Running Along the Entire Coastline of Florida
- Lease Requiring Minimal Landlord Responsibilities
  - Ideal Low Management Investment for a Passive, Out-of-State Investor
- Dense Retail Trade Area Located Directly Across from 12th Street Plaza, a 138K SF Community Center Anchored by Publix, Stein Mart & Planet Fitness
- Part of the Miami-Fort Lauderdale-Port St. Lucie CSA
  - Population of 6.0M+ as of 2019
  - Vero Beach is a City in, and the Seat of Indian River County, the State’s 7th Richest County
- Popular Tourist Destination with More than 26 Miles of White Sandy Beaches Along Florida’s Treasure Coast
  - Home to Disney’s Vero Beach Resort, a Hub for Water Sports, Upscale Shopping, Fine Art Galleries, Theatre & More
- Robust Demographics in Surrounding Area
  - Annual Growth Rate of 1.35% within 5 Miles of Site
  - Average Household Income of \$81,218 within a 5 Mile Radius
  - Population of 89,242 in a 5 Mile Radius





## Location

The property is located at 1191 US-1, Vero Beach, FL.

## Improvements

A 9,234 square foot retail condominium for **Dollar Tree**.

## Parking

There is ample parking available on site.

## Lease

Leased to **Dollar Tree Stores, Inc.** for 10 years from March 26, 2016 through May 31, 2026 at an initial annual rent of \$101,574. Rent increases to \$106,191 on June 1, 2021. There are three (3) five-year options to renew the lease with \$0.50 PSF rent increases at each option period. The lease is net with tenant responsible for all taxes, insurance, and maintenance, and proportionate share of common area maintenance, including management or administrative fees equal to 10% of CAM. Increases in controllable CAM costs are capped at 5% annually on a cumulative basis beginning in year 3.

The owner of the Dollar Tree has a ROFO on the neighboring property occupied by Staples.

*\*Staples is the Co-Owner and responsible for the management of the Commercial Condominium Association.*

*\*Tenant's proportionate share of expenses for the premises is 100%; Tenant's share of expenses for the entire center is 37.44%.*

## PRICE

# \$1,516,000

## 6.70% Return

## Net Annual Income

Years		Annual Rent	Return
<b>1-5</b>	<b>(Current)</b>	<b>\$101,574</b>	<b>6.70%</b>
6-10	(6/1/21)	\$106,191	7.00%
11-15	(Option 1)	\$110,808	7.31%
16-20	(Option 2)	\$115,425	7.61%
21-25	(Option 3)	\$120,042	7.92%

## Financing

This property will be delivered free and clear of permanent financing.





**Dollar Tree, Inc. (NASDAQ: DLTR)** operates discount variety retail stores. 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, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, and other items; and seasonal goods that include Valentine's Day, Easter, Halloween, and Christmas merchandise. This segment operates 7,001 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 12 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 and beverages, 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. Its stores also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Valentine's Day, Easter, Halloween, and Christmas merchandise, as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys. This segment operates stores under the Family Dollar brand; and 11 distribution centers, as well as a store support center in Matthews, North Carolina. The company was founded in 1986 and is headquartered in Chesapeake, Virginia.

As of January 31, 2020 they had a market capitalization of \$20.61 billion and revenues of \$23 billion.



AERIAL



12TH STREET PLAZA



STAPLES

DELTA PLAZA



(25,000 AADT)

12th St (16,000 AADT)



# SITE PLAN



12TH STREET

US-1

COMMERCE AVENUE

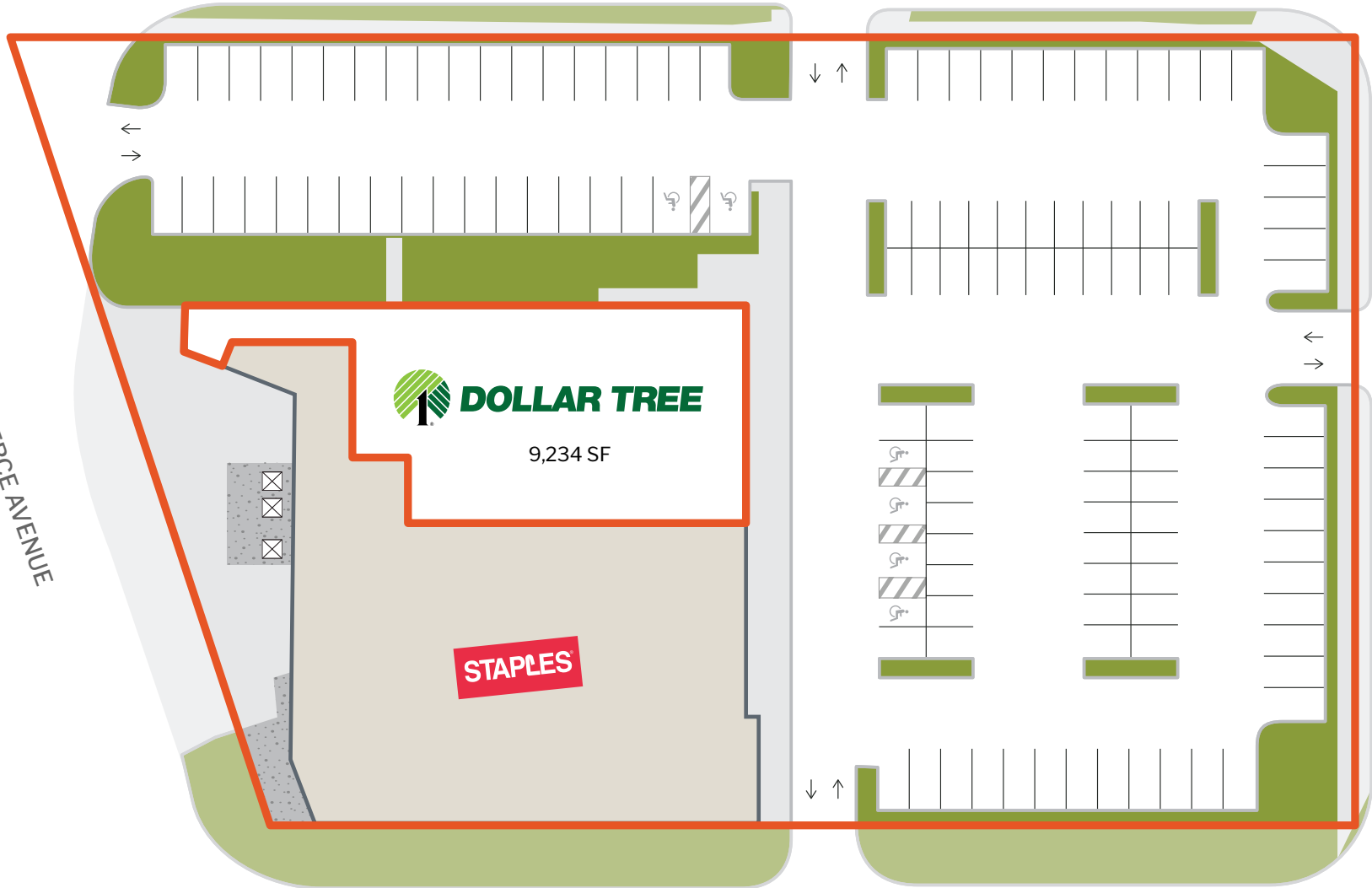


**DOLLAR TREE**

9,234 SF

**STAPLES**

11TH PLACE





**ABOUT THE AREA**

**SITE**

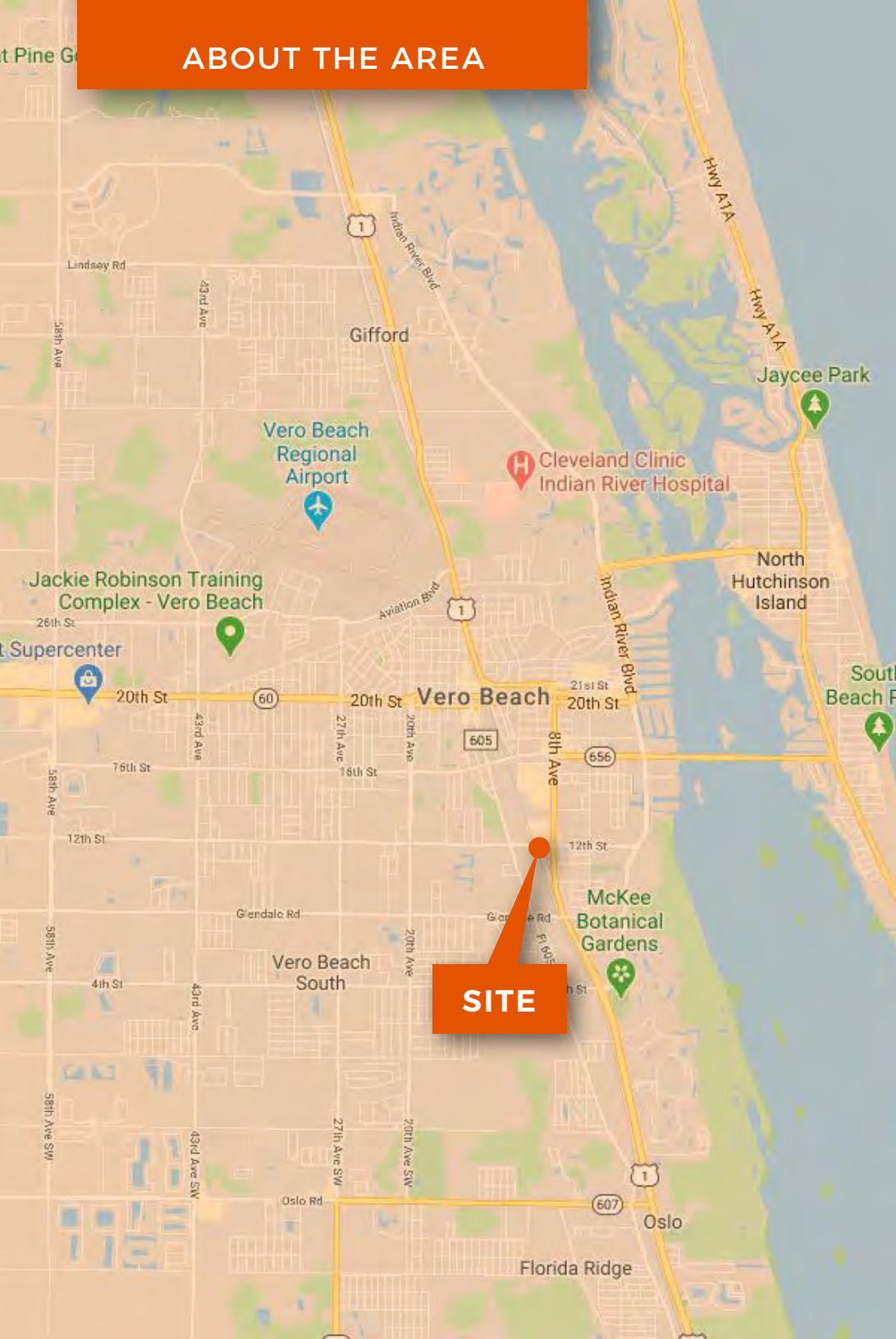
Vero Beach is a city in and the seat of Indian River County, Florida. The City of Vero Beach consists of 13.1 square miles and is located about 190 miles south of Jacksonville and 135 miles north of Miami on Florida's east coast. The City's population is currently estimated at 15,220.

A large part of tourism in Vero Beach is taken in part by The Disney Resort in Vero (Disney's Vero Beach Resort). Additionally, Vero Beach is home to Historic Dodgertown, the former Spring Training facility of the Los Angeles Dodgers baseball team. Since the team's departure for a new Spring home in Arizona in 2008, it now serves as a year-round multi-purpose facility for athletes of all ages. As of January 2, 2019, MLB has assumed control of the historic facilities with plans to expand the complex and rename it The Jackie Robinson Training Complex. This is to honor both the late Jackie Robinson and the site's history as the first racially integrated spring-training center in the American South. The beaches in Vero Beach are part of Florida's Treasure Coast. Vero's three main public beaches are South Beach, accessible at the eastern end of State Road 656 at the eastern end of 17th Street; Humiston Park, in Vero's Central Beach Business District on Ocean Drive and Jaycee Park which is adjacent to Conn Beach. These beaches are lifeguard protected from 9:00 am to 5:00 pm. There are 26 miles of oceanfront shore in Indian River County. Vero Beach also has other free public access trails and walkways with beach access, such as Riomar Beach, Sea Cove, Sea Grape Trail, Sexton Plaza, and Turtle Trail. There are two large shopping malls the Indian River Mall and the Vero Beach Outlets just west of I-95 on State Road 60. There are small specialty shops along Ocean Drive on the barrier island and in what is called the "Miracle Mile." The Historic Downtown is a newly revitalized area of shopping, dining, antique stores and art galleries.

The Vero Beach Regional Airport offers a central location with connections to U.S. 1, SR 60 and I-95, and is directly adjacent to the FEC Railway. In 2016, the City completed an Airport Master Plan that projects a vibrant airport that will meet the needs of the entire region along the Treasure Coast from southern Brevard county to Martin County. The airport operating environment has dramatically evolved over the past 20 years and now includes commercial airline service and several growing FBOs. In addition, Piper Aircraft is experiencing exceptional success and growth, a new bank has located at the airport, a new brewery has located on airport property which creates craft beer serving over 200 restaurants, and 2 hotels within 2 miles are scheduled to be completed within 2 years.



## ABOUT THE AREA



## Site Information

The subject property is prominently situated with excellent access and visibility at the lighted intersection of U.S. Highway 1 (25,000 AADT) and 12th Street (16,000 AADT). U.S. Highway 1 is a main thoroughfare that runs along the entire coastline of Florida from Key West to its crossing of the St. Mary's River into Georgia north of Boulogne –and south of Folkston.

The site is strategically situated within a dense retail corridor across from 12th Street Plaza, an established 138k SF Community Shopping Center anchored by Publix, Stein Mart and Planet Fitness. Additional retailers in the surrounding area include: Wal-Mart Neighborhood Market, Wawa, Popeye's Kitchen, Taco Bell, Goodwill, O'Reilly Auto Pats, Starbucks, Chase Bank, TD Bank, Five Guys, Advance Auto Parts, IHOP, McDonald's, Burger King, Wells Fargo and more.

In addition, the property is located just over 12 miles from the Disney Vero Beach Resort, a popular tourist destination and a hub for water sports, upscale shopping, fine art galleries, theatre & more.

The Property also benefits from robust demographics with over 89,000 people and 39,000 households in a five-mile radius. The average household income in a five mile radius is \$81,218.



# 1191 US-1 | Vero Beach, FL 32960



TOTAL POPULATION  
**89,242**



MEDIAN HOME VALUE  
**\$351,687**



AVG. HOUSEHOLD INCOME  
**\$81,218**

Population Summary	1 Mile	3 Miles	5 Miles
2010 Total Population	8,118	40,207	80,480
2019 Total Population	8,876	43,868	89,242
2024 Total Population	9,396	46,313	95,417
2019-2024 Annual Rate	1.15%	1.09%	1.35%
Average Household Income			
2019	\$46,095	\$72,399	\$81,218
2024	\$51,616	\$82,732	\$93,672
Median Home Value			
2019	\$180,114	\$309,599	\$351,687
2024	\$232,520	\$336,146	\$380,457

## Major Employers in Indian River County # of Employees

School District of Indian River County	2,407
Indian River Medical Center	2,009
Indian River County	1,441
Publix Supermarkets	1,300
New Piper Aircraft, Inc	995
Wal-Mart	736
Sebastian River Medical Center	595
John's Island	580
Medical Data Systems	500
Visiting Nurse Association	432





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