



RETAIL PROPERTY FOR SALE

ACTUAL SITE

**BRAND NEW CONSTRUCTION
DOLLAR TREE**

Martins Ferry, OH 43935

Exclusively listed by:

RYAN VINCO
Managing Partner
248.702.0299
ryan@encorereis.com

DENO BISTOLARIDES
Managing Partner
248.702.0288
denob@encorereis.com

BRANDON HANNA
Managing Partner
248.702.0290
bhanna@encorereis.com

In conjunction with:

BRIAN BROCKMAN
Bang Realty, Inc.



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DOLLAR TREE

500 South Zane Highway | Martins Ferry, OH 43935

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE \$1,394,741

CAP RATE 6.75%

INVESTMENT SUMMARY

NOI:	\$94,145
Cap Rate:	6.75%
Price / SF:	\$140.17
Building Size:	9,950 SF
Land Acreage:	0.8 Acres
Year Built:	2020

LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Original Lease Term:	10 Years
Term Remaining:	9+ Years
Commencement Date:	November 24, 2020
Term Expiration:	January 31, 2031
Options:	Four (4), Five Years
Increases:	In Each Option Period

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Brand New Build to Suit Dollar Tree Constructed in 4th Q 2020 | Store Opened November 24th 2020
- 10 Year Double Net (NN) Lease Structure | Minimal Landlord Responsibility (Roof and Structure Only)
- Corporate Guaranty | Investment Grade is BBB-
- Wheeling, West Virginia is Approximately 10 Minutes from the Subject Property | Numerous of Residents Travel Across the Ohio River for Work | The Wheeling, WV-OH MSA has Over 147,950 Residents
- Four (4), Five Year Options | Rent Increase In Each Option Period
- New USY Modified Bitumen Roof with 15 Year Warranty | Brand New HVAC Units and Parking Lot
- Located in the Heart of Martins Ferry | Surrounded by the City Hall and Rec Center with Great Community Organizations Throughout the Year
- Average Household Income within 5-Mile Radius Exceeds \$61,714
- Population within 5-Mile Radius Exceeds 48,624
- National Tenants Surrounding the Immediate Area Include: Dollar General, McDonald's, Bob Evans, Subway, Firestone, Kroger, Wendy's Arby's and More

DOLLAR TREE

500 South Zane Highway | Martins Ferry, OH 43935

LEASE ABSTRACT

LEASE SUMMARY

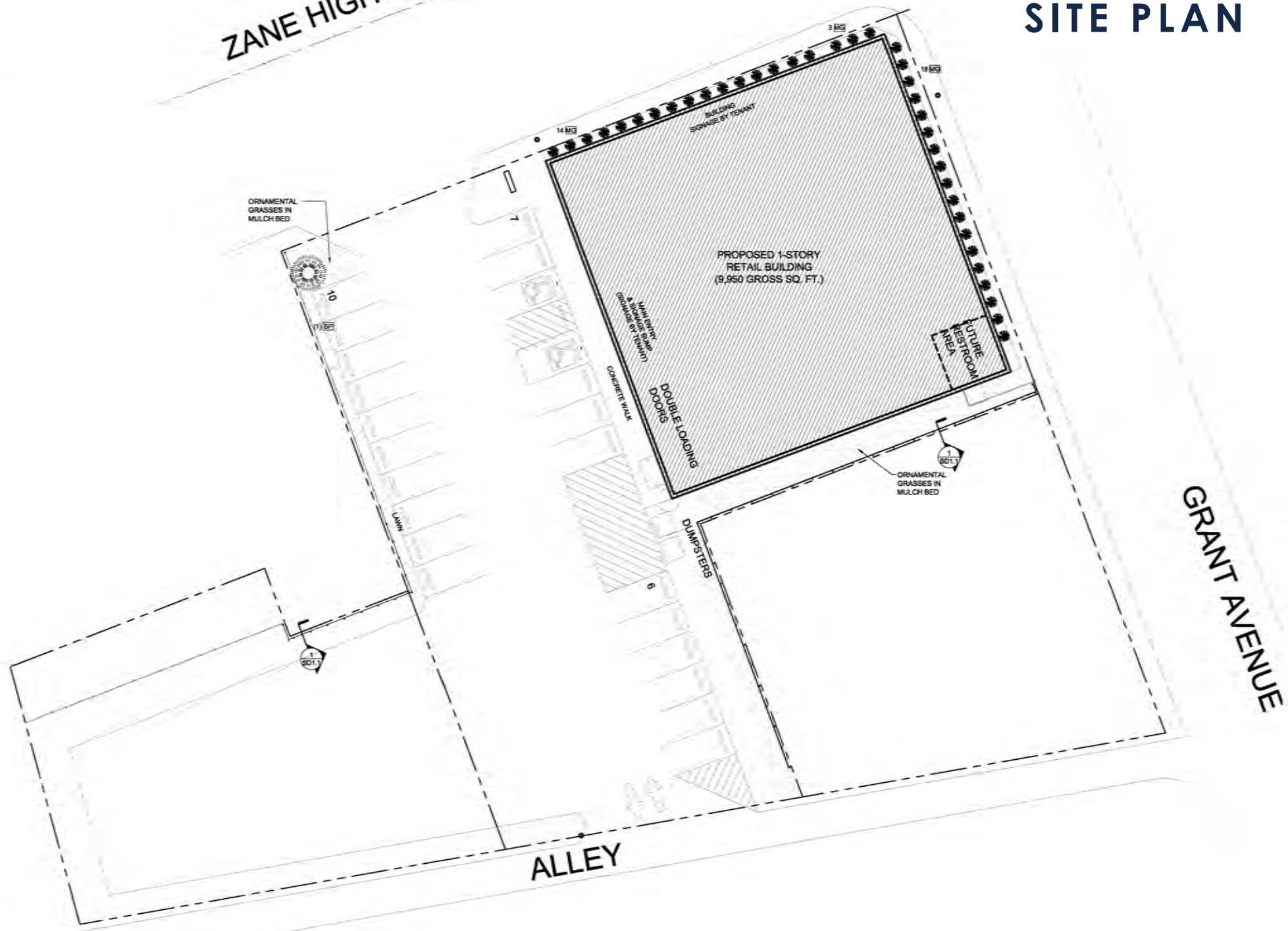
Lease Type:	Double Net (NN)
Taxes / Ins / CAM:	Tenant Responsibility
Roof / Structure:	Landlord is Responsible for Roof, Structure and Foundation
Parking Lot:	Landlord Replacement Only
Term Remaining:	10 Years
Original Lease Term:	10 Years
Store Opened:	11/24/2020
Commencement Date:	November 24, 2020
Current Term Expiration:	January 31,2031
Options:	Four (4), Five Years
Increases:	In Each Option Period
Estoppel:	20 Days



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1 - 10	\$94,145.40	\$7,845.45
Option 1: Years 11 - 15	\$99,023.40	\$8,251.95
Option 2: Years 16 - 20	\$103,901.40	\$8,658.45
Option 3: Years 21 - 25	\$108,779.40	\$9,064.95
Option 4: Years 26 - 30	\$113,657.40	\$9,471.45
Base Rent (9,950 SF)		N/A
Net Operating Income		\$94,145

ZANE HIGHWAY





**DOLLAR
TREE**

CHECK OUT OUR
SNACKS! GRAND OPENING

**DOLLAR
TREE**





Martins Ferry
City Hall

AERIAL

S Zane Highway

Grant Ave

DOLLAR
GENERAL

SUBWAY

Martins Ferry
Recreation Center



Ohio River Scenic Byway

Firestone



Wheeling Island
Hotel-Casino-Racetrack



Ohio River





REGIONAL



LOCATION



DOLLAR TREE

500 South Zane Highway | Martins Ferry, OH 43935

DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2025 Projection	6,190	27,720	47,553
2020 Estimate	6,308	28,366	48,624
2010 Census	6,596	30,050	51,271
Growth 2020-2025	(1.87%)	(2.28%)	(2.20%)
Growth 2010-2020	(4.37%)	(5.60%)	(5.16%)
2020 Population Hispanic Origin	67	370	516
2020 Population by Race:			
White	5,735	25,592	44,907
Black	354	1,659	2,049
Am. Indian & Alaskan	21	70	100
Asian	21	187	362
Hawaiian & Pacific Island	0	3	11
Other	177	855	1,195
U.S. Armed Forces:	5	34	47
Households:			
2025 Projection	2,784	12,286	20,944
2020 Estimate	2,832	12,571	21,419
2010 Census	2,942	13,254	22,510
Growth 2020 - 2025	(1.69%)	(2.27%)	(2.22%)
Growth 2010 - 2020	(3.74%)	(5.15%)	(4.85%)
Owner Occupied	1,644	7,505	13,939
Renter Occupied	1,188	5,066	7,480
2020 Avg Household Income	\$52,726	\$57,799	\$61,714

DOLLAR TREE

500 South Zane Highway | Martins Ferry, OH 43935

TENANT PROFILE



OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.246 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	www.dollartree.com

TENANT HIGHLIGHTS

- On March 6, 1995, Dollar Tree, Inc. went public on the NASDAQ
- In 1998, Dollar Tree acquired 98-Cent Clearance Centers in California
- In 2010, the corporation opened its 4,000th chain store

TENANT OVERVIEW

Dollar Tree Stores, Inc., formerly known as Only \$1.00, is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 150 company and operates 14,835 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under Family Dollar.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.

RETAIL PROPERTY FOR SALE

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ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

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