

RARE NEW FORMAT STORE - FAMILY DOLLAR | DOLLAR TREE

1323 MAIN STREET | LA CROSSE, KANSAS 67548



REPRESENTATIVE PHOTO



Represented By:
JUSTIN ZAHN
justin@ciadvisor.com

Represented By:
JUSTIN CARLSON
jcarlson@ciadvisor.com

COMMERCIAL INVESTMENT ADVISORS, INC.
CIA BROKERAGE COMPANY
9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260
480.214.5088 – Office | www.ciadvisor.com

OFFERING MEMORANDUM

In Association with Kansas Designated Broker:
Jessica Zahn Gibson | CIA Brokerage Company
KS License # 226485

In Conjunction with:



INVESTMENT OVERVIEW

FAMILY DOLLAR & DOLLAR TREE
LA CROSSE, KANSAS

FAMILY DOLLAR & DOLLAR TREE

LOCATION	1323 Main Street La Crosse, Kansas 67548
TENANT	FAMILY DOLLAR, INC.
GUARANTY	FAMILY DOLLAR STORES, INC.
PURCHASE PRICE	\$1,438,000
CAP RATE	6.50%
ANNUAL RENT	\$93,450
GROSS LEASABLE AREA	±10,500
RENTAL ESCALATIONS	In Options
LEASE TYPE	NN*
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	November 2021 (Est. Under Construction)
LOT SIZE	±0.85 Acre
LEASE EXPIRATION	November 30, 2031 (Est.)
OPTIONS	Five 5-Year Renewal Options
PARKING LOT	Concrete
ROOF	Standing Metal Seam
CONSTRUCTION	Metal Frame/Panels with Brick Stucco

* Landlord is responsible for Roof, Exterior Walls, Canopy, Gutters, Downspouts, Doors, Door Closures, Glass in Windows & Doors, and also structural portions of the building whether interior or exterior. (Tenant to reimburse up to \$1,000 per annum of Parking Lot Repairs). Tenant is responsible for Removal of Ice, Trash, Restriping Lot & Landscaping.

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: La Crosse has **Dollar General** and locally owned businesses such as **Eslinger Lumber Co.**, **A Second Chance**, **S&W Supply**, **Rush County Grocery**, **Rush County Health Mart Pharmacy**

PUBLIC EDUCATION: La Crosse has 1 elementary & 1 middle/senior high school within the 1-mile vicinity with 288 students)

HEALTHCARE: Less than 1 mile from **Rush County Memorial Hospital** (a 16-bed critical access hospital serving Rush County in providing complete care such as cardiac care, pediatrics, & outpatient surgery)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 10-Year NN Lease with \$0.50 PSF Rental Escalations Every 5 Years in Renewal Options

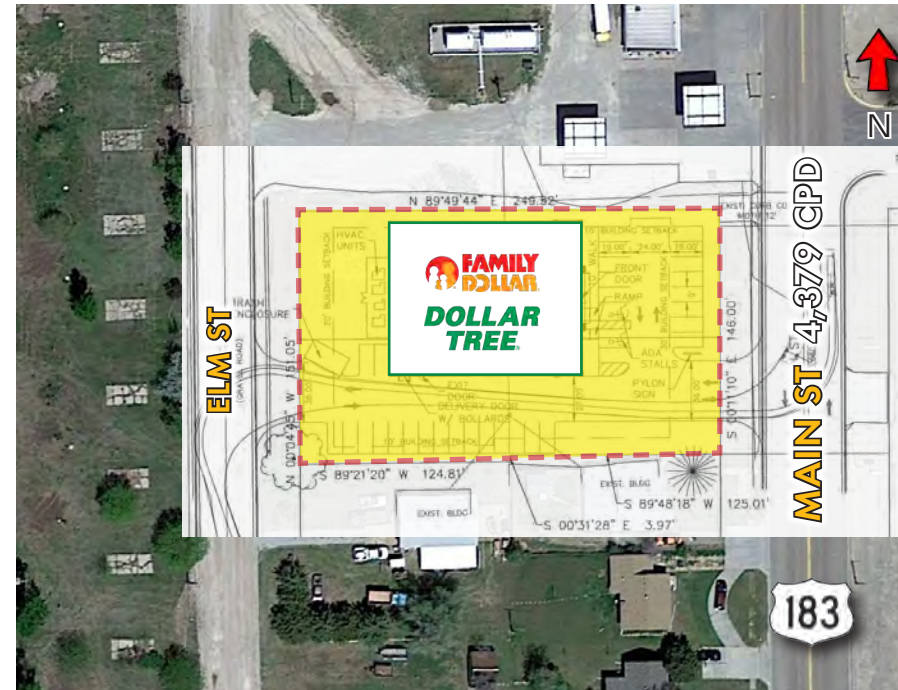
TENANT: On July 6, 2015, Dollar Tree (NASDAQ: DLTR | S&P Credit Rating BBB- | Moody's Baa2 Rating) Completed the Acquisition of Family Dollar, Creating Combined Organization **Operating 15,685 Stores Across 48 States & 5 Canadian Provinces as of January 30, 2021** Under the Dollar Tree, Family Dollar & Dollar Tree Canada Brands

RARE UPDATED PROTOTYPE: Latest Dual Branded Format Store (Larger Footprint) Offering Both Family Dollar/Dollar Tree Merchandise Under One Roof! Estimated Turnover on November 1, 2021 - Store Opening Approx. December 1, 2021

TRAFFIC COUNTS: Great Visibility on Main St where Traffic Counts Exceed 4,370 CPD!

2021 DEMOGRAPHICS: Total Population (5-MI): 1,403 | Average Household Income (1-MI): \$77,358

LOW UNEMPLOYMENT RATE: Kansas's Unemployment Rate at 3.7% - National Unemployment Rate at 6.0% (Bureau of Labor Statistics Mar 2021)



FINANCIAL ANALYSIS

FAMILY DOLLAR & DOLLAR TREE
LA CROSSE, KANSAS

SUMMARY

TENANT	Family Dollar, Inc.	EXPENSE REIMBURSEMENT	This is a NN lease . Landlord is responsible for Roof, Exterior Walls, Canopy, Gutters, Downspouts, Doors, Door Closures, Glass in Windows & Doors, and also structural portions of the building whether interior or exterior. (Tenant to reimburse up to \$1,000 per annum of Parking Lot Repairs). Tenant Responsible for Removal of Snow, Ice, Trash, Restriping Lot & Landscaping.
GUARANTY	Family Dollar Stores, Inc.		
PURCHASE PRICE	\$1,438,000		
CAP RATE	6.50%		
GROSS LEASEABLE AREA	±10,500 SF		
LOT SIZE	±0.85 Acre	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
YEAR BUILT	Nov 2021 (Est. Under Construction)		

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM*	INCREASE	RENT	ANNUAL INVESTOR RETURN
Family Dollar, Inc.	10,500	Years 1-10: 12/01/21 to 11/30/31	Current	\$93,450	6.50%
RENEWAL OPTIONS		1st Option: 12/01/31 to 11/30/36	\$0.50 PSF	\$98,700	
		2nd Option: 12/01/36 to 11/30/41	\$0.50 PSF	\$103,950	
		3rd Option: 12/01/41 to 11/30/46	\$0.50 PSF	\$109,200	
		4th Option: 12/01/46 to 11/30/51	\$0.50 PSF	\$114,450	
		5th Option: 12/01/51 to 11/30/56	\$0.50 PSF	\$119,700	

* Estimated dates subject to change based on construction timeline.

TENANT OVERVIEW

FAMILY DOLLAR & DOLLAR TREE
LA CROSSE, KANSAS

CLICK HERE TO SEE VIDEO FROM CEO ON BENEFITS/COMPETITIVE ADVANTAGE OF NEW DUAL BRANDED FORMAT STORES:

<https://youtu.be/-DHQHKekAnw>



TYPE	Public	INDUSTRY	Retail: General Merchandise
TRADED AS	NASDAQ: DLTR (Parent Company)	MARKET CAP	\$23.54B (06/23/21)
S&P CREDIT RATING	BBB Stable (12/10/2020)	# OF LOCATIONS	15,685 Across 48 States & 5 Canadian Provinces (01/30/2021)
MOODY'S RATING	Baa2 Stable (09/28/2020)	WEBSITE	https://familydollar.com

Dollar Tree, Inc. 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.

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 decor, 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.

As of January 30, 2021, Dollar Tree operated 15,685 stores across 48 states & 5 Canadian Provinces under the Dollar Tree, Family Dollar & Dollar Tree Canada brands.

Dollar Tree, Inc. was founded in 1986 and is headquartered in Chesapeake, Virginia.

<https://www.dollartree.com/>

For more than 55 years, **Family Dollar** has been providing value and convenience to customers in easy-to-shop neighborhood locations. Family Dollar's mix of name brands, and quality, private brand merchandise appeals to shoppers in **more than 8,200 stores in rural and urban settings across 46 states**. Helping families save on the items they need with everyday low prices creates a strong bond with customers who refer to their neighborhood store as "my Family Dollar." Family Dollar, headquartered in Matthews, North Carolina, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.

101.49 USD

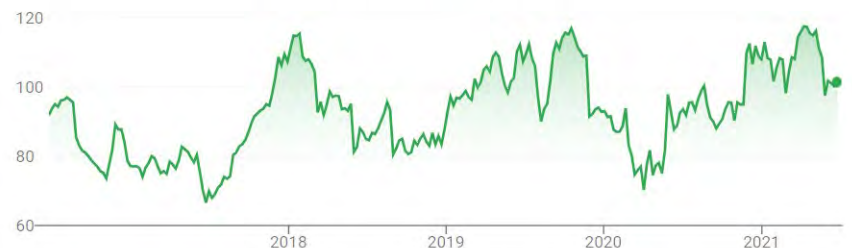
NASDAQ: DLTR

+9.60 (10.45%) ↑ past 5 years

Closed: Jun 23, 5:00 PM EDT · Disclaimer

After hours 101.49 0.00 (0.00%)

1D 5D 1M 6M YTD 1Y 5Y Max



SITE PLAN

ELM ST
(GRAVEL ROAD)

TRASH ENCLOSURE

N 00°04'45" W 151.05'

20' BUILDING SETBACK

HVAC UNITS

N 89°49'44" E 249.92'



DOLLAR TREE

10' BUILDING SETBACK

19.00' 24.00' 19.00'

FRONT DOOR

RAMP

30' BUILDING SETBACK

9'

ADA STALLS

PYLON SIGN

36.00'

EXIT DOOR
DELIVERY DOOR
W/ BOLLARDS

10' BUILDING SETBACK

S 89°21'20" W 124.81'

EXIST. BLDG

S 00°31'28"

EXIST. BLDG

EXIST. CURB
WIDTH 12'

183

MAIN ST 4,379 CPD
ADT=3,960 VPD

S 00°11'10" E 146.00'

LOT SIZE

±0.85 Acre

GLA

±10,500 SF

PYLON SIGN



FAMILY DOLLAR & DOLLAR TREE | LA CROSSE, KANSAS

JUSTIN ZAHN
justin@ciadvisor.com

JUSTIN CARLSON
jcarlson@ciadvisor.com

COMMERCIAL INVESTMENT ADVISORS, INC. | CIA BROKERAGE CO. | 9383 EAST BAHIA DRIVE | SUITE 130 | SCOTTSDALE, AZ 85260 | WWW.CIADVISOR.COM
The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

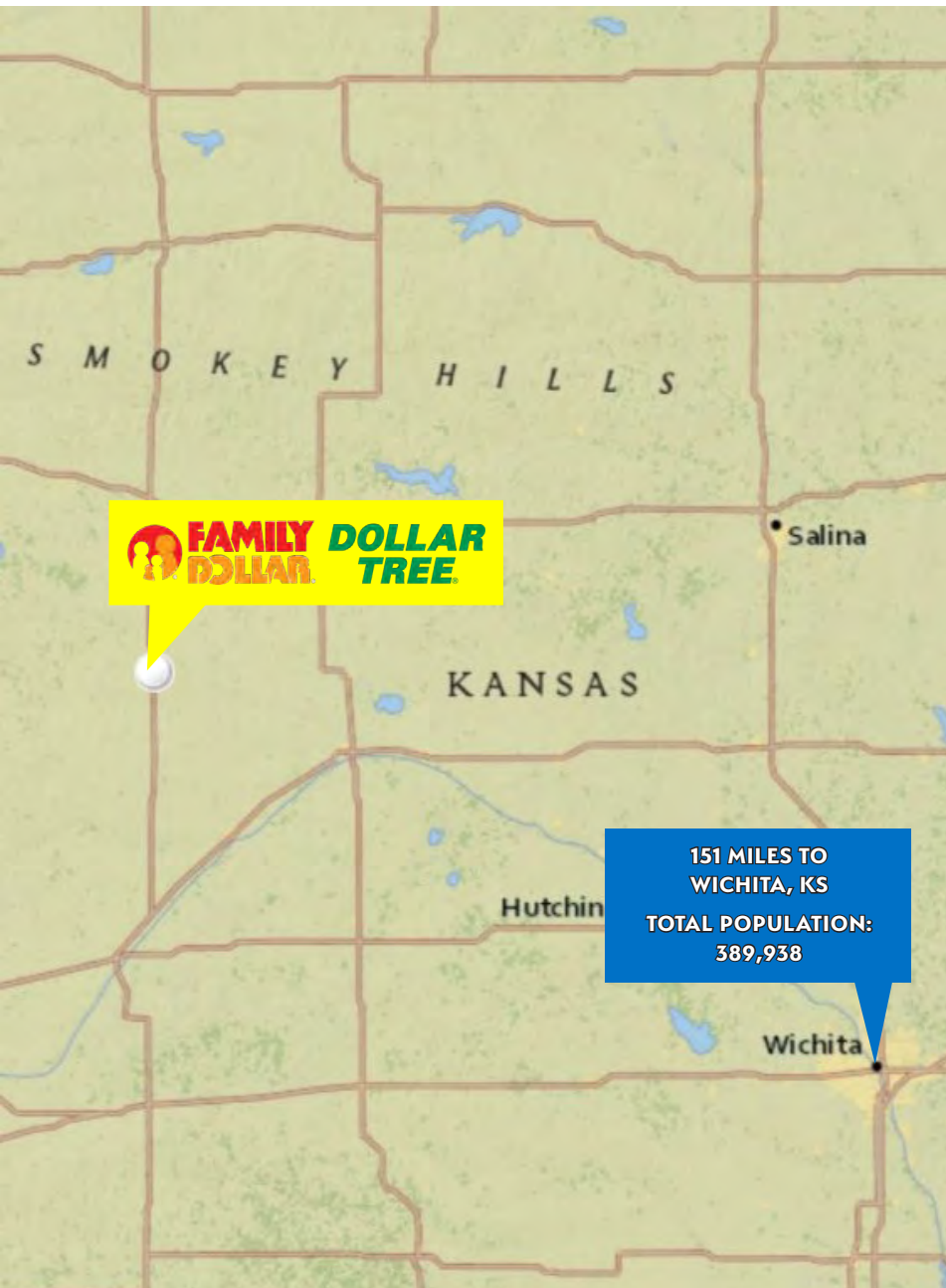
LA CROSSE



FAMILY DOLLAR & DOLLAR TREE | LA CROSSE, KANSAS

LOCATION OVERVIEW

FAMILY DOLLAR & DOLLAR TREE
LA CROSSE, KANSAS



La Crosse is a city in and the county seat of Rush County. Known as the “Barbed Wire Capital of the World”, La Crosse was founded by the Missouri-Pacific Railroad in 1876. It lies in the Smoky Hills region of the Great Plains, approximately 12 miles south of the Smoky Hill River and 5 miles north of Walnut Creek, a tributary of the Arkansas River. U.S. Route 183 runs north-south through La Crosse, intersecting Kansas Highway 4 which runs east-west along the northern edge of the city.

La Crosse is home to major industries including LaCrosse Furniture Co. and Flame Engineering. **Furniture By LaCrosse** is a Kansas-based manufacturer for both household and contract furniture ranging from upholstery to leather and consisting of sleepers, sofas, love seats, chairs, ottomans, and sectionals. **Flame Engineering** has developed an entire line of outdoor leisure products including Patio Lights & the Weed Dragon Torch with development of the Red Dragon Alfalfa, Row Crop, Berm Flamers & other agricultural flaming line.

La Crosse USD 395 is a public unified school district headquartered in La Crosse. The district includes the communities of Alexander, La Crosse, Liebenthal, McCracken, Rush Center, and nearby rural areas. The school district operates the La Crosse Middle-Senior High School & La Cross Elementary School with a total enrollment of 288 students.

Rush County Memorial Hospital is a progressive and growing Critical Access Hospital in La Crosse, Kansas serving Rush County and the surrounding area. The hospital network includes a 16 bed acute care unit, a 20-bed long term care unit and a Rural Health Clinic.

2021 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	1,202	1,255	1,403
Labor Population Age 16+	977	1,021	1,143
Population Median Age	46.0	46.0	46.3
Average Household Income	\$77,358	\$77,058	\$75,989

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JUSTIN ZAHN

Vice President

O +1 480 718 5555

C +1 402 730 6021

justin@ciadvisor.com

JUSTIN CARLSON

Senior Investment Advisor

O +1 480 214 5089

C +1 480 580 8723

jcarlson@ciadvisor.com

JESSICA ZAHN GIBSON

Designated Broker

KS License # 226485

