



RETAIL PROPERTY FOR SALE

DOLLAR TREE

15028 18th Street NE, Little Falls, MN 56345

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DOLLAR TREE

15028 18th Street NE | Little Falls, MN 56345

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View



EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,433,520
Current NOI:	\$94,120
Current Cap Rate:	6.57%
NOI (02/01/2023):	\$89,595
Cap Rate (02/01/2023):	6.25%
Land Acreage:	1.11 Acres
Year Built:	2012
Building Size:	9,050
Price / SF:	\$158.40

LEASE SUMMARY

Lease Type:	Double "NN" Net
Taxes/Insurance/CAM:	Tenant Reimbursed
Roof/Structure/HVAC:	Landlord Responsibility
Term Remaining:	6+ Years
Original Lease Term:	10 Years
Commencement Date:	November 4, 2012
Current Term Expiration:	January 31, 2028
Options:	(2) Five Year
Increases:	In Option Periods
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- Free Standing Single Tenant 9,050 SF Dollar Tree Situated on 1.11 Acres
- Dollar Tree Signed Ten Year Double Net Lease In 2012
- Early Five Year Lease Renewal Showing Dollar Tree's Commitment To Location
- Subject Property Is Strategically Located Across the Street From Walmart and Next To Newly Developed Aldi
- Dollar Tree - The Parent of Family Dollar Is Traded on the NYSE: DLTR
- Lease Contains Five Year Option Periods w/ Increases
- Located 33 Miles From St. Cloud & Within Minutes from Highway 27, Highway 371, and US-10

LEASE ABSTRACT



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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	PER SQ FT
11/4/12 - 1/31/18	\$89,595	\$9.90
2/1/18 - 1/31/2023	\$94,120	\$10.40
2/1/2023 - 1/31/2028	\$89,595	\$9.90
Option 2/1/28 - 1/31/33	\$103,170	\$11.40
Current Rent		\$94,120

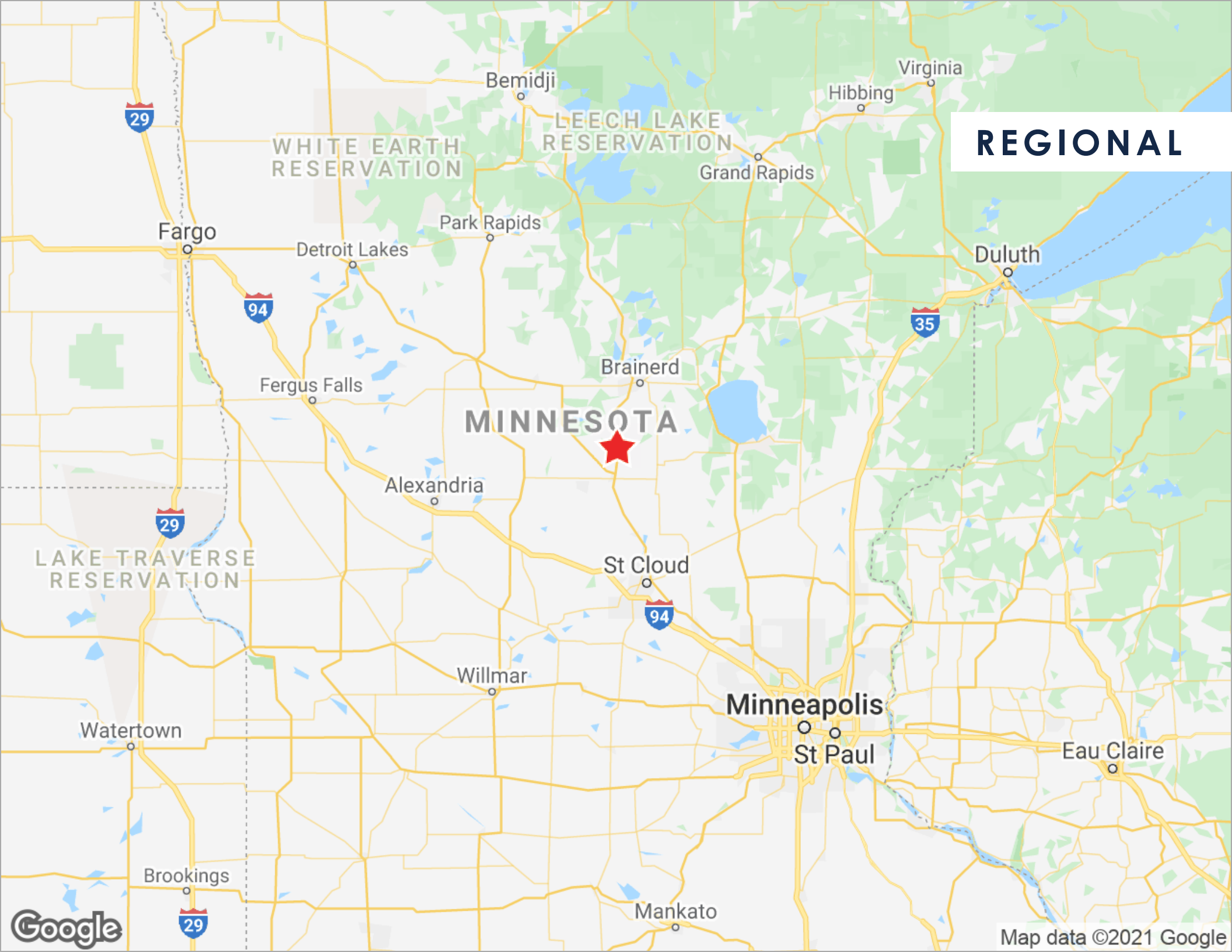
PHOTOS





18th ST NE





REGIONAL

MINNESOTA

Minneapolis

St Paul

Eau Claire

Mankato

Brookings

Watertown

Willmar

St Cloud

Alexandria

Fergus Falls

Brainerd

Detroit Lakes

Park Rapids

Grand Rapids

Hibbing

Virginia

Bemidji

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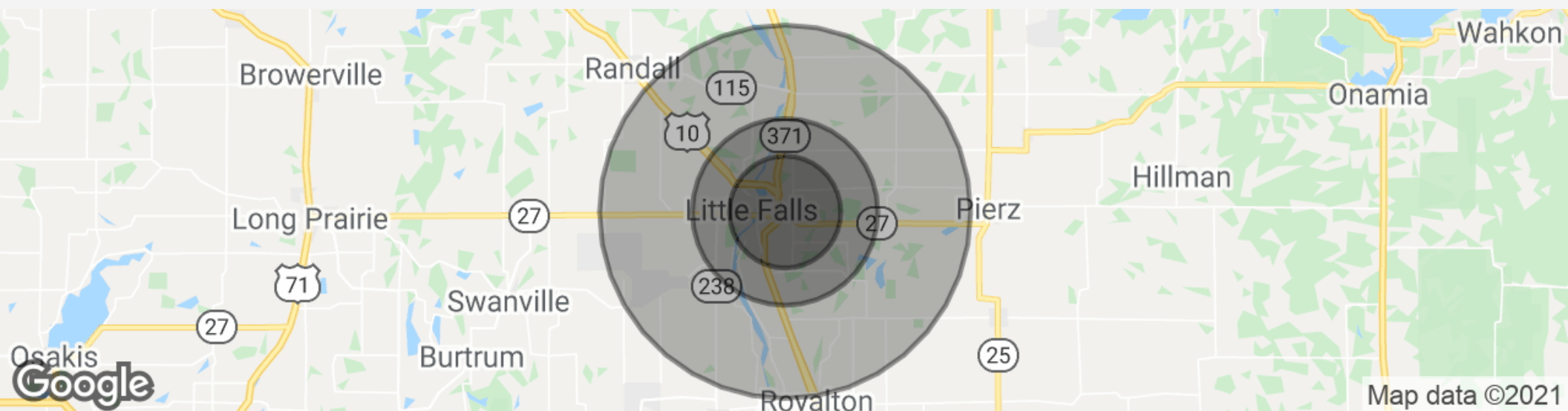
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	8,131	13,849	20,699
Average age	43.0	41.6	40.2
Average age (Male)	38.6	38.4	38.1
Average age (Female)	48.0	45.0	42.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	3,599	6,041	8,701
# of persons per HH	2.3	2.3	2.4
Average HH income	\$45,615	\$46,582	\$51,362
Average house value	\$151,763	\$153,307	\$177,470

* Demographic data derived from 2010 US Census

TENANT PROFILES



OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$20.719 Billion
Net Income:	\$896.2 Million
Net Worth:	\$1.705 Billion
Headquarters:	Chesapeake, VA
Website:	www.dollartree.com

TENANT HIGHLIGHTS

- Attitude - Responsibility, Integrity, Courtesy
- Judgement - Do the Right Thing for the Right Reason
- Commitment - Honor and Respect for Self & Company

TENANT OVERVIEW

Dollar Tree, Inc. is a customer-oriented, value-driven variety store operating at a one dollar price point. We will operate profitably, empower our associates to share in its opportunities, rewards and successes; and deal with others in an honest and considerate way. The company's mission will be consistent with measured and profitable growth.

We have worked hard to create an environment where shopping is fun... a place where our customers can discover new treasures every week... a store where entire families can enjoy hunting for that special something. Every Dollar Tree store is bright and well lit, clean and well organized, and stocked with endless hidden treasures!

Just as important, especially during these tough economic times, we continue to offer our customers products they need at extreme values! We carry a broad, exciting mix of merchandise that includes many trusted national and regional brands. Some of the product departments you'll find at Dollar Tree include housewares, glassware, dinnerware, cleaning supplies, candy, snacks, food, health and beauty, toys, gifts, gift bags and wrap, party supplies, stationery, craft supplies, teaching supplies, books, seasonal décor, and more! Everything you need for every day, every holiday, every occasion... and every single item is only \$1 (or less)!

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