





## CONFIDENTIALITY & DISCLAIMER

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All property showings are by appointment only.  
Please consult your RJBrunelli&Co agent for more details.

## OFFER PROCEDURE

An Investor will be selected based on the ability and willingness of the Investor to close the transaction swiftly. Investors are required to submit offers on a Letter of Intent (LOI). The Investor's ability to close the transaction will be evaluated using a number of factors including:

1. Available financial resources for the transaction.
2. Level of discretion to invest funds
3. Experience in closing similar transactions
4. Ability to source and place debt
5. Onsite visit and inspection before contract phase
6. Willingness to commit adequate resources necessary to close the transaction

Please Submit All Offers to:  
Mario Brunelli  
RJBrunelli&Company  
400 Perrine Road  
Suite 405  
Old Bridge, NJ 08857  
O: 732-721-5800  
C: 786-570-9723  
[mbrunelli@rjbrunelli.com](mailto:mbrunelli@rjbrunelli.com)



Investment Summary	
Price:	\$2,796,428
NOI:	\$195,750
Cap Rate:	7%
Primary Lease Term:	10 Years
Lease Expiration:	11/9/2025
Extensions:	2-5 Year Options
Square Footage:	13,500 Sq. Ft.
Ownership:	Fee Simple
Lease Type:	NN (Roof, Structure, Parking)
Lot Size:	1.49AC



Investment Highlights	
<ul style="list-style-type: none"><li>● \$1.00 Per Sq. Ft. Rental Increase on Options Ex.</li><li>● 4+ Years on Original Term</li><li>● 91,913 People within a 3-Mile Radius</li><li>● Customers Within Walking Distance</li><li>● Average HHI of \$80,039 within 3-Mile Radius</li></ul>	<ul style="list-style-type: none"><li>● Across Street from Gateway Apartments</li><li>● Easy Access with Multiple Ingress/Egress Points</li><li>● Close Proximity to I-95</li><li>● Large Lot and Building Size for Dollar Tree</li><li>● 64 Parking Spaces (Lot to be Resealed/Striped)</li></ul>





Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in 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 products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise. This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.

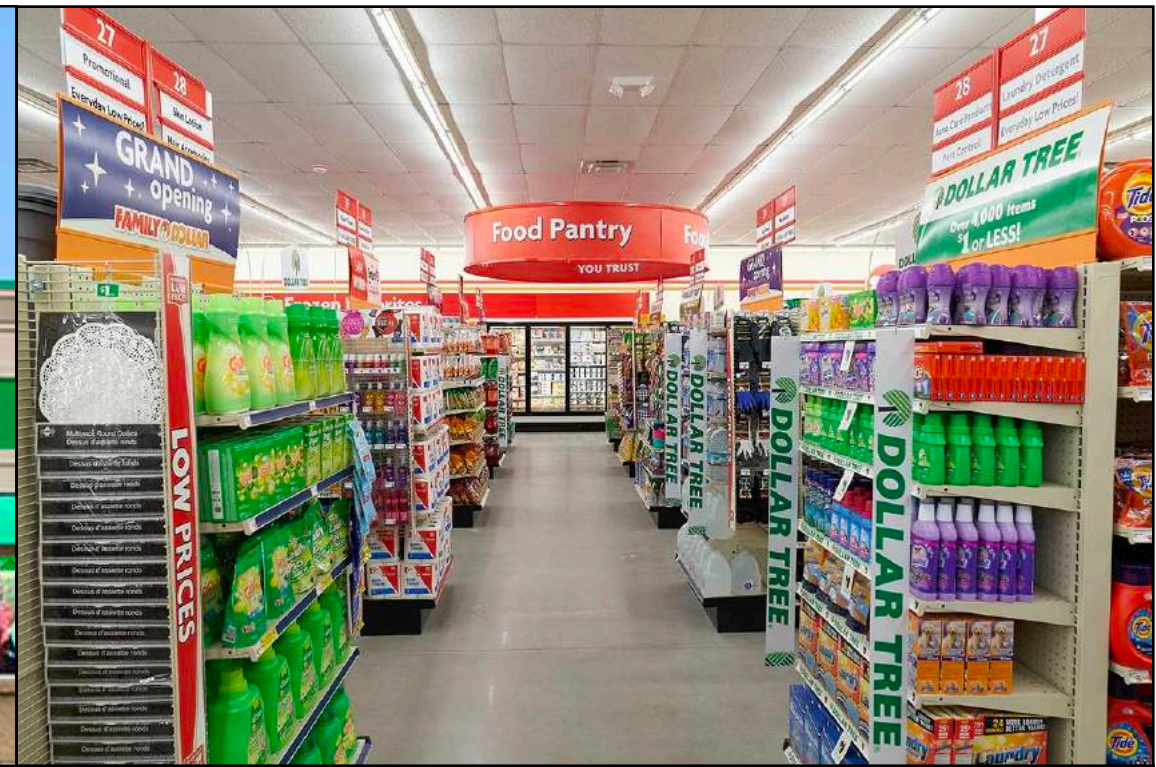
## Overview

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714
Billion Headquarters:	Chesapeake, Virginia
Website:	<a href="http://www.DollarTree.com">www.DollarTree.com</a>

## Tenant Highlights

- \$20+ Billion Market Capital in 2018
- Same Store Sales Increases 3.7% in 2017
- Ranked #136 on Fortune 500
- Recently Opened it's 15,000th store in the USA
- Boasts a staggering revenue exceeding \$5.5 billion





## ABOUT THE TENANT



Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,000+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

One Company. Two great brands delivering value and convenience through complimentary businesses. Dollar Tree, Inc. is a leading operator of discount variety stores that has served North America for more than thirty years. The company operates 15,000+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates.

Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous states and five Canadian provinces, supported by a solid and scalable logistics network.







 **DOLLAR TREE**

The Gateway  
Apartment Complex





**GIANT** *Chick-fil-A*  
**LA FITNESS** **smashburger**  
**petvalu** *your pet • your store* **chili's**  
*GRILL & BAR*

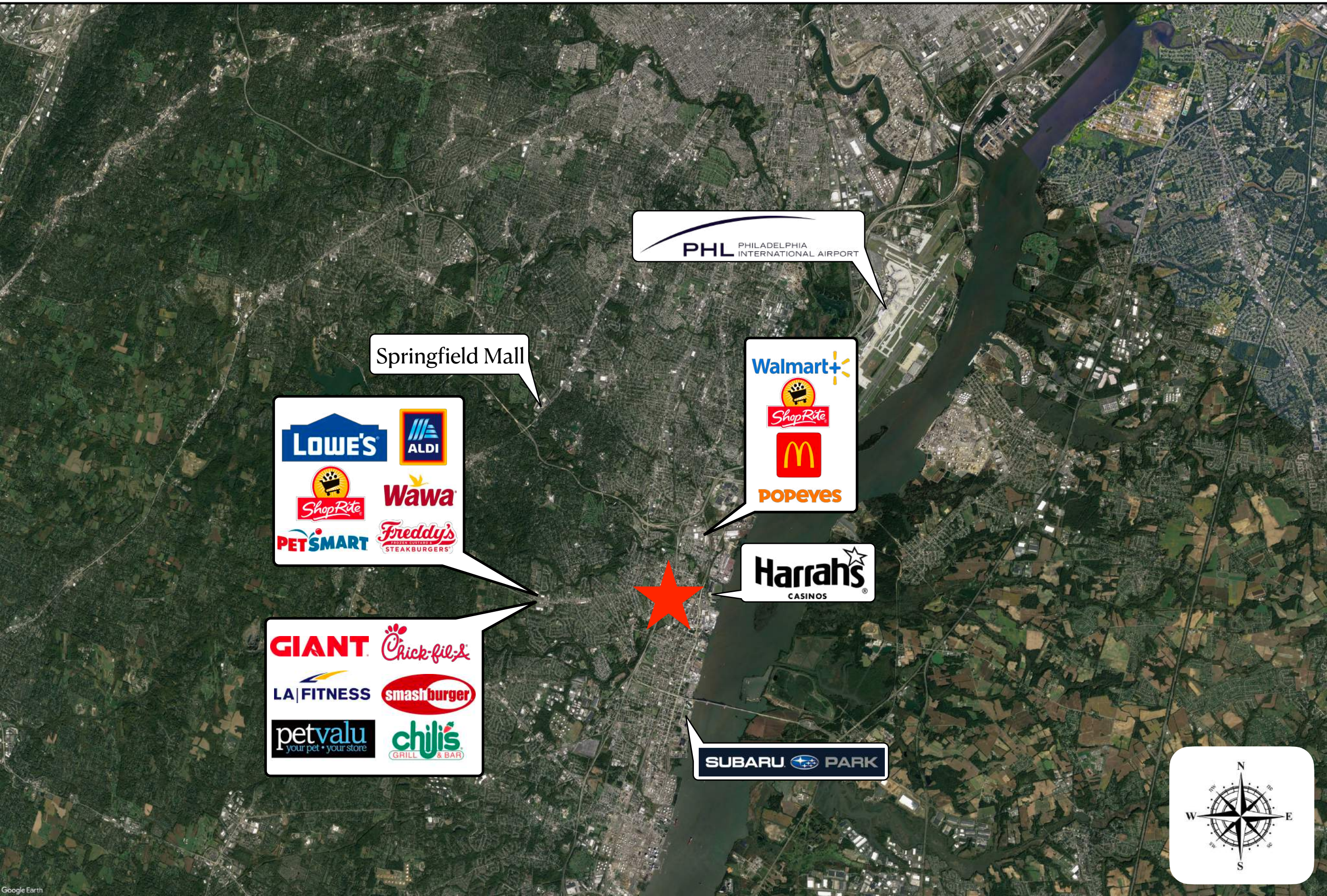


**LOWE'S** **ALDI**  
*ShopRite* **Wawa**  
**PET SMART** *Freddy's*  
*STEAKBURGERS*



**Walmart+**  
*ShopRite*  
**McDonald's**  
**POPEYES**





PHL PHILADELPHIA INTERNATIONAL AIRPORT

Springfield Mall

LOWE'S ALDI  
ShopRite Wawa  
PET SMART Freddy's STEAKBURGERS

Walmart+  
ShopRite  
McDonald's  
POPEYES

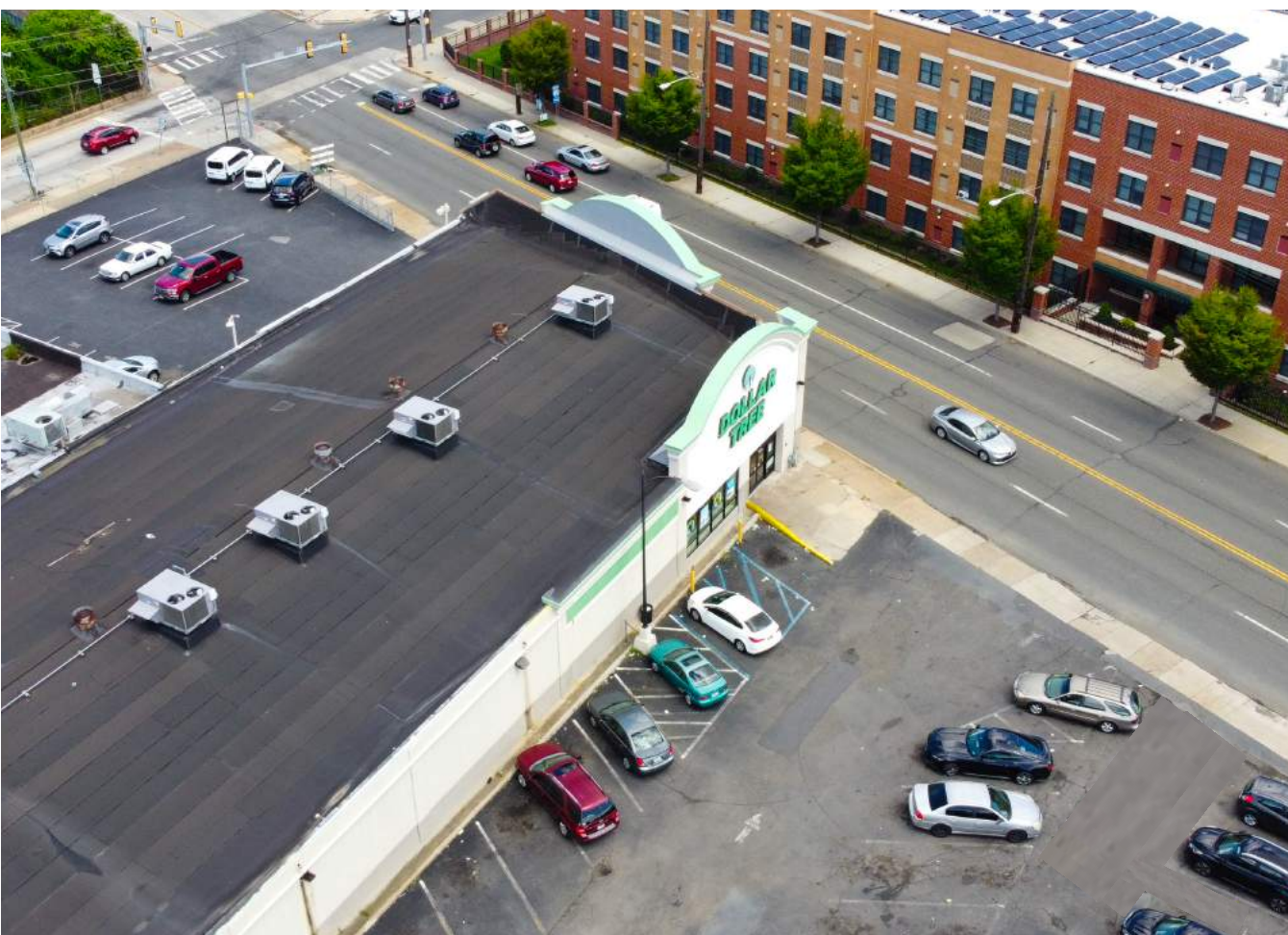
Harrah's CASINOS

GIANT Chick-fil-A  
LA FITNESS smashburger  
petvalu your pet + your store chili's GRILL & BAR

SUBARU PARK











9,776 Cars Daily



Parking Lot Recently Resealed/Striped





Parking Lot Recently  
Resealed/Striped





## Demographic and Income Profile

1118 Avenue of the States, Chester, Pennsylvania, 19013 2  
 1118 Avenue of the States, Chester, Pennsylvania, 19013  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 39.85584  
 Longitude: -75.36142

Summary		Census 2010		2021		2026		
	Population		23,627		23,879		23,988	
	Households		7,718		7,800		7,838	
	Families		4,770		4,717		4,712	
	Average Household Size		2.68		2.70		2.70	
	Owner Occupied Housing Units		3,185		3,065		3,135	
	Renter Occupied Housing Units		4,533		4,735		4,703	
	Median Age		29.6		31.5		32.3	
Trends: 2021-2026 Annual Rate			Area		State		National	
	Population		0.09%		0.16%		0.71%	
	Households		0.10%		0.21%		0.71%	
	Families		-0.02%		0.10%		0.64%	
	Owner HHs		0.45%		0.33%		0.91%	
	Median Household Income		1.46%		2.18%		2.41%	
				2021		2026		
Households by Income				Number	Percent	Number	Percent	
	<\$15,000			1,605	20.6%	1,462	18.7%	
	\$15,000 - \$24,999			1,027	13.2%	962	12.3%	
	\$25,000 - \$34,999			1,203	15.4%	1,165	14.9%	
	\$35,000 - \$49,999			1,178	15.1%	1,181	15.1%	
	\$50,000 - \$74,999			1,259	16.1%	1,297	16.5%	
	\$75,000 - \$99,999			660	8.5%	735	9.4%	
	\$100,000 - \$149,999			592	7.6%	708	9.0%	
	\$150,000 - \$199,999			167	2.1%	208	2.7%	
	\$200,000+			107	1.4%	121	1.5%	
	Median Household Income			\$35,581		\$38,246		
	Average Household Income			\$50,038		\$55,736		
	Per Capita Income			\$16,715		\$18,562		





## Demographic and Income Profile

1118 Avenue of the States, Chester, Pennsylvania, 19013 2  
 1118 Avenue of the States, Chester, Pennsylvania, 19013  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 39.85584  
 Longitude: -75.36142

Summary		Census 2010	2021	2026	
	Population	91,809	91,913	92,155	
	Households	34,441	34,614	34,736	
	Families	22,432	22,106	22,062	
	Average Household Size	2.56	2.56	2.55	
	Owner Occupied Housing Units	21,744	21,360	21,680	
	Renter Occupied Housing Units	12,697	13,254	13,056	
	Median Age	36.6	38.2	39.0	
Trends: 2021-2026 Annual Rate		Area	State	National	
	Population	0.05%	0.16%	0.71%	
	Households	0.07%	0.21%	0.71%	
	Families	-0.04%	0.10%	0.64%	
	Owner HHs	0.30%	0.33%	0.91%	
	Median Household Income	2.12%	2.18%	2.41%	
		2021		2026	
Households by Income		Number	Percent	Number	Percent
	<\$15,000	4,620	13.3%	4,113	11.8%
	\$15,000 - \$24,999	3,334	9.6%	2,955	8.5%
	\$25,000 - \$34,999	3,695	10.7%	3,447	9.9%
	\$35,000 - \$49,999	4,034	11.7%	3,894	11.2%
	\$50,000 - \$74,999	5,331	15.4%	5,223	15.0%
	\$75,000 - \$99,999	4,117	11.9%	4,231	12.2%
	\$100,000 - \$149,999	5,138	14.8%	5,742	16.5%
	\$150,000 - \$199,999	2,271	6.6%	2,761	7.9%
	\$200,000+	2,073	6.0%	2,368	6.8%
	Median Household Income	\$55,809		\$61,975	
	Average Household Income	\$80,039		\$89,711	
	Per Capita Income	\$30,455		\$34,152	





## Demographic and Income Profile

1118 Avenue of the States, Chester, Pennsylvania, 19013 2  
 1118 Avenue of the States, Chester, Pennsylvania, 19013  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 39.85584  
 Longitude: -75.36142

Summary		Census 2010		2021		2026	
Population		204,455		204,890		205,430	
Households		78,041		78,612		78,910	
Families		51,220		50,598		50,512	
Average Household Size		2.54		2.53		2.53	
Owner Occupied Housing Units		53,620		52,914		53,623	
Renter Occupied Housing Units		24,421		25,697		25,287	
Median Age		38.5		40.1		40.8	
Trends: 2021-2026 Annual Rate		Area		State		National	
Population		0.05%		0.16%		0.71%	
Households		0.08%		0.21%		0.71%	
Families		-0.03%		0.10%		0.64%	
Owner HHs		0.27%		0.33%		0.91%	
Median Household Income		2.34%		2.18%		2.41%	
				2021		2026	
Households by Income				Number	Percent	Number	Percent
<\$15,000				7,280	9.3%	6,367	8.1%
\$15,000 - \$24,999				6,134	7.8%	5,311	6.7%
\$25,000 - \$34,999				7,260	9.2%	6,631	8.4%
\$35,000 - \$49,999				8,525	10.8%	7,994	10.1%
\$50,000 - \$74,999				12,405	15.8%	11,853	15.0%
\$75,000 - \$99,999				10,401	13.2%	10,500	13.3%
\$100,000 - \$149,999				13,869	17.6%	15,249	19.3%
\$150,000 - \$199,999				6,401	8.1%	7,744	9.8%
\$200,000+				6,337	8.1%	7,262	9.2%
Median Household Income				\$68,923		\$77,384	
Average Household Income				\$93,509		\$104,755	
Per Capita Income				\$36,091		\$40,474	





**Dollar Tree - Chester, PA**  
**Investment Offering**  
**1118 Edgmont Avenue, Chester, PA**

**Mario Brunelli**  
**[mbrunelli@rjbrunelli.com](mailto:mbrunelli@rjbrunelli.com)**

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**400 Perrine Road**  
**Suite 405**  
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