

# FAMILY DOLLAR.

4113 G Street | Philadelphia, PA 19124



## LISTED BY

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## TABLE OF CONTENTS

3

### EXECUTIVE OVERVIEW

4

### FINANCIAL OVERVIEW

6

### SURROUNDING TENANTS

8

### TENANT OVERVIEW

9

### AREA OVERVIEW



# INVESTMENT HIGHLIGHTS

- 2015 Upgraded Brick Build-to-Suit Construction for Family Dollar
- 9 Years Remaining on an Initial 15-Year Lease
- Absolute NNN Lease | Zero Landlord Responsibilities
- Very Attractive 10% Rent Increase In the Primary Term
- Strong Corporate Guarantee from Dollar Tree Inc.
- Philadelphia is the Largest MSA in all of Pennsylvania (8th Largest in the U.S.)
- Extremely Dense Area - ±935,732 Residents Within a 5-Miles Radius with an Average Household Income Over \$65,681
- Located off G Street and Huntington Park Avenue with Traffic Counts in Excess of 26,000 VPD
- The Subject Property is Within 20 Minutes from Philadelphia International Airport (23rd Largest in the U.S.)
- Within 2 Minutes of St. Christopher's Hospital for Children (188+ Beds)
- Dense Retail Corridor | Surrounding National Tenants Include CVS, Marshalls, Pep Boys, Dunkin', Wendy's, Wingstop, McDonald's, 7-Eleven, ALDI, Rite Aid, Wawa, Speedway, PNC Bank, and many more.
- Six, 5-Year Renewal Options, all of which Include a Very Attractive 10% Rent Increase
- Dollar Tree acquired Family Dollar in 2015 and They are Considered to be the Second-Largest Dis-count. Retailer in the United States with More Than ±15,500 locations Combined
- Family Dollar is an Essential Retailer and has Thrived Through the COVID Pandemic with a Sharp Increase in Same-Store Sales and Profitability





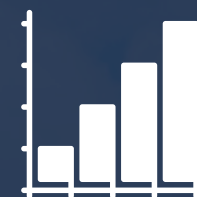
**\$4,000,000**

LIST PRICE



**\$201,576**

NOI



**5.05%**

CAP RATE

## BUILDING INFO

Address	4113 G Street N Philadelphia, PA 19124
GLA	± 9,026 SF
Cap Rate	5.05%
Year Built	2015
Lot Size	± 0.97 AC



## TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	9/1/15
Lease Expiration Date	9/30/30
Term Remaining on Lease	± 9 Years
Increase	10% in 2025 & Options
Options	Six, 5-Year

## ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 9/30/2025	\$16,798.05	\$201,576.60		5.05%
10/1/2025 - 9/30/2030	\$18,477.85	\$221,734.20	10.00%	5.54%
Option 1	\$20,325.64	\$243,907.68	10.00%	6.10%
Option 2	\$22,358.20	\$268,298.40	10.00%	6.71%
Option 3	\$24,594.02	\$295,128.24	10.00%	7.38%
Option 4	\$27,053.42	\$324,641.04	10.00%	8.12%
Option 5	\$29,758.75	\$357,105.00	10.00%	8.93%
Option 6	\$32,734.63	\$392,815.56	10.00%	9.82%

## DEBT QUOTE

Please contact a Matthews™ Capital Markets Agent for financing options:

Patrick Flanagan  
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**AutoZone**  
**Goodwill**

**WELLS FARGO**

**ALDI**

**metro**  
by T-Mobile

**save a lot** **RITE AID**

**Pep Boys**

**7 ELEVEN**

**Wawa**  
**cricket**  
wireless

**CVS**  
pharmacy

**safeguard**  
self storage

**FAMILY DOLLAR**

E. HUNTING PARK AVE.  
± 16,000 VPD

G ST.  
± 10,000 VPD





G ST.  
± 10,000 VPD



E. HUNTING PARK AVE.  
± 16,000 VPD



## TENANT PROFILE

### COMPANY NAME

Dollar Tree, Inc.

### OWNERSHIP

Public

### INDUSTRY

Dollar Stores

### HEADQUARTERS

Chesapeake, VA

### NO. OF EMPLOYEES

±60,000



## A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

## FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

## GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

## STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



**15,115+**

LOCATIONS



**\$23B**

2020 REVENUE



**1959**

FOUNDED



# AREA OVERVIEW

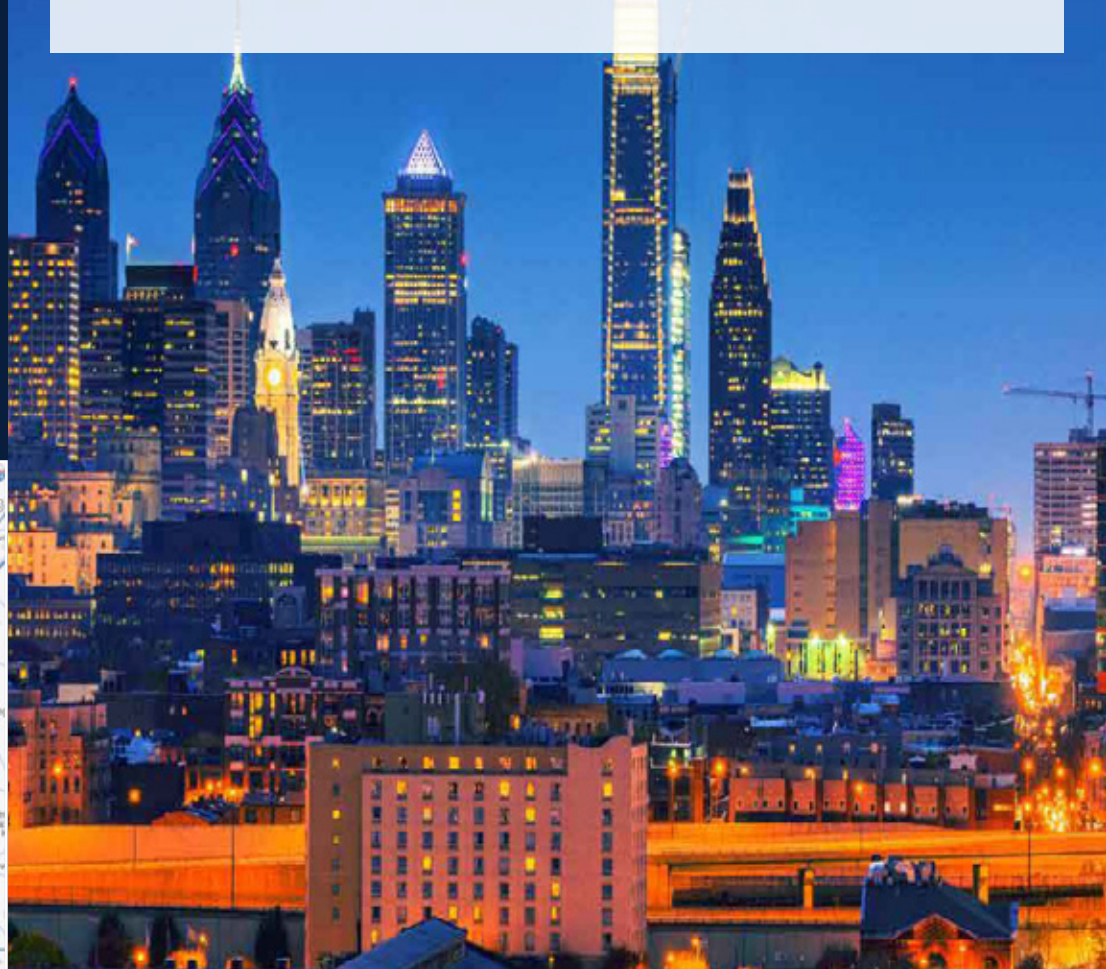
## PHILADELPHIA, PA

Philadelphia is the largest city in Pennsylvania and the sixth-most populous U.S. city, with a 2019 census-estimated population of 1.579 million. Since 1854, the city has been coterminous with Philadelphia County, the most populous county in Pennsylvania and the urban core of the eighth-largest U.S. metropolitan statistical area. Philadelphia is also the economic and cultural anchor of the greater Delaware Valley, located along the lower Delaware and Schuylkill Rivers, within the Northeast megalopolis. The Delaware Valley's population of 7.1 million ranks it as the eighth-largest combined statistical area in the United States. Philadelphia is the birthplace of the United States Marine Corps and is also the home of many U.S. firsts, including the first library (1731), hospital (1751), medical school (1765), national capital (1774), stock exchange (1790), zoo (1874), and business school (1881). Philadelphia contains 67 National Historic Landmarks and the World Heritage Site of Independence Hall. The city became a member of the Organization of World Heritage Cities in 2015, as the first World Heritage City in the United States. Although Philadelphia is rapidly undergoing gentrification, the city actively maintains mitigation strategies to minimize the displacement of homeowners in gentrifying neighborhoods.



## PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2021 Population	41,490	419,743	935,732
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2021 Avg. Household Income	12,460	143,592	351,130
INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$46,458	\$51,860	\$65,681







## ECONOMY

The Philadelphia area's many universities and colleges make it a top study destination, as the city has evolved into an educational and economic hub. According to Fortune, the Philadelphia area had a cumulative revenue of \$418.2 billion in 2019. Philadelphia is the center of economic activity in Pennsylvania and is home to five Fortune 1000 companies: Comcast NBC Universal, Aramark, FMC, Urban Outfitters, and Carpenter Technology. Philadelphia has also emerged as an information technology and biotechnology hub. The biggest tech companies in the city include Comcast, Day & Zimmerman, Clarivate, Spectra, and many more. The Philadelphia skyline is expanding, with a market of almost 81,900 commercial properties, including several nationally prominent skyscrapers.

## TOURISM

Tourism and hospitality are one of the largest industries in the region and important to the vitality of Greater Philadelphia. The growth of the industry depends on all types of visitors —leisure, business, and convention —traveling

to Philadelphia. Philadelphia has more outdoor sculptures and murals than any other American city. Fairmount Park, when combined with the adjacent Wissahickon Valley Park in the same watershed, is one of the largest contiguous urban park areas in the United States. The city is known for its arts, culture, and colonial history which attracted 46 million tourists in 2019 who spent \$7.64 billion. The money visitors spend supports local businesses, creates jobs, and generates taxes, helping to build quality of life in Philadelphia





## THE LIBERTY BELL

“Proclaim liberty throughout all the land unto all the inhabitants thereof.” This inscription on the cracked but mighty bell is one reason it became a symbol to abolitionists, suffragists and other freedom-seekers around the world. The bell draws people from around the nation to snag a photo in front of the soaring glass walls overlooking Independence Hall.



## INDEPENDENCE HALL

While historical attractions abound in Philly, Independence Hall holds monumental significance to the development of the nation. In 1776, the Founding Fathers signed the Declaration of Independence in the building’s Assembly Room. Just 11 years later, representatives from a dozen states met here to lay the framework for the U.S. Constitution.



## ROCKY STEPS

Since Rocky’s first triumphant run on the silver screen in 1976, the steps of the Philadelphia Museum of Art have become an international destination. Travelers from around the world embark on their own jog up the stairs, pumping their fists in the air as they cherish the spectacular view of the Benjamin Franklin Parkway and the city skyline.



## READING TERMINAL MARKET

Center City’s 126-year-old Reading Terminal Market serves as both a dazzling tourist destination and a source for fresh produce, seafood, meats and cheese for locals. The public space also provides open seating where customers can enjoy meals from dozens of restaurants, including Pennsylvania Dutch cuisine and acclaimed DiNic’s hot roast pork sandwiches. Retail merchants sell housewares, jewelry, linens and more.



## PHILLY CHEESESTEAK

The Philly cheesesteak is inarguably the city’s most famous food. These awesome sandwiches consist of chopped (or thinly sliced) steak and a choice of cheeses and/or fried onions on a hoagie roll. Those in the know order their cheesesteak with two words only: cheese selection (provolone, American or Whiz) and “wit” or “without” onions.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **4113 G Street, Philadelphia, PA 19124** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





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