



DOWNLOAD THE OM



DOLLAR TREE

BENTONVILLE MSA, AR

Asking Price: \$1,664,000 | Cap Rate: 6.00%

- **Corporate Guarantee | Investment Grade Tenant** - This investment is corporately guaranteed by Dollar Tree Inc., which holds an investment grade credit rating of BBB by Standard and Poor's.
- **Strong and Fast-Growing National Brand** - At the end of Q2 2021, Dollar Tree's gross profit totaled \$1.86 billion across the company's 7,934 stores.
- **Complementary Tenant Mix** - The asset is surrounded by a variety of complementary local and national tenants.

**Offered
Exclusively by:**

Sam Wilson

Associate Director
swilson@tradenetlease.com
P: 404.301.3312

Camille Renshaw

CEO & Co-Founder
crenshaw@tradenetlease.com
P: 646.770.0659

In Association with: Jon Nesbitt 2020006201