



DOLLAR TREE®

1638 Highway 138 E | Jonesboro, GA 30236

OFFERING MEMORANDUM

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

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REAL ESTATE INVESTMENT SERVICES

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INVESTMENT HIGHLIGHTS

- Corporate guaranteed lease from Dollar Tree who is an investment grade tenant (BBB-)
- Dollar Tree just implemented a new 10-year lease Which Commences in June of 2023
- NN+ Lease Structure w/ minimal Landlord Responsibilities
- Five, 5-year options with \$0.50/SF rental increases in each
- Former Pharmacy with superior construction compared to an average dollar store
- Located on a hard, signalized corner with great frontage to the intersection of Stockbridge and Walt Stephens Rd which see average traffic counts of $\pm 38,000$ VPD
- Atlanta MSA with nearly 184,000 residents in a 5-mile radius
- Projected population growth of nearly 6% through 2026 in a 1, 3, & 5-mile radius



FINANCIAL OVERVIEW



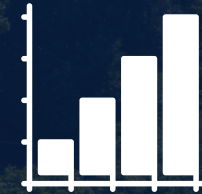
\$2,276,452

LIST PRICE



\$130,896

NOI



5.75%

CAP RATE

BUILDING INFO

Address	1638 Highway 138 E Jonesboro, GA 30236
GLA	± 11,340 SF
Cap Rate	5.75%
Year Built	1997
Lot Size	± 1.73 AC

TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Dollar Tree Stores, Inc.
Lease Type	NN+
Roof, Structure, Parking Lot	Landlord Responsible
Original Lease Term	10
Lease Commencement Date	6/21/2022
Rent Commencement Date	6/21/2022
Rent Expiration Date	6/30/2032
Term Remaining on Lease	± 10.5 years
Increases	\$0.50/SF in Options
Options Remaining	Five, 5-year

ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	Cap Rate
6/21/2022-6/30/2032	\$10,908.00	\$130,896.00	5.75%
7/1/2032-6/30/2037	\$11,362.50	\$136,350.00	5.99%
7/1/2037-6/30/2042	\$11,817.00	\$141,804.00	6.23%
7/1/2042-6/30/2047	\$12,271.50	\$147,258.00	6.47%
7/1/2047-6/30/2052	\$12,726.00	\$152,712.00	6.71%
7/1/2052-6/30/2057	\$13,180.50	\$158,166.00	6.95%

DEBT QUOTE

Loan quote provided by Matthews™
based on market conditions at this time.
Actual rates and terms will vary based
on market conditions at closing.

LTV: 63.00%
RATE: 3.75%-4.25%
AMORTIZATION: 30

PATRICK FLANAGAN
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DOWNTOWN ATLANTA
± 14 MILES AWAY



ATL DISTRIBUTION CENTER
DISTRIBUTION SERVICE

RETAIL CORRIDOR
MAJOR TENANTS



AMC
AMERICAN SIGNATURE FURNITURE
ASHLEY HOMESTORE
DAVID'S BRIDAL
LOWE'S OUTLET STORE
PARTY CITY
PUBLIX
ROSS DRESS FOR LESS
ETC.



138

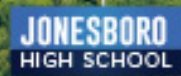
± 19,000 VPD



138

± 20,000 VPD





CROSSROADS SOUTH RETAIL
MAJOR TENANTS

ALDI
AUTOZONE
BADCOCK HOME FURNITURE
CVS
LIDL
PEP BOYS
PLANET FITNESS
RAINBOW SHOPS
SHOE SHOW
ETC.



INDUSTRIAL CORRIDOR
MAJOR TENANTS

ABACUS CORPORATION
AMWAR FULFILLMENT
BIG A DISTRIBUTION
FLOOR & DECOR
GEORGIA PRECAST SOLUTIONS
GLOBAL GROUP
INDUSTRIAL COMMODITIES
INTEPLAST
M&W DISTRIBUTION
MOBILE MINI
RED WING
SHEPPER CORPORATION
TENSAR INCORPORATED
TOLUCA FOODS
TOTO USA
ETC.



138
± 19,000 VPD

138
± 20,000 VPD

TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



DOLLAR TREE OVERVIEW

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

JONESBORO, GA

Just 18 miles south of Downtown Atlanta, Jonesboro provides excellent access to the excitement of Atlanta as well as the scenic main streets of historic small-town Georgia. Jonesboro showcases stately homes, beautiful landscapes, and award-winning golf facilities. Now businesses and government offices alternate with several antique and gift shops along North and South Main Street. Some nearby attractions include Road to Tara Museum, Lake Spivey, Lee Street Park and Amphitheatre, and Clayton County International Park, which was the site of the 1996 Olympic competitions and where part of Hunger Games: Catching Fire was filmed. Jonesboro, the county seat of Clayton County, has a charming residential historic district that blends nicely into the growing business and retail district. Home to more than 4,000 residents, Jonesboro is a great place to live with its proximity to Atlanta and its friendly community.

PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2026 Projection	11,670	91,724	193,329
2021 Estimate	11,194	87,725	184,271
Growth% 2021-2026	4.25%	4.58%	4.92%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	3,718	30,102	64,763
2021 Estimate	3,654	29,457	63,169
Growth% 2021-2026	1.75%	2.19%	2.52%
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg. Household Income	\$56,415	\$59,815	\$63,772



ATLANTA
±28 MI



**SUBJECT
PROPERTY**





AREA OVERVIEW

ATLANTA

GEORGIA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth largest metropolitan area in the United States.

Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.



#1

BEST STATE
FOR DOING
BUSINESS



25

FORTUNE 500/1000
HEADQUARTERS



#1

MOST
TRAVELED
AIRPORT IN
THE WORLD



ABOUT ATLANTA

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of Atlanta's economy, with the city serving as the regional, national, or

global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air

Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations.

#8 BEST CITY IN THE SOUTH

- Southern Living, "The South's Best Cities, 2020"

ATLANTA TOURISM

Atlanta is the most-visited destination in the state of Georgia. Atlanta offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Atlanta is also home to five professional sports teams: Atlanta Hawks, Atlanta Falcons, Atlanta United FC, Atlanta Braves, and Atlanta Thrashers. Over 50 million people visit Atlanta annually.



ATLANTA EVENTS

Atlanta celebrates various events and festivals each year. Food festivals include the Beer, Bourbon, and BBQ Festival in the spring, the Atlanta Food and Wine Festival in the summer, the Atlanta Greek Festival in the fall, and the Oysterfest in the winter. Music and film festivals include the Shaky Knees Music Festival in the spring, the Tunes from the Tombs at Historic Oakland Cemetery in the summer, the Imagine Music Festival in the fall, and the Atlanta Jewish Film Festival in the winter.



ATLANTA BRAVES
(Major League Baseball)



ATLANTA FALCONS
(National Football League)



ATLANTA HAWKS
(National Basketball Association)



ATLANTA UNITED FC
(Major League Soccer)

ATLANTA ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. ACCORDING TO INVEST ATLANTA, 1.9M JOBS ARE TO BE CREATED BY 2040 AND THE RESIDENT POPULATION WILL INCREASE TO 1.5M BY 2050.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. HOME TO 26 OF AMERICA'S LARGEST CORPORATIONS (FORTUNE 1000) AND 220 OF THE NATION'S FASTEST-GROWING PRIVATE COMPANIES (INC. 5000), metro Atlanta is a premier location for regional and global headquarters. In fact, Atlanta contains the country's third-largest concentration of Fortune 500 companies. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations.

Metro Atlanta is a thriving ecosystem for entrepreneurs and new businesses. In 2017, ATLANTA WAS NAMED A RUNNER-UP TO THE TOP 20 TECH STARTUP ECOSYSTEMS GLOBALLY AND ONE OF THE TOP 10 CITIES FOR CORPORATE INNOVATION. There is an abundance of creative energy, talent, and entrepreneurial spirit in metro Atlanta. Many companies choose metro Atlanta to locate their innovation centers.

Atlanta is home to more than 64 accredited universities, colleges, and technical schools. Atlanta is home to three national universities which together account for approximately 100,000 in students, faculty, and staff. THE COLLEGES AND UNIVERSITIES IN THE ATLANTA REGION CREATE OVER 130,000 JOBS FOR THE STATE OF GEORGIA AND HAVE HIGH CONTRIBUTIONS TO THE STATE'S ECONOMY. According to the Metro Atlanta Chamber of Commerce, Atlanta is a national leader in attracting college-educated 25 to 34-year-olds to the region.

GLOBAL HEADQUARTERS



TECHNOLOGY

Atlanta is home to world-class technology community – from startups to FORTUNE 500 companies with strengths in FinTech, cybersecurity, IoT/mobile, health IT, digital media, and supply chain. Headquartered in Atlanta’s Technology Square, the Advanced Technology Development Center (ATDC) is a startup incubator at Georgia Tech that helps technology entrepreneurs in Georgia launch and build successful companies. ATDC serves as the hub for technology entrepreneurship in Georgia. ATDC Select is a three-year incubator program for high potential technology companies. In addition, ATDC provides services open to all technology entrepreneurs in Georgia. According to Forbes, ATDC is one of the twelve business incubators changing the world.



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A Dell Technologies Company

SUPPLY CHAIN & ADVANCED MANUFACTURING

Atlanta is the global logistics hub for the Southeast with an extensive intermodal network of air, road, rail, and port. Atlanta ranks 5th in the nation for metro area transportation and logistics employment and is the 6th largest U.S. industrial real estate market. Strengths include supply chain management software, distribution services, food processing, aerospace, and automotive.

#1 METRO AREA TECH HUB

- Business Facilities, “2020 Metro Rankings Report”

#3 BEST CITY FOR YOUNG ENTREPRENEURS

- Forbes

#4 METRO AREA FOR STEM PROFESSIONALS

- WalletHub, 2020

#13 BEST PLACES FOR BUSINESS & CAREERS

- Forbes

MAJOR EMPLOYERS

COMPANY	# OF EMPLOYEES
Delta Air Lines	34,500
Emory University/Emory Healthcare	32,091
The Home Depot	16,510
Northside Hospital	16,000
Piedmont Healthcare	15,900
Publix Super Markets	15,591
WellStar Health Systems	15,353
The Kroger Co.	15,000
AT&T	15,000
UPS	14,594
Marriot International	12,000
Children’s Healthcare of Atlanta	9,000
Cox Enterprises	8,894
Center for Disease Control and Prevention (CDC)	8,403
The Coca-Cola Company	8,000

Source: Metro Atlanta Chamber

#3 CITY FOR WORK-FROM-HOME CONDITIONS

- Site Selection Group, “2020 Tech City Ranking Report”

#3 METRO AREA FOR CORPORATE HEADQUARTERS

- Business Facilities, “2020 Metro Rankings Report”

#5 METRO AREA FOR ANNUAL JOB GROWTH

- Metro Atlanta Chamber analysis of U.S. Bureau of Labor Statistics, 2020

#6 METRO AREA FOR STARTUP ECOSYSTEM

- Business Facilities, “2020 Metro Rankings Report”

ECONOMIC DEVELOPMENTS

BOSTON CONSULTING GROUP EXPANSION

Boston Consulting Group (BCG), one of the world’s leading management consulting firms, is expanding the company’s Atlanta Business Services Center. The \$18 million investment will add nearly 60,000 square feet of space to the current Nexus office in Atlanta and bring 331 new jobs to Fulton County.

KAINOS TO OPEN NORTH AMERICAN SALES & IT OFFICE IN ATLANTA

Kainos, a UK-based software company, is planning on opening a North America sales and IT office in the Buckhead district of Atlanta. The \$1.2 million investment will bring around 137 jobs to Fulton County.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar Tree** located at **1638 Highway 138 E, Jonesboro, GA** ("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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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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ACTUAL PROPERTY