

**Investment Rated Tenant**

More Than 15,000 Locations

**Excellent Location**In-fill Location on Dominant
Regional Highway**Recent Renewal**Renewal with Rent Increase
Exercised in 2022**Minimal Landlord
Responsibilities**

Roof & Structure Only

**Proven Performance**Continuous Operation
Since 2011

Family Dollar

Menominee, Michigan

Best-in-Class Operator

Family Dollar Stores, Inc. is a U.S. chain of variety stores headquartered in Matthews, North Carolina, which is a wholly owned subsidiary of Dollar Tree, Inc. (NASDAQ: DLTR). DLTR now has over 15,000 locations and received an upgrade of its investment-grade credit rating from BBB- to BBB in February 2021. Standard & Poor's credits the upgrade to Dollar Tree's resilient performance throughout 2020's government-imposed shutdowns.

Well Located with Strong Traffic

The Subject Property is situated in the heart of Menominee on a hard corner intersecting Highway 41, the main north-south arterial along Green Bay and a gateway into Michigan's Upper Peninsula. Menominee borders Marinette, Wisconsin. This location has a 5-mile population exceeding 22,000 according to 2021 demos.

View the OM For Full Details