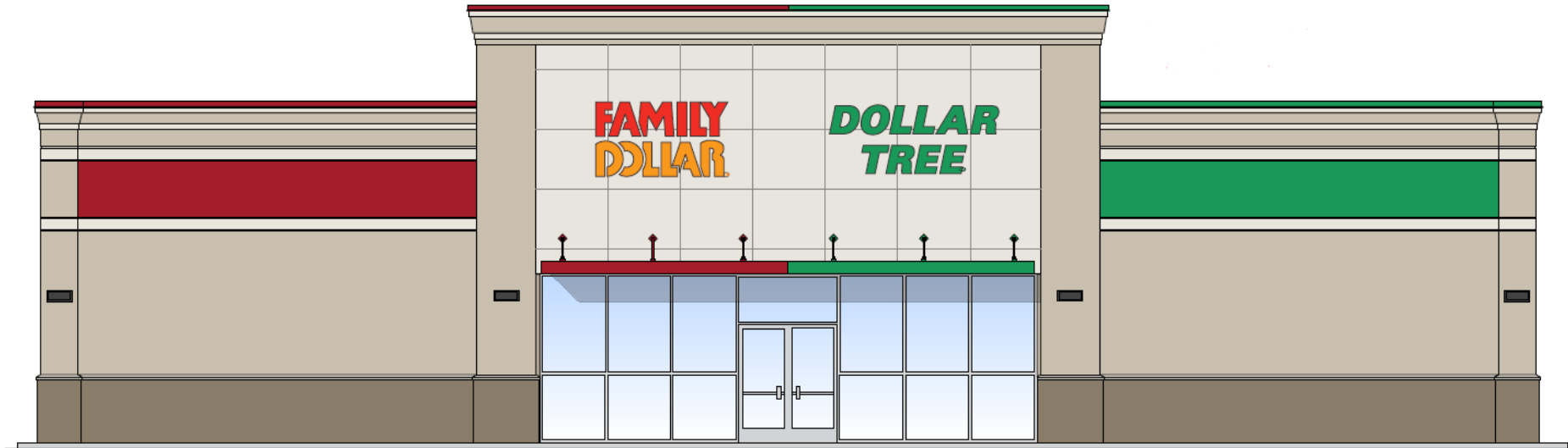


Offering Memorandum

Family Dollar / Dollar Tree Combo

119 W Allegheny St| Martinsburg, PA 16662



New 10-Year Lease • Net Net (NN)

www.hutchinsondevelopment.com

Offering Memorandum

CONFIDENTIAL MEMORANDUM

This offering memorandum is intended solely for your own limited use to determine whether you wish to express any further interest in the property. This Confidential Memorandum contains brief, selected information pertaining to the business and affairs of the property and has been prepared by Hutchinson Companies, LLC., primarily from information supplied by the owner. Although the information contained herein has been reviewed by representatives of the owner, it does not propose to be all-inclusive nor does it contain all the information which a prospective purchaser may require. Neither the owner nor any of its officers, directors, employees, agents and Hutchinson Companies, LLC., makes any representation or warranty, expressed or implied, as to the accuracy of this Confidential Memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective investors are advised to verify the information independently. The owner reserves the right to change any of the information contained herein and may choose to withdraw the property from the market at anytime, without notice. This Confidential Memorandum shall not serve as an indication as to the current state of the property or of the owner. By accepting this Confidential Memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Hutchinson Companies, LLC.

Hutchinson Companies, LLC. has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant or represent the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Offering Memorandum

Offering Details & Highlights

Purchase Price: **\$2,154,880**

Cap Rate: **6.25%**

Hutchinson Companies, LLC. is pleased to present for sale the opportunity to purchase a brand new 10-year Family Dollar Tree lease located at 119 W Allegheny St, Martinsburg, PA 16662. This location is leased to Family Dollar Stores of Pennsylvania, LLC.

This property is a 1.33-acre parcel with a newly remodeled 14,000 sq. ft. building developed specifically for Family Dollar Tree. This store shall operate under a 10-year commercial lease. The lease also offers 4 five-year extensions.

Future Rent Growth | There are rental increases built into the lease in each option period, providing the landlord with positive rent growth and a hedge against inflation

Strong Tenant Commitment | The lease features an initial term of 10 Years with an additional four (4) 5-year options.

A One-Stop Shop | Family Dollar Tree delivers everyday low prices on items including food, health, beauty aids, cleaning supplies, family apparel and houseware.

New 2022 Retro-Fit | This asset is a complete retro-fit scheduled for completion in Summer 2022.

Advantageous Demographics | This is an isolated community in Martinsburg, PA, which serves as the ideal target market for this tenant and further support sales.

Recession Resistant Guarantor | Family Dollar Tree is a leader amongst low price-point retailers and thrives in markets where income may be modest.

Offering Memorandum

Lease Abstract

Tenant:	Family Dollar Stores of Pennsylvania, LLC
Address:	119 W Allegheny St, Martinsburg, PA 16662
Building Size (SF):	14,000 (+/-) sq. ft.
Lot Size (Acres):	1.33 (+/-) acres
Year Built:	Retro Fit 2022
Lease/Rent Commencement:	Tentative July 31, 2022
Base Lease Term:	Ten (10) years
Annual Base Rent:	\$134,680
Renewal Options:	Four (4) five (5) year options
Lease Type:	Net Net Commercial Lease
Landlord Responsibilities:	NN
Drive-thru:	No
Parcel ID:	15.00-04..-042.02-000 / 15.00-04..-042.01-000
ROFR:	No

Rent Schedule

Years	Annual Rent	Monthly Rent
1 – 10	\$134,680	\$11,223
Option 1 11 – 15	\$141,680	\$11,806
Option 2 16 – 20	\$148,680	\$12,390
Option 3 21 - 25	\$155,680	\$12,973
Option 4 26 - 30	\$162,680	\$13,556

Offering Memorandum

Site Plan

