



# DOLLAR TREE

AT EAST VILLAGE



SRS

NATIONAL  
NET LEASE  
GROUP



SRS

INVESTMENT  
PROPERTIES  
GROUP

# DOLLAR TREE



Single-Tenant-Net-Lease Investment Opportunity

CONFIDENTIAL OFFERING MEMORANDUM



# Dollar Tree at East Village

2632 HOLCOMB BRIDGE RD | ALPHARETTA, GA 30022

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INVESTMENT PROPERTIES GROUP

DOLLAR TREE AT EAST VILLAGE

# Executive Summary

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# Offering Introduction

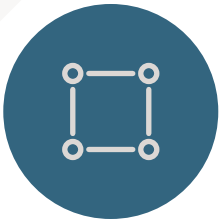
**SRS’ National Net Lease Group and Investment Properties Group**, as exclusive brokers, are pleased to offer for sale the **Dollar Tree at East Village** – a 10,000± SF single-tenant-net-lease asset, **extremely well-located in Alpharetta, Georgia.**



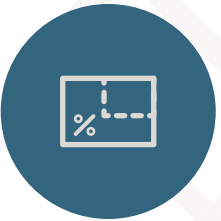
National Tenant



10,000± SF  
Offering GLA



1.35± AC  
Land Area



100%  
Occupancy



2021  
Year Built



\$2,400,000  
(5.00% Cap Rate)  
Price



\$120,000  
Annual Rent



# Investment Summary

## Highlights

### RECENTLY EXECUTED 10-YEAR LEASE | CORPORATE GUARANTEE

- Dollar Tree (NASDAQ: DLTR) guaranteed lease with primary term through 7/31/31
- Investment Grade Credit Rating: S&P: BBB
- 5 (5-year) options to renew
- \$0.50 PSF rental increases at each option period

### RAPIDLY GROWING NORTH ATLANTA LOCATION

- Situated in Alpharetta – one of Atlanta's fastest growing communities
- Convenient proximity to GA-400 – a major north-south commuter highway
- Walking distance to Centennial High School – over 3,170 students
- Surrounded by residential on all sides – 1,062 Apartments and 1,575 homes

### CONSTRUCTED IN 2021 | MAJOR EAST VILLAGE MIXED-USE REDEVELOPMENT

- Brand new Dollar Tree delivered in 2021
- Part of future East Village Redevelopment – 335 new apartments & 74 townhomes
- Adjacent to Towns at East Village and Brickmont of Roswell, an assisted living community

### HIGH PROFILE, HEAVILY TRAFFICKED POSITION

- Situated fronting Holcomb Bridge Rd (GA-140) – one of North Atlanta's busiest traffic corridors with 44,600 VPD
- Minutes from 3 different affluent communities – Alpharetta, Roswell and Johns Creek
- Across from Horseshoe Bend Country Club – 1,200 homes with a median price of \$625,000

### TREMENDOUS ALPHARETTA DEMOGRAPHICS

- Strong Consumer Density – 215,145 people within 5 miles
- Highly affluent community - \$136,101 Avg. HH Income
- 1.11% projected annual growth through 2026



215,145

CURRENT ESTIMATED POPULATION  
within a 5-Mile Radius



\$136,101

AVERAGE HOUSEHOLD INCOME  
within a 5-Mile Radius



1.11%

ANNUAL GROWTH TO 2026  
within a 10-Mile Radius





# Location Attributes

## Highlights

Situated roughly 23 miles north of the heart of Atlanta and 32 miles from Hartsfield-Jackson Atlanta International Airport, Alpharetta serves as one of Atlanta’s most affluent, and fastest-growing enclaves, characterized by excellent schools and major retail destinations like Avalon and the North Point Mall area. With convenient access to GA-400 via Holcomb Bridge Rd (GA-140), Dollar Tree at East Village is conveniently situated between major north Atlanta suburbs, including Roswell, Norcross, Peachtree Corners and Alpharetta.



## Major Area Employers



Mercedes-Benz



## 57 Accredited Universities, Colleges & Technical Schools



## Accolades

#1 City for Business

Site Selection Magazine

#2 City for Millennials

Money Magazine

#3 City for Job Opportunities

WalletHub

#3 City for Young Entrepreneurs

Forbes

#3 City Poised to Become Tomorrow's Tech Mecca

Forbes

#9 City for Food & Entertainment

WalletHub



# Location Attributes

## ANNOUNCEMENTS SINCE 2020 Headquarters Relocation



### Atlanta: Corporate Relocation Magnet

Atlanta's pro-business economy has continued to gain astounding momentum throughout the Pandemic, attracting multiple, major corporate headquarters relocations while continuing to fortify its role as the East Coast's emerging tech hub. Now

ranked **number 3 for Fortune 500 companies**, with 18, Atlanta has fully established itself as one of the most sought after places in the nation to live and do business. The city was recently named on NBC's *Today Show* as one of the **Top 10 most desirable places in the country to live post-pandemic**.

In the last year, **Microsoft deemed Atlanta to be its future East Coast headquarters** and third largest global campus, followed by AirBnB and

Google, which just announced a **massive Midtown Atlanta expansion**, occupying 19 stories and 500,000 SF.



### Regional Headquarters Established



### Technology Hub





## Demographic Summary



215,145

**CURRENT ESTIMATED POPULATION**  
within a 5-Mile Radius



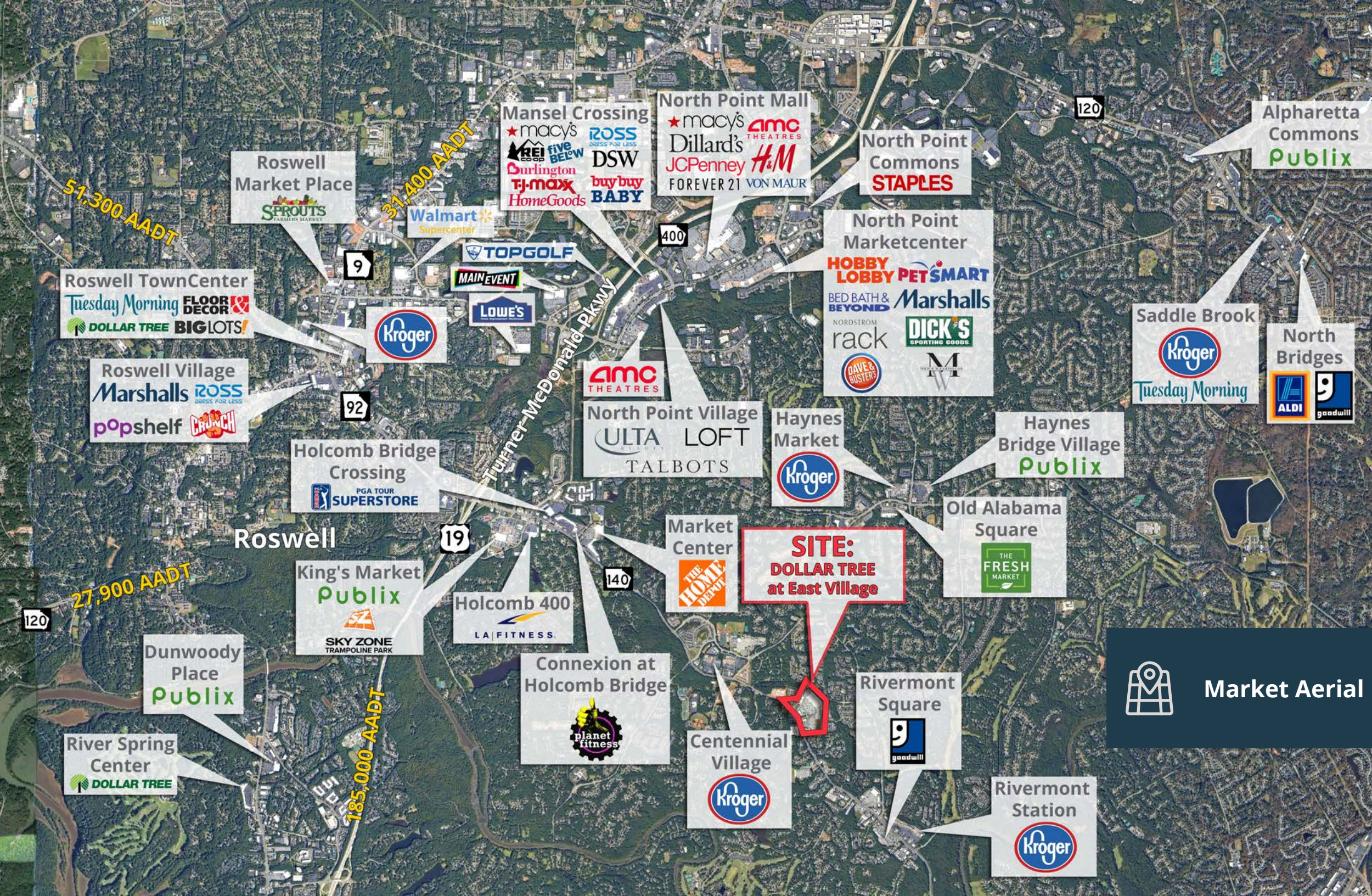
\$152,144

**HOUSEHOLD INCOME**  
within a 3-Mile Radius



37.6

**MEDIAN AGE**  
within a 5-Mile Radius



**Market Aerial**

Demographics	3 Miles	5 Miles	10 Miles	15 Miles	25 Miles
Current Estimated Population	70,488	215,145	851,941	1,785,836	3,820,944
Population Projected Annual Growth 2021 to 2026	0.75%	0.82%	1.11%	1.34%	1.39%
Median Age	40.7	37.6	36.9	36.8	36.4
Current Estimated Households	27,108	84,178	320,896	688,885	1,440,101
Households Projected Annual Growth 2021 to 2026	0.67%	0.76%	1.08%	1.31%	1.40%
Current Average Household Income	\$152,144	\$136,101	\$133,207	\$126,267	\$109,913
2021 Total Daytime Employment (FTE)	21,367	139,756	528,917	1,130,668	2,071,098
2021 Total Daytime Population	68,133	253,828	971,177	2,008,440	4,008,051





# North Facing View

Surrounded by residential communities on all sides, the Property benefits from excellent demographics, which include a growing population of 215,145 people within a 5-mile radius and an Avg. HH Income of \$136,101.





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INVESTMENT PROPERTIES GROUP

DOLLAR TREE AT EAST VILLAGE

# Property Details







## Property Aerial

Dollar Tree benefits from an advantageous position at the front of the future East Village mixed-use redevelopment, set to include 335 new apartments and 74 new townhomes – a highly advantageous on-site consumer base for Dollar Tree.



# Site Details

## LOCATION



2632 Holcomb Bridge Rd  
Alpharetta, GA 30022  
City of Roswell Jurisdiction  
Fulton County  
Fronting Holcomb Bridge Rd (GA-140)

## ACCESS



There are 3 Access Points.  
Two from Holcomb Bridge Rd  
One from Champions Green Pkwy

## TOPOGRAPHY



The rectangular-shaped site sits above grade with Holcomb Bridge Rd (GA-140) and is bound by East Village to the north, Elan Hall to the south, residential communities to the east, and Holcomb Bridge Rd to the west.

## VISIBILITY



Excellent visibility along Holcomb Bridge Rd (GA-140).



West Facing View

## PROPERTY DETAILS

## PARKING



25 Parking Spaces  
2.5 per 1,000 SF

## PARCEL



Land 1.35± AC  
Building 10,000± SF

## YEAR BUILT



2021

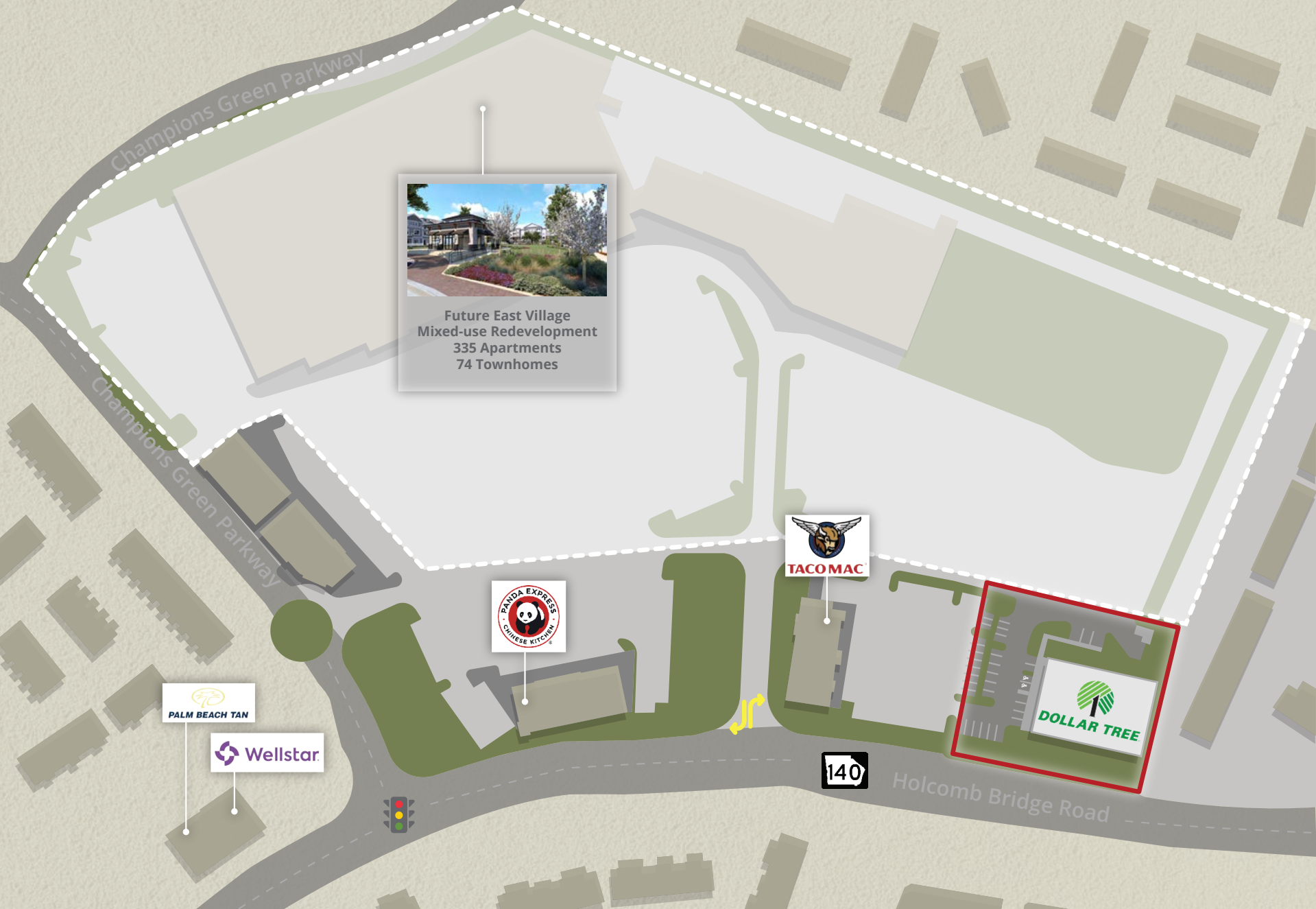
## ZONING



CC: Commercial Corridor  
City of Roswell



# Site Plan



# East Village Redevelopment Aerial Rendering







## South Facing View

Situated along Holcomb Bridge Rd (GA-140), Dollar Tree fronts one of the most heavily-trafficked thoroughfares in North Atlanta, which connects major suburban hubs, including Roswell, Alpharetta, Norcross, and Peachtree Corners.





INVESTMENT PROPERTIES GROUP  
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INVESTMENT PROPERTIES GROUP

DOLLAR TREE AT EAST VILLAGE

# Financial Summary

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# Rent Roll

Offering GLA	10,000± SF
Occupancy	100%
Annual Rent	\$120,000
Lease Type	NN

Price	\$2,400,000
Cap Rate	5.00% Cap Rate
Ownership	Fee Simple
Landlord Responsibilities	Roof, Structure, Parking Lot & Foundation

ANNUAL MINIMUM RENT										RENEWAL OPTIONS			
Suite	Tenant	SF	% of GLA	Lease Start	Lease End	Adj.	Rent \$/SF	Monthly	Annual	Recovery Method	Term	Date	Rent \$/SF
2631-100	Dollar Tree	10,000	100%	07/15/21	07/31/31		\$12.00	\$10,000.00	\$120,000.00	CAM - PRS	5 Yr.	08/01/31	\$12.50
										INS - PRS	5 Yr.	08/01/36	\$13.00
										TAX - PRS	5 Yr.	08/01/41	\$13.50
											5 Yr.	08/01/46	\$14.00
											5 Yr.	08/01/51	\$14.50

\* Underwriting Notes & Assumptions

10,000± SF OFFERING GLA	10,000± SF OCCUPIED	0± SF AVAILABLE	100% OCCUPANCY %	0.00% VACANCY %	\$120,000 SCHEDULED BASE RENT
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For Financing Options and Loan Quotes:  
Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

# Dollar Tree

Dollartree.com | Locations: 13,600 | NASDAQ: DLTR

Dollar Tree, Inc. is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a member company of Fortune 500 and operates 13,600 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates stores under the names of Dollar Tree and Dollar Bills. The company also operates multi-price point variety chains under the names Deals and Family Dollar. Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health & beauty, food, party, seasonal décor, housewares, cleaning supplies, toys, gifts, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items. In August 2012, the company began accepting manufacturer’s coupons at all of its store locations.



## Lease Overview

Tenant Name	Dollar Tree
Gross Leasable Area	10,000 SF
Rent Commencement	July 15, 2021
Expiration Date	July 31, 2031
Renewal Terms	Tenant has five 5-Year Options

## Rent and Renewal Option Schedule

Period	PSF	Monthly	Annual
July 15, 2021 - July 31, 2031	\$12.00	\$10,000.00	\$120,000.00
Renewal Options	PSF	Monthly	Annual
August 1, 2031 - July 31, 2036	\$12.50	\$10,416.67	\$125,000.00
August 1, 2036 - July 31, 2041	\$13.00	\$10,833.33	\$130,000.00
August 1, 2041 - July 31, 2046	\$13.50	\$11,250.00	\$135,000.00
August 1, 2046 - July 31, 2051	\$14.00	\$11,666.67	\$140,000.00
August 1, 2051 - July 31, 2056	\$14.50	\$12,083.33	\$145,000.00



# Dollar Tree

## Lease Highlights

### NOTICE PERIOD

Tenant shall exercise its right to renew and extend the Lease Term by providing written notice of extension to Landlord at least 6 months prior to the expiration of the Lease Term.

### PERMITTED USE

A retail variety store selling general merchandise including food and beverages.

### EXCLUSIVE USE

Landlord shall not lease, rent or occupy, or permit to be leased, rented or occupied, any portion of the Shopping Center other than the Premises to a tenant who operates as a single price point variety retail store or any other retail store the Principal Business of which is the operation of a single price point variety retail store.

Remedies: If the Use Protections are violated and such violation continues for a period of 60 days after written notice from Tenant, Tenant shall have the right (i) to pay Alternate Rent for the period beginning immediately

after the date Tenant provided notice to Landlord of such violation and continuing until the violation is cured and (II) to terminate this Lease with 30 days written notice to Landlord, which shall be a continuing option until the violation is cured.

In the event Tenant elects to terminate this Lease pursuant to this Section, Landlord shall reimburse Tenant within 30 days of Landlord’s receipt of an Invoice therefor for the unamortized value of the cost of Tenant’s Improvements to the Premises and all additional costs incurred by Tenant in shutting its business at the Premises.

### REPORT SALES

N/A

### COMMON AREA MAINTENANCE

Tenant shall pay to Landlord Tenant’s Proportionate Share of all CAM Costs for each calendar year during the Lease Term.

CAM Costs Inclusions and Exclusions.

Includes:

- Common Area utility charges;
- Administrative Fee.

Administrative Fee: 10% of CAM Costs during such period.

In no event shall Tenant’s Proportionate Share of CAM Costs increase from any one calendar year to the immediately succeeding calendar year, by more than the Cap Percentage on a non-cumulative basis (CAM Cap). CAP Percentage: 5%

### INSURANCE

Tenant shall pay to Landlord Tenant’s Proportionate Share of the insurance premiums actually paid by Landlord during the Lease Term for the property insurance Landlord carried with respect to the Shopping Center.

### TAXES

Tenant shall pay to Landlord, Tenant’s Proportionate Share of Real Property Taxes for the current tax year as reasonably estimated by Landlord.

### ASSIGNMENT & SUBLETTING

Tenant shall have the right, without Landlord’s consent, to assign the Lease or to sublet the whole or any part of the Premises at any time and provide notice to Landlord within 30 days after such assignment or subletting. No such assignment or subletting shall release Tenant from liability hereunder.

In the event of any assignment or sublet involving a material change in the Permitted Use, Tenant shall not enter into any

assignment or sublet without the prior written consent of Landlord, which consent shall not be unreasonably withheld. Affiliate Transfers: Tenant may, subject to the terms of this Lease, assign the Lease or sublet all or part of the Premises to an Affiliate without Landlord’s consent. No such assignment or subletting shall release Tenant from liability hereunder. Tenant shall provide Landlord with written notice of an assignment or sublet to an Affiliate within 30 days following the transfer.

### CO-TENANCY

N/A

### TERMINATION RIGHT

N/A







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AT EAST VILLAGE

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