



**DOLLAR TREE** **FAMILY DOLLAR**

25 County Road 940 | Jones Chapel, AL 35057

## LISTED BY

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REAL ESTATE INVESTMENT SERVICES

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# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION

- Attractive 6.15% cap rate in today's competitive market
- Brand new 2021 renovation for Family Dollar Tree
- 10-Year NN lease with minimal landlord responsibilities
- Tenant responsible for all HVAC maintenance, repairs and replacement
- Corporately guaranteed lease
- Larger 12,325 SF building
- Four, 5-Year renewal options, all of which include an increase of \$6,162

## TENANT

- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Family Dollar Tree combo stores have proven to be extremely successful and the company plans to add more than 400 of them in 2022
- Dollar Tree boasts an investment grade credit rating of BBB-
- Dollar Tree has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability





**\$1,402,845**

LIST PRICE



**\$86,275**

NOI



**6.15%**

CAP RATE

## BUILDING INFO

Address	25 County Road 940 Jones Chapel, AL 35057
GLA	± 12,325 SF
Year Renovated	2021
Lot Size	± 1.48 AC



## TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsible
Original Lease Term	10 Years
Rent Commencement Date	8/28/21
Lease Expiration Date	8/30/31
Term Remaining on Lease	± 9.5 Years
Increase	\$6,162.50 in Options
Options	Four, 5-Year

## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	RPSF	Cap Rate
Current - 8/30/2031	\$7,189.58	\$86,275.00	\$7.00	6.15%
Option 1	\$7,703.13	\$92,437.50	\$7.50	6.59%
Option 2	\$8,216.67	\$98,600.00	\$8.00	7.03%
Option 3	\$8,730.17	\$104,762.00	\$8.50	7.47%
Option 4	\$9,243.75	\$110,925.00	\$9.00	7.91%







## 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

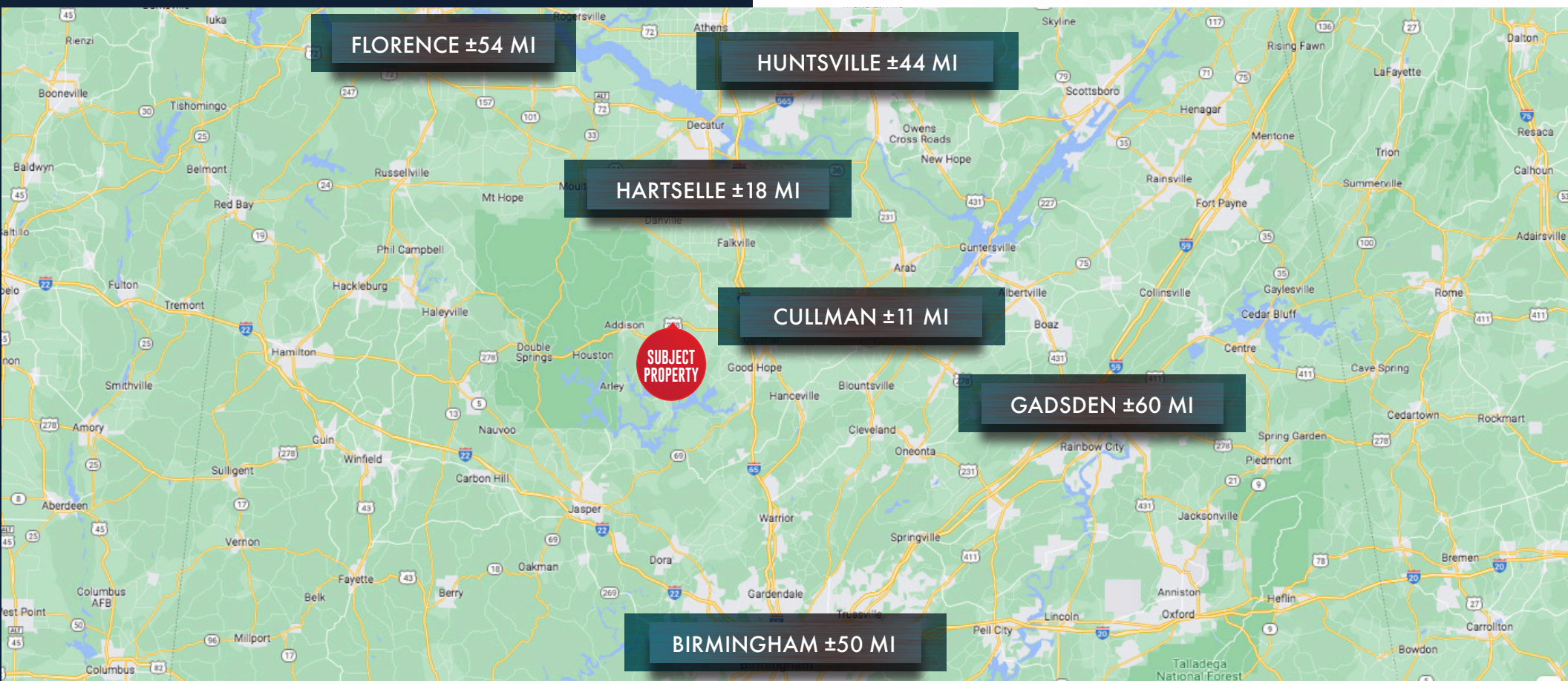
## JONES CHAPEL, AL

Jones Chapel is an unincorporated community in Cullman County, Alabama, located on Alabama State Route 74, 13.1 miles west-northwest of Cullman. Cullman is the largest city and county seat of Cullman County, Alabama. As of the 2020 census, the population of Cullman County was 87,866. It is a “moist” county in terms of availability of alcoholic beverages; the cities of Cullman, Good Hope and Hanceville allow sale of alcohol and are “wet” and the rest of the county is dry.

Cullman County comprises the Cullman, AL Micropolitan Statistical Area, which is a component of the Birmingham-Hoover-Talladega, AL Combined Statistical Area.

## PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
2026 Projection	1,919	5,200	21,062
2021 Estimate	1,873	5,083	20,691
2010 Census	1,688	4,710	19,707
Growth: 2021-2026	2.46 %	2.29 %	1.79 %
Growth: 2010-2021	10.96 %	7.92 %	4.99 %
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2026 Projection	732	2,000	8,307
2021 Estimate	725	1,968	8,144
2010 Census	654	1,828	7,766
Growth: 2021-2026	0.91 %	1.66 %	2.01 %
Growth: 2010-2021	10.96 %	7.67 %	4.87 %
INCOME	3-MILE	5-MILE	10-MILE
2021 Avg. Household Income	\$56,928	\$56,889	\$56,889





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar / Dollar Tree** located at **25 County Road 940, Jones Chapel, AL 35057** ("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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