



Taken May 2022



5800 N MAIN ST | DAYTON, OH 45415

DOUBLE NET LEASE
CORPORATE GUARANTEE

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

MARK McLOONE

Managing Partner
AZ Lic: BR673250000
602.790.1526
mark@retail1031.com

STEVEN DAVIS

Managing Partner
AZ Lic: BR101032000
602.625.8338
steven@retail1031.com

BROKER OF RECORD

Brian Brockman
OH Lic: 2009000214



\$1,612,386
PRICE

7.0%
CAP

\$112,867
NOI

±8,320 SF
BUILDING SIZE

±0.833 AC
LAND SIZE

2013
YEAR BUILT

EXECUTIVE SUMMARY

ADDRESS	5800 N Main St Dayton, OH 45415
LEASE TYPE	Double Net Lease - Landlord responsible for Roof, Structure and Parking Lot
LEASE EXPIRATION	March 31, 2025
LESSEE	Family Dollar Stores of Ohio, Inc.
GUARANTOR	Dollar Tree (NASDAQ:DLTR)
OPTIONS	(4) 5-Year Options
INCREASES	10% Every 5 Years Including Options
ROFR	None



PROPERTY HIGHLIGHTS

- Densely populated location with a 5 mile population of +146,000
- Property is located on a signalized corner with 3 points of access
- In 2020, Family Dollar agreed to extend the lease early and recently completed their H2 renovation showing their commitment to the site
- Intersection of Main Street and Philadelphia Drive sees about 20,000 vehicles per day
- Corporately guaranteed lease by Family Dollar a subsidiary of Dollar Tree (NASDAQ: DT), with a market cap of \$35 Billion, Dollar Tree is one of the largest brick and mortar retailers in the United States
- Corner entry prototype with 2-sided stone construction
- Zero HVAC responsibility for the landlord
- Greater Dayton has an estimated 814,049 (2020) residents making it the fourth-largest metropolitan area in Ohio
- Founded in Charlotte, North Carolina in 1959, Family Dollar now operates over 8,000 locations in 47 states



Taken May 2022

MAIN ST

±17,830 VPD

PHILIDELPHIA DR

±3,465 VPD



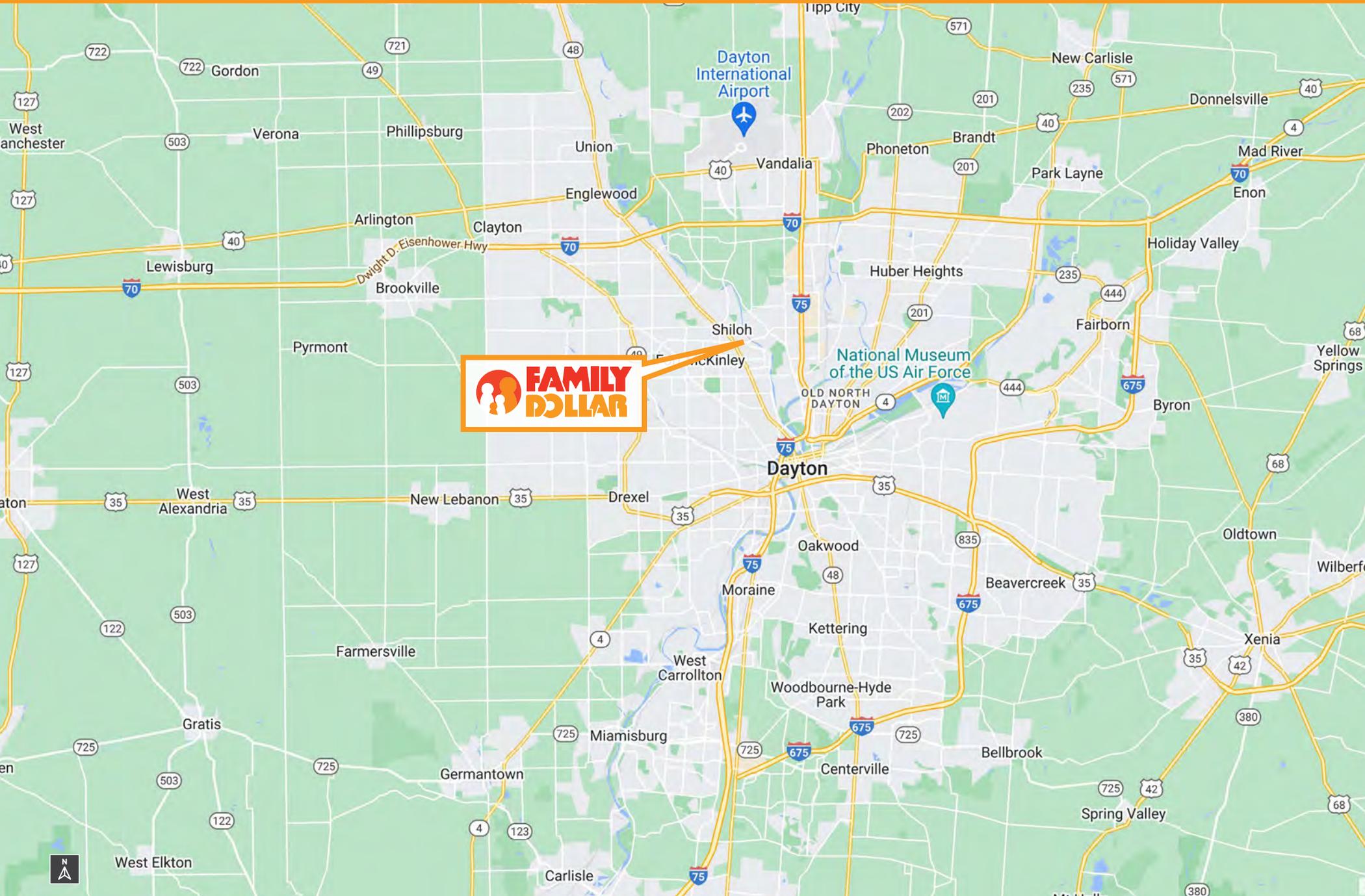
FAMILY DOLLAR
±8,320 SF
ON ±0.833 AC

PARCEL LINE IS APPROXIMATE





Taken May 2022





MATTHEWS, NC
HEADQUARTERS

1959
FOUNDED

TENANT PROFILE

When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is THE one-stop shop! As one of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices. Many items are \$1 or less, and most items in the store are priced below \$10.

During the new millennium, Family Dollar became a Fortune 500 company. Seven years after Family Dollar was added to the S&P 500 index in 2001, company stock finished first among the index. Sales rocketed to \$5 billion annually throughout the decade, and Family Dollar opened its 5,000th store in Jacksonville, Florida.

During the 2010s, Family Dollar officially merged with Dollar Tree, together becoming one of the largest small-format retailers in the United States. The merger was announced in 2014, and made official the next year. In 2021, Family Dollar and Dollar Tree Combo Stores were introduced—nearly 50 combo stores are already open. Today, Family Dollar is a chain with more than 8,000 stores from Maine to California, and over 15,000 locations with the combined total of Family Dollar and Dollar Tree stores.



±8,073
LOCATIONS



FAMILYDOLLAR.COM
WEBSITE



±47 STATES
IN THE U.S.



DOLLAR TREE

DOLLAR TREE
PARENT COMPANY

QUICK FACTS

2020 POPULATION
±137,644

COUNTY
MONTGOMERY

ELEVATION
±738 FT

2020 POPULATION
GREATER DAYTON
±814,049

ABOUT DAYTON, OH

Dayton is the sixth-largest city in the state of Ohio and the county seat of Montgomery County. A small part of the city extends into Greene County. The 2020 U.S. census estimate put the city population at 137,644, while Greater Dayton was estimated to be at 814,049 residents. The Combined Statistical Area (CSA) was 1,086,512. This makes Dayton the fourth-largest metropolitan area in Ohio and 73rd in the United States. Dayton is within Ohio's Miami Valley region, 50 miles north of the Greater Cincinnati area.

Ohio's borders are within 500 miles of roughly 60 percent of the country's population and manufacturing infrastructure, making the Dayton area a logistical centroid for manufacturers, suppliers, and shippers. Dayton also hosts significant research and development in fields like industrial, aeronautical, and astronautical engineering that have led to many technological innovations. Much of this innovation is due in part to Wright-Patterson Air Force Base and its place in the community. With the decline of heavy manufacturing, Dayton's businesses have diversified into a service economy that includes insurance and legal sectors as well as healthcare and government sectors.



DEMOGRAPHICS



POPULATION	1 Mile	3 Miles	5 Miles
2022 Est Population	5,765	67,173	146,891
2027 Proj Population	5,793	67,480	147,502



INCOME	1 Mile	3 Miles	5 Miles
2022 Avg HH Income	\$64,935	\$55,564	\$55,377
2022 Med HH Income	\$48,325	\$40,201	\$39,433



HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2022 Est Households	2,648	28,757	62,944
2027 Proj Households	2,664	28,895	63,253



DAYTIME DEMOS	1 Mile	3 Miles	5 Miles
2022 Employees	1,983	19,333	80,952
2022 Businesses	267	2,244	6,917

**2022 POPULATION
OF NEARLY
147,000
WITHIN 5-MILES**

**2022 AVERAGE HH INCOME
OF OVER
\$55,000
WITHIN 5-MILES**

TRAFFIC COUNTS



Main St @ N Main St NW ±16,038 VPD
Main St @ Winnet Dr NW ±17,830 VPD

Costar 2022

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

MARK McLOONE

Managing Partner
 AZ Lic: BR673250000
 602.790.1526
 mark@retail1031.com

STEVEN DAVIS

Managing Partner
 AZ Lic: BR101032000
 602.625.8338
 steven@retail1031.com

BROKER OF RECORD

Brian Brockman
 OH Lic: 2009000214



480.429.4580 | retail1031.com

CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



Actual Site