

# ***DOLLAR TREE***®

8484 Curry Ford Rd | Orlando, FL 32822



OFFERING MEMORANDUM

**MATTHEWS**™  
REAL ESTATE INVESTMENT SERVICES





## LISTED BY

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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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## INVESTMENT HIGHLIGHTS

- **Defensive Product** – Dollar stores sales typically increase during downturns in the economy which makes them one of the most sought-after investments in a softening market
- **Absolute NNN Lease** – Family Dollar has since converted all of their new construction leases to NN which makes their Abs NNN leases rare and very desirable
- **Rare CPI Increases Every Three Years** – This lease features CPI increases every three (3) years capping at 6% which is rare for dollar stores that typically feature flat leases
- **Dominant Demographics** – The population count is  $\pm 117,000$  within a 3-mile radius and the projected population growth is 6.09% within the next five years
- **Dense Retail Corridor** – The subject property across the street from Chicksaw Trail Shopping Center is anchored by Presidente Supermarket and comprised of a strong tenant mix including Wells Fargo Bank, Dunkin' Donuts, Great Clips, and Anytime Fitness





# FINANCIAL OVERVIEW



**\$2,691,000**

LIST PRICE



**\$134,568**

NOI



**5.00% \***

CAP RATE

## BUILDING INFO

Address	8484 Curry Ford Rd Orlando, FL 32822
GLA	±8,320 SF
Year Built	2016
Lot Size	±40,816 SF

\*Based on rent coming in September



## TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant
Original Lease Term	15 Years
Rent Commencement Date	8/26/2016
Lease Expiration Date	9/30/2029
Term Remaining on Lease	±7.25 Years
Increase	CPI Adjustment Every 3 Years
Options	Six, 5-Year Options

## ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	Rent PSF	Cap Rate	Increases
Current - 8/31/2022	\$10,579.25	\$126,950.94	\$15.26	4.72%	-
9/1/2022 - 8/31/2025	\$11,214.01	\$134,568.00	\$16.17	5.00%	6%*
9/1/2025 - 8/31/2028	\$11,886.85	\$142,642.08	\$17.14	5.30%	6%*
9/1/2028 - 8/31/2029	\$12,600.06	\$151,200.60	\$18.17	5.62%	6%*
Option 1 - 9/1/2029 - 8/31/2035	-	-	-	-	CPI
Option 2 - 9/1/2035 - 8/31/2041	-	-	-	-	CPI
Option 3 - 9/1/2041 - 8/31/2047	-	-	-	-	CPI
Option 4 - 9/1/2047 - 8/31/2053	-	-	-	-	CPI
Option 5 - 9/1/2053 - 8/31/2059	-	-	-	-	CPI
Option 6 - 9/1/2059 - 8/31/2065	-	-	-	-	CPI

\*Based on CPI increases that are capped at 6%

## DEBT QUOTE

Please contact a Matthews™ Capital Markets Agent for financing options:

Gregory Kavoklis  
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SUBJECT PROPERTY



CURRY FORD RD ± 30,000 VPD

± 27,000 VPD

CHICKASAW TRL ± 12,000 VPD



## TENANT PROFILE

### COMPANY NAME

Dollar Tree, Inc.

### OWNERSHIP

Public

### INDUSTRY

Dollar Stores

### HEADQUARTERS

Chesapeake, VA

### NO. OF EMPLOYEES

±60,000

# DOLLAR TREE®

## 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 16,000 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.



**16,000+**

LOCATIONS



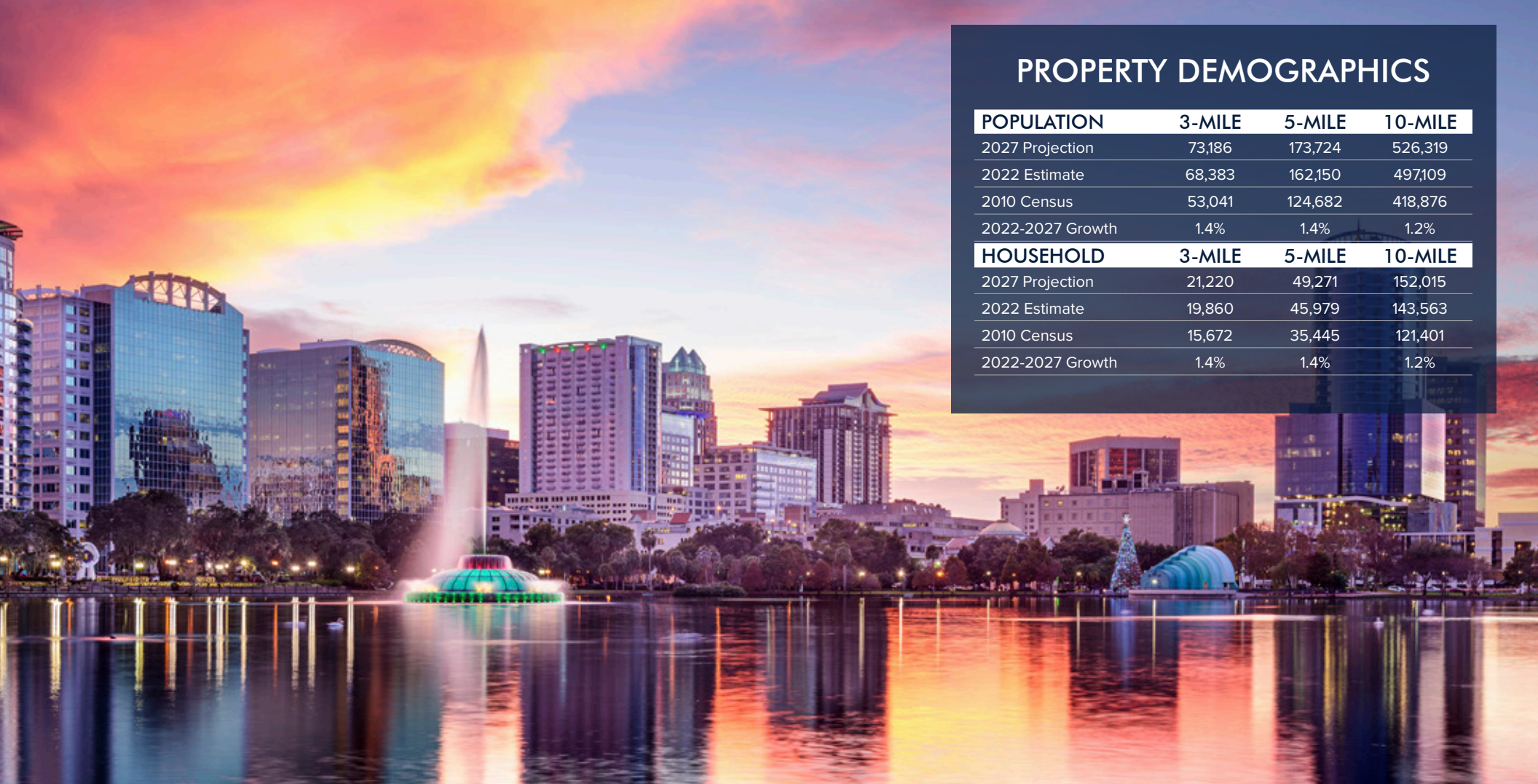
**\$25.5B**

2021 REVENUE



**1959**

FOUNDED



## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2027 Projection	73,186	173,724	526,319
2022 Estimate	68,383	162,150	497,109
2010 Census	53,041	124,682	418,876
2022-2027 Growth	1.4%	1.4%	1.2%
HOUSEHOLD	3-MILE	5-MILE	10-MILE
2027 Projection	21,220	49,271	152,015
2022 Estimate	19,860	45,979	143,563
2010 Census	15,672	35,445	121,401
2022-2027 Growth	1.4%	1.4%	1.2%

## ORLANDO, FL

The City Beautiful earns its nickname, from its gorgeous lakes and bright, sunny skies to its pristine streets and beautiful architecture. Lake Eola Park, with its swan-shaped paddle boats and majestic fountain, provides an oasis in the city that's ideal for weekend picnics and afternoon lunch breaks. Located in the heart of Florida, the beaches of either coast (Gulf and Atlantic) are accessible in roughly an hour's drive from Orlando.

While it is known for being the home of prominent theme parks like Walt Disney World, Universal Studios, and Sea World, Orlando is also the county seat and home to one of the largest universities in the United States, the University of Central Florida. The city contains the Orange County Convention Center, the second-largest convention center in the country, in addition to the busy Orlando International Airport. Orlando is a city of neighborhoods, offering a broad range of apartments, townhomes, and houses available for rent in an array of styles and environments, whether you're more partial to living in the heart of the city or a quiet suburb. Getting around the Orlando area is simple with access to multiple major highways, including I-4, the 408, 417, 528, and more.



## ECONOMY

The Orlando area is a large industrial and hi-tech center. It is nationally recognized for its innovative techniques in advanced manufacturing, aerospace and defense, bio technology and pharmaceuticals, entertainment, and gaming.

Orlando is home to several multi-national companies, mid-size companies, and start-ups in the advanced manufacturing sector such as Mitsubishi Hitachi Power Systems Americas, Nautique, and Regal Boats. Orlando is also the location of some of the biggest aerospace engineering companies such as Northrop Grumman, Blue Origin, and Lockheed Martin. 70% of the nation's specialty drugs are distributed by Orlando pharmaceutical companies such as Aetna, Amerisource Bergen, and Cura Script. The entertainment industry is another large sector for Orlando's economy. Universal Studios, Disney's Hollywood Studios, UCF College of Arts and Humanities, Full Sail University, and Florida Interactive Entertainment Academy are only a few studios and teaching programs that are located within Orlando. The electronic gaming industry also has a growing presence. Major companies in the gaming industry such as Electronic Arts and Falcon's Creative Group have operations in Orlando.

The city holds over 150 international companies that represent 20 different countries. Orlando is also home to the 7th-largest research park in the country. Central Florida Research Park is home to over 120 companies that employ more than 8,500 people. It is also the hub of the nation's military simulation and training programs.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar Tree** located at **8484 Curry Ford Rd, Orlando, FL 32822** ("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:

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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.

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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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