



133 W Main St | Little Chute, WI 54140

OFFERING MEMORANDUM



INTERACTIVE OM

EXCLUSIVELY LISTED BY:

SENIOR VICE PRESIDENT

DIR: (214) 692-2289

MOB: (315) 730-6228

JOSH.BISHOP@MATTHEWS.COM

LICENSE NO. 688810 (TX)

BROKER OF RECORD

MATT FITZGERALD

License No. 938105-91 (WI)

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EXECUTIVE OVERVIEW

LEASE & LOCATION HIGHLIGHTS

- ±6.25-Years remaining on an initial 10-Year lease
- Premium construction building with no metal sides
- Three, 5-Year renewal options all of which include a \$4,762.50 rent increase
- 5-Mile population of 116,447 residents
- 10-Mile population of 220,152 residents
- Average household income of \$82,590 annually
- Traffic counts at the corner of Washington and Main Street exceed 21,410 vehicles daily
- Project population growth of more than 4% over the next 5-years
- Little Chute is located 24 miles southwest of Green Bay

TENANT HIGHLIGHTS

- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Family dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same-store sales / profitability
- Investment Grade Credit Tenant – S&P Rated BBB-

FINANCIAL OVERVIEW



\$1,258,660

LIST PRICE



\$88,106

NOI



7.00%

CAP RATE

BUILDING INFO

Address

133 W Main St
Little Chute, WI 54140

GLA

±9,525 SF

Year Built

2019

Lot Size

±1.48 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	1/1/2019
Lease Expiration Date	2/28/2029
Term Remaining on Lease	±6.25 Years
Increase	\$4,762.50 in Options (\$0.50 PSF)
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

Term	Monthly Rent	Annual Rent	Cap Rate
Current - 2/28/2029	\$7,342.19	\$88,106.25	7.00%
Option 1	\$7,739.06	\$92,868.75	7.38%
Option 2	\$8,135.94	\$97,631.25	7.76%
Option 3	\$8,532.81	\$102,393.75	8.14%

FINANCING INQUIRIES

For financing options, please reach out to:

Patrick Flanagan
+1 (214) 550-0277
patrick.flanagan@matthews.com



Nestlé

LUNDGAARD PARK

BADGER SPORTS PARK

COUNTRY
INN & SUITES
BY WYNDHAM

CREEKVIEW PARK

Days Inn
BY WYNDHAM



I-41 ± 30,000 VPD

McDonald's Wells Fargo Shell BP Tommy John's
DOLLAR TREE FIT BODY BOOT CAMP AmericInn
Hardee's Best Western Mobil
CAMBRIA Pick'n Save



TACO BELL

AutoZone
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

PARK COMMUNITY CHARTER
253 STUDENTS



FLEX ACADEMY
96 STUDENTS



LITTLE CHUTE ELEMENTARY
565 STUDENTS

WESTSIDE ELEMENTARY
486 STUDENTS



WESTSIDE ELEMENTARY
486 STUDENTS

goodwill ACE Hardware ANYTIME FITNESS
Papa Murphy's
taco john's Walgreens

WI-41 ± 28,000 VPD

AREA OVERVIEW

GREEN BAY, WI
±24.1 MILES



LITTLE CHUTE, WI

Little Chute is a city in Outagamie County, Wisconsin with a population of 12,170. This town is located Southwest of Green Bay, Wisconsin less than 30 miles away. Little Chute runs along the Fox River, which connects to Lake Winnebago and Green Bay, connected to the Great Lakes. The non-profit Little Chute Windmill operates a full-scale, authentically functioning Dutch windmill in Little Chute. Completed in 2013, the Little Chute Windmill and Van Asten Visitor Center is a museum and tourist destination that highlights the neighborhood's history and Dutch ancestry. Little Chute has both private schools and public schools in the town and including the Little Chute School District. Residents of Little Chute enjoy living there because of its suburban feel while having access to many bars, restaurants, and parks. People are moving to Little Chute because of its livability, low cost of living, low crime rates, and good education. Little Chute has a booming economy with an unemployment rate at 4.0%, lower than the US average. The median household income in Little Chute is \$57,161, higher than the US average. Overall, Little Chute is a rapidly growing town with a wide range of opportunities for businesses, residents, and visitors of the town.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2027 Projection	56,160	120,355	226,722
2022 Estimate	53,982	116,447	220,152
2010 Census	48,476	107,744	206,044
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Projection	22,097	47,142	91,127
2022 Estimate	21,226	45,569	88,425
2010 Census	19,052	42,055	82,554
INCOME	3-MILE	5-MILE	10-MILE
Average HH Income	\$81,753	\$82,590	\$82,478

GREEN BAY, WI

Green Bay is the third-largest city in the state of Wisconsin, the third-largest city on Lake Michigan's west shore, and the seat of Brown County. It is the principal city of the Green Bay Metropolitan Statistical Area, which is home to over 328,000 residents. Green Bay is an industrial city with several meatpacking plants, paper mills, and a port on Green Bay, an arm of Lake Michigan known locally as "the Bay of Green Bay". Green Bay's tourism industry supports approximately 9,000 tourism jobs. Brown County tourism generates around \$38 million in local taxes annually. Major attractions include Bay Beach Amusement Park, Bay Beach Wildlife Sanctuary, Green Bay Botanical Garden, Heritage Hill State Historical Park, and Lambeau Field, among many others. The most popular tourist attraction in Green Bay is the Green Bay Packers that have been playing home games at the legendary Lambeau Field since 1957. The city is also home to the University of Wisconsin–Green Bay, an affordable and sustainability-focused public university. With a cost of living 11% below the national average, a thriving economy, a variety of attractions, and a beautiful and convenient location, Green Bay is an ideal city for businesses and families alike.



3rd Largest
CITY IN WISCONSIN



5.7M
TOURISTS EACH YEAR



9,000
TOURISM JOBS



116,447
TOTAL RESIDENCE



GREEN BAY BOTANICAL GARDEN

The Green Bay Botanical Garden is made up of 47 acres, 23.5 of those acres are filled with lush gardens, beautiful architecture, and peaceful woods. The garden offers a variety of educational programs and annual events, such as the Summer Concert Series and the WPS Garden of Lights. A horticultural adventure awaits visitors at the Green Bay Botanical Garden.



BAY BEACH WILDLIFE SANCTUARY

Located in Northeastern Green Bay, the Bay Beach Wildlife Sanctuary is comprised of 700 acres of land filled with over 4,500 orphaned or injured animals. It is the second-largest rehabilitation program in the state of Wisconsin. The sanctuary features live animal exhibits, educational experiences, miles of hiking trails, and many more. The park has free admission and is open all year-round for visitors to enjoy.



BAY BEACH AMUSEMENT PARK

Situated in the northeastern part of Green Bay, the Bay Beach Amusement Park boasts 16 family-friendly carnival rides, including a roller coaster, a Ferris wheel, bumper cars, and many more. Ride tickets are \$.25 each providing fun and enjoyment at an affordable price. The amusement park also hosts dances, public movie screenings, and other events at the Bay Beach pavilion located inside the park.



TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

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 ±16,000 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.



18,000+

LOCATIONS



\$26.3 B

2021 REVENUE



1959

FOUNDED

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar Tree** located at **133 W Main St, Little Chute, WI 54140** ("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.

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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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