



Family Dollar | Dollar Tree Combo Store

\$1,748,444 | 6.75% CAP

Main St & Waddell St, Ansonville, NC

- ✓ **Brand New Construction 10-Year NN Corporate Lease** with (5), 5 Year Options. \$.50 PSF Rent Bumps in Each Option Period.
- ✓ **Located Off Main St (4,450 VPD)**
- ✓ **1-Mile Average Household Income** Above \$90,000
- ✓ **Little Competition** in Immediate Trade Area
- ✓ **Family Dollar / Dollar Tree is the Second Largest Dollar Store in the Country** with Over 15,100 Stores and 191,000 Employees

Dollar Tree / Family Dollar is the **second largest dollar store** in the country with over **15,600 locations** across **48 states** and over **191,000 employees**. In 2022, their net sales increased **7.6%** to **\$28.32 Billion**.



INVESTMENT OVERVIEW

FAMILY DOLLAR | DOLLAR TREE COMBO STORE ANSONVILLE, NC



Rep Photo

CONTACT FOR DETAILS

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NC Broker of Record: Baker Bell

License #: 225670

\$1,748,444

6.75% CAP

NOI

\$118,020

Building Area

±10,500 SF

Land Area

±1.62 AC

Year Built

2023

Lease Type

NN

Occupancy

100%

- ✓ **Expect Rent Commencement:** April 2023
- ✓ **Brand New Construction 10-Year NN Corporate Lease with (5), 5 Year Options.** \$.50 PSF Rent Bumps in Each Option Period.
- ✓ **Located Off Main St (4,450 VPD).** Main St turns into US-52 which connects several surrounding Neighborhood including Wadesboro (5,038 Population) & Norwood (2,403 Population).
- ✓ **High Income Neighborhood:** Average household income within a 1-mile radius of store is over \$90,000
- ✓ **Little Competition:** The only competitor in the town is a gas station across from property.
- ✓ **Dollar Tree Posted Record Sales FY 2022:** Sales increased 7.6% to \$28.32 billion in 2022.
- ✓ **Second Largest Dollar Store Company:** Dollar Tree is the second largest dollar store in the country with over 15,600 locations across 48 states and over 191,000 employees

Landlord Responsible for Roof, Structure & Foundation

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

FAMILY DOLLAR | DOLLAR TREE COMBO STORE ANSONVILLE, NC

Dollar Tree

Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years.

REVENUE

\$28.32 B

CREDIT RATING

BBB

STOCK TICKER

DLTR

LOCATIONS

15,100



dollartree.com

The Company is proudly headquartered in Chesapeake, Virginia and operates **15,000+ stores** across the **48 contiguous states** and five Canadian provinces, supported by a coast-to-coast logistics network and more than **193,000 associates**. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada. One Company. Two great brands delivering value and convenience through complimentary businesses. Dollar Tree, Inc. is a leading operator of discount variety stores that has served North America for more than **thirty years**.

The company operates **15,000+ stores** across the **48 contiguous states** and **five Canadian provinces**, supported by a coast-to-coast logistics network and more than 193,000 associates. Dollar Tree is the **largest and most successful** single-price-point retailer in North America, operating thousands of stores across 48 contiguous states and five Canadian provinces, supported by a solid and scalable logistics network.

Subject Property



IN THE NEWS

FAMILY DOLLAR | DOLLAR TREE COMBO STORE ANSONVILLE, NC

Dollar Tree sales momentum continues with solid Q4 results

BILL WILSON, MARCH 01, 2023 (SUPERMARKET NEWS)

In the midst of a transformation that will take the retailer to possible new heights in 2024, Dollar Tree reported solid fourth quarter results in 2022. The company reported same-store sales growth of 8.7% at Dollar Tree and 5.8% at Family Dollar.

“Our sales performance shows that our **third-quarter sales** momentum continued into the fourth quarter,” Dollar Tree Chairman and CEO Rick Dreiling said. “We are committed to driving further store productivity as we focus on developing our people, tools and technology to fuel our **accelerated growth**, while simplifying our operations, **improving our supply chain** and innovating our merchandising strategy to **better support** our associates and to better serve our shoppers.”

Dollar Tree is currently upgrading its network. During FY 2022, 464 stores were opened (vs. 205 that were closed) and 796 units were renovated while retail selling square footage jumped 2.5% to about 132.1 million square feet. Dollar Tree’s Plus offering was expanded to another 1,805 stores. In the fourth quarter, 123 new stores were put into action and 112 renovations were completed.

News of positive fourth quarter growth follows a third quarter that was equally impressive. Third quarter comparable-store consumables sales were up **9.3%** at Dollar Tree and **4.7%** at Family Dollar. Gross profit increased **11.6% to \$2.39 billion** in the fourth quarter and gross margin improved **70 basis points** to 30.9%. The product mix shift to lower-margin consumable products was partially behind the profit boost, as was higher initial mark-on and lower freight costs.

EXPLORE ARTICLE

Dollar Stores Are the ‘Fastest-Growing’ Food Retailers In US, Study Finds

ROSHAN ABRAHAM, JANUARY 20, 2023 (VICE)

Most Americans are struggling to find cheaply-priced eggs and other groceries, but their options for where to buy them have also been shrinking over the years.

A study published on Thursday in the American Journal of Public Health looked at data from **50,000 households** collected **between 2008-2020**, looking at trends in household food purchases by type of store. What they found is that a smaller share of food purchases are being done at grocery stores, and a **growing amount** of food is bought at dollar stores, as well as **larger shopping centers** and department stores.

The growth was more pronounced in rural areas, where Dollar Stores increased their share of household food purchases by 102.9 percent. Much of that growth was attributed to two large chains, Dollar General and Dollar Tree

While dollar stores are still nowhere close to the share of household food purchases of grocery stores, they drew particular alarm from researchers because of the rate at which they’re **growing** and their lack of fresh food options. Researchers said dollar stores, “offer foods that are mostly packaged, shelf-stable, higher in calories, and lower in nutrients.”

According to the study, households spent an average **62.3 percent** of their food budget in traditional grocery stores in 2008, which decreased to **58.3 percent** by 2020. Most of that difference was made up by club stores like Costco, which require a membership and where customers typically buy in bulk. Their total share of Americans’ household food budgets **increased by 2.4 percent**. This was followed by supercenters (think Walmart) which increased their share by 1.5 percent, and dollar stores, which increased their **share by 1 percent**.

EXPLORE ARTICLE

LEASE OVERVIEW

FAMILY DOLLAR | DOLLAR TREE COMBO STORE ANSONVILLE, NC

Initial Lease Term	10 Years, Plus (5), 5-Year Options
Rent Commencement	April 2023
Lease Expiration	April 2033
Lease Type	NN
Rent Increases	\$.50/SF in Option Periods
Year 1-10	\$118,020.00
Option 1	\$123,270.00
Option 2	\$128,520.00
Option 3	\$133,770.00
Option 4	\$139,020.00
Option 5	\$144,270.00

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





MAIN STREET
±4,450 VPD



ANSONVILLE
ELEMENTARY SCHOOL
(155 STUDENTS)



WADDELL STREET




SUBJECT PROPERTY
MAIN ST. & WADDELL ST.




ANSONVILLE
CITY PARK

PRESSLEY CREEK

SITE OVERVIEW

FAMILY DOLLAR | DOLLAR TREE COMBO STORE ANSONVILLE, NC

 Year Built


|

2023

 Building Area

|

±10,500 SF

 Land Area

|

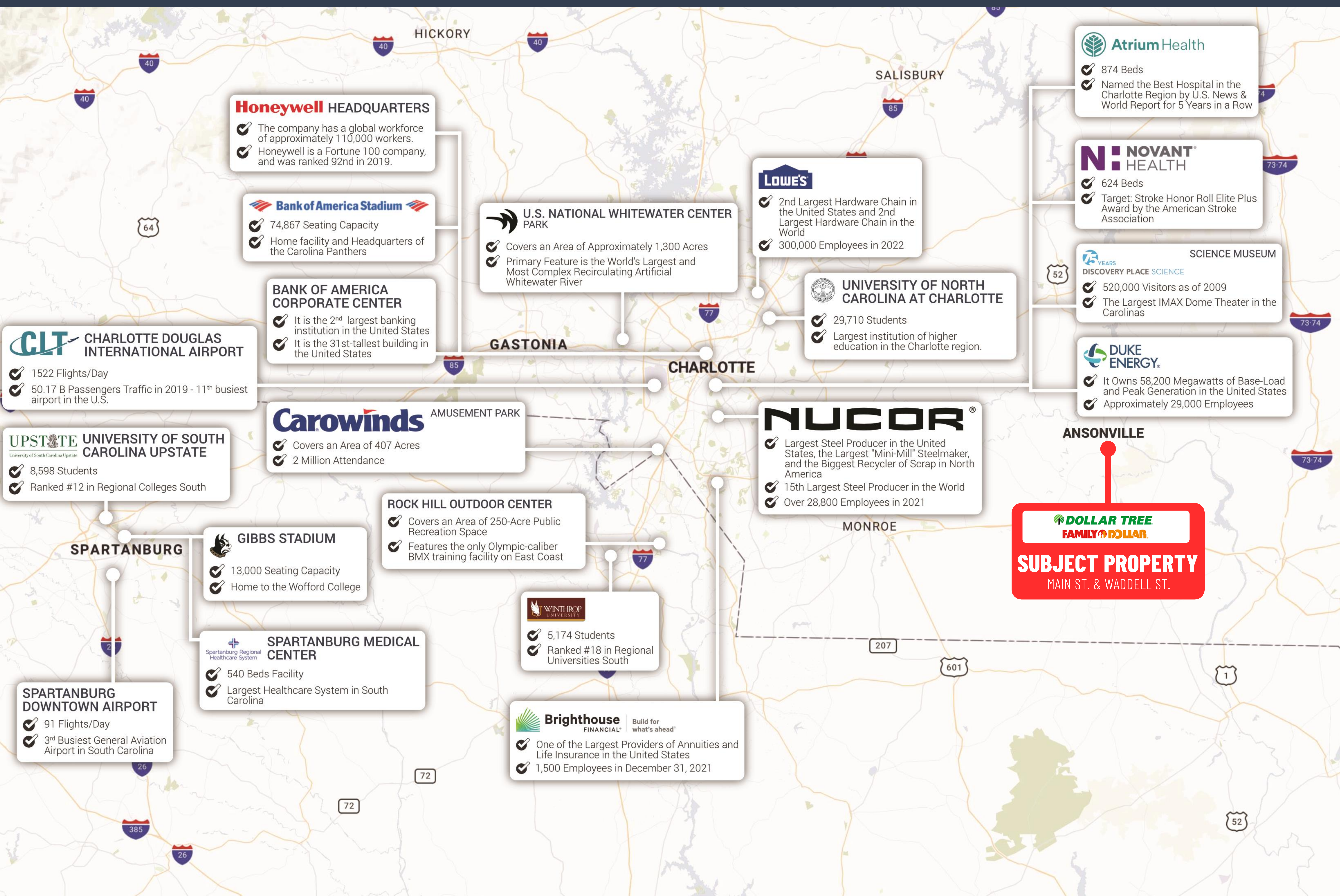
±1.62 AC

Demographics	3 Mile	5 Mile	10 Mile
Population	958	1,360	16,628
Households	409	579	6,318
Average Household Income	\$91,344	\$88,708	\$64,301



CHARLOTTE MSA

FAMILY DOLLAR | DOLLAR TREE COMBO STORE ANSONVILLE, NC



Honeywell HEADQUARTERS

- ✓ The company has a global workforce of approximately 110,000 workers.
- ✓ Honeywell is a Fortune 100 company, and was ranked 92nd in 2019.

Bank of America Stadium

- ✓ 74,867 Seating Capacity
- ✓ Home facility and Headquarters of the Carolina Panthers

BANK OF AMERICA CORPORATE CENTER

- ✓ It is the 2nd largest banking institution in the United States
- ✓ It is the 31st-tallest building in the United States

U.S. NATIONAL WHITEWATER CENTER PARK

- ✓ Covers an Area of Approximately 1,300 Acres
- ✓ Primary Feature is the World's Largest and Most Complex Recirculating Artificial Whitewater River

LOWE'S

- ✓ 2nd Largest Hardware Chain in the United States and 2nd Largest Hardware Chain in the World
- ✓ 300,000 Employees in 2022

UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE

- ✓ 29,710 Students
- ✓ Largest institution of higher education in the Charlotte region.

Atrium Health

- ✓ 874 Beds
- ✓ Named the Best Hospital in the Charlotte Region by U.S. News & World Report for 5 Years in a Row

NOVANT HEALTH

- ✓ 624 Beds
- ✓ Target: Stroke Honor Roll Elite Plus Award by the American Stroke Association

SCIENCE MUSEUM

- ✓ 520,000 Visitors as of 2009
- ✓ The Largest IMAX Dome Theater in the Carolinas

DUKE ENERGY

- ✓ It Owns 58,200 Megawatts of Base-Load and Peak Generation in the United States
- ✓ Approximately 29,000 Employees

CLT CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

- ✓ 1522 Flights/Day
- ✓ 50.17 B Passengers Traffic in 2019 - 11th busiest airport in the U.S.

UPSTATE UNIVERSITY OF SOUTH CAROLINA UPSTATE

- ✓ 8,598 Students
- ✓ Ranked #12 in Regional Colleges South

Carowinds AMUSEMENT PARK

- ✓ Covers an Area of 407 Acres
- ✓ 2 Million Attendance

NUCOR

- ✓ Largest Steel Producer in the United States, the Largest "Mini-Mill" Steelmaker, and the Biggest Recycler of Scrap in North America
- ✓ 15th Largest Steel Producer in the World
- ✓ Over 28,800 Employees in 2021

ANSONVILLE

DOLLAR TREE
FAMILY DOLLAR

SUBJECT PROPERTY
MAIN ST. & WADDELL ST.

SPARTANBURG

GIBBS STADIUM

- ✓ 13,000 Seating Capacity
- ✓ Home to the Wofford College

SPARTANBURG DOWNTOWN AIRPORT

- ✓ 91 Flights/Day
- ✓ 3rd Busiest General Aviation Airport in South Carolina

SPARTANBURG MEDICAL CENTER

- ✓ 540 Beds Facility
- ✓ Largest Healthcare System in South Carolina

ROCK HILL OUTDOOR CENTER

- ✓ Covers an Area of 250-Acre Public Recreation Space
- ✓ Features the only Olympic-caliber BMX training facility on East Coast

WINTHROP UNIVERSITY

- ✓ 5,174 Students
- ✓ Ranked #18 in Regional Universities South

Brighthouse FINANCIAL

- ✓ One of the Largest Providers of Annuities and Life Insurance in the United States
- ✓ 1,500 Employees in December 31, 2021

CALL FOR ADDITIONAL INFORMATION

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