

# Family Dollar | Dollar Tree

Crosby, MN



Price:

\$2,857,143



Cap Rate:

6.65%

VIEW FULL OM



Representative Photo

## THE OFFERING

Northmarq is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Family Dollar | Dollar Tree property located in Crosby, Minnesota (the "Property"). The Property consists of a 20,000-square-foot freestanding retail building on a 0.99-acre parcel of land. Family Dollar is operating under a 10-year, net lease with limited landlord responsibilities. The lease also features 5, 5-year extension options with rent escalations at the beginning of each option term, offering investors a hedge against inflation. See Lease Abstract for full details.

## INVESTMENT HIGHLIGHTS



### Long-Term Net Lease

10-Year Lease  
Limited Landlord Responsibilities



### New Combo Store Concept



### 2023 Renovation



### Strong Access & Visibility

E Main Street (MN -6)  
8,000 VPD



### Investment Grade Guarantee from Best-in-Class Tenant

Dollar Tree - BBB/Stable (S&P)



### Primary Commercial Corridor



## Offered Exclusively by



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