



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# **DOLLAR TREE/ FAMILY DOLLAR COMBO STORE**

**1777 Hwy 121  
Hineston, LA 71438**

**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
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# DOLLAR TREE/FAMILY DOLLAR COMBO STORE

FOR SALE

1777 HWY 121, HINESTON, LA 71438

10,500 SF

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## INVESTMENT SUMMARY

List Price:	\$1,500,000.00
Current NOI:	\$105,000.00
Initial Cap Rate:	7%
Land Acreage:	1.7
Year Built:	2023
Building Size:	10,500 SF
Price PSF:	\$142.86
Lease Type:	NN
Lease Term:	10 Yr

## INVESTMENT OFFERING

Saurage Rotenberg Commercial Real Estate, LLC is pleased to present this built to suit 10,500 SF Dollar Tree & Family Dollar Hybrid store located in Hineston, LA. The property is encumbered with a ten (10) year double net lease, leaving a minimal landlord responsibilities. The lease contains five (5) year options to renew, each with \$0.50 PSF rent increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of "BBB-" which is classified as investment grade.

This store is highly visible as it is strategically positioned in the heart of Hineston. The store is directly situated off Hwy. 121 which sees over 2,557 cars per day. The five mile population is 2,649 with a five mile average household income in excess of \$70,596.

This investment will offer a new owner success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores. List Price reflects a 7% cap rate based on NOI of \$105,000.00.

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PRICE \$1,500,000.00



CAP RATE 7%



LEASE TYPE NN



TERM REMAINING 10 YR

## INVESTMENT HIGHLIGHTS

- New Dual Tenant Concept | Brand New Lease
- Combo Stores See 20% Increase in Revenue
- 2,557 / CPD Traffic Count on Hwy. 121
- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- Five- (5 Yr) Options | \$0.50 Rental Rate Increase
- Investment Credit Tenant | Standard & Poor's: "BBB-"
- Three Mile Average Household Income of \$68,484

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## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$105,000.00	\$10.00
Gross Income	\$105,000.00	\$10.00

EXPENSE		PER SF
Expenses	\$0.00	\$0.00
Gross Expenses	\$0.00	\$0.00

NET OPERATING INCOME	\$105,000.00	\$10.00
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## PROPERTY SUMMARY

Year Built:	2023
Lot Size:	1.70 Acres
Building Size:	10,500 SF
Roof Type:	Metal Seamed
Construction Style:	Prototypical
HVAC:	Ground Mounted
Parking Lot:	Asphalt/Concrete TBD
Traffic Count:	2,557/CPD
Zoning:	Commercial

## LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar
Lease Type:	NN
Primary Lease Term:	10 Yr
Annual Rent:	\$105,000.00
Rent PSF:	\$10.00
Landlord Responsibilites:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	6/1/2023
Lease Expiration Date:	5/31/2033
Lease Term Remaining:	10 Yr
Rent Bumps:	In Options (\$0.50 P/Ft)
Renewal Options:	5 - (5 Years)
Lease Guarantor:	Dollar Tree Corp
Lease Guarantor Strength:	BBB-
Tenant Website:	DollarTree.com



GROSS SALES:  
\$22.25B



STORE COUNT:  
15,000+



GUARANTOR:  
DOLLAR TREE



S&P  
BBB-

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% of GLA	ESC DATE	RENT PSF/yr
Family Dollar Tree	10,500	6/1/2023	5/31/2033	\$105,000.00	100.0		\$10.00
				\$110,250.00		6/1/2032	\$10.50
				\$115,500.00		6/1/2037	\$11.00
				\$120,750.00		6/1/2042	\$11.50
				\$126,000.00		6/1/2047	\$12.00
				\$131,250.00		6/1/2052	\$12.50
Totals/Averages	10,500			\$118,125.00			\$11.25



TOTAL SF	TOTAL ANNUAL RENT	OCCUPANCY RATE	INITIAL RENT/PSF	NUMBER OF TENANTS
10,500	\$105,000.00	100%	\$10.00	1

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## OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	www.DollarTree.com

## TENANT HIGHLIGHTS

- \$22.5+ Billion Market Capital in 2020
- Same Store Sales Increases 4.4% in 2019
- Ranked #134 on Fortune 500 in 2020
- Recently Opened its 15,200th Store in the USA
- Boasts a staggering TTM Revenue Exceeding \$24 Billion

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-10	\$105,000.00	\$8,750.00	In Options	5.75%

## DOLLAR TREE

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The Company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquarters in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.

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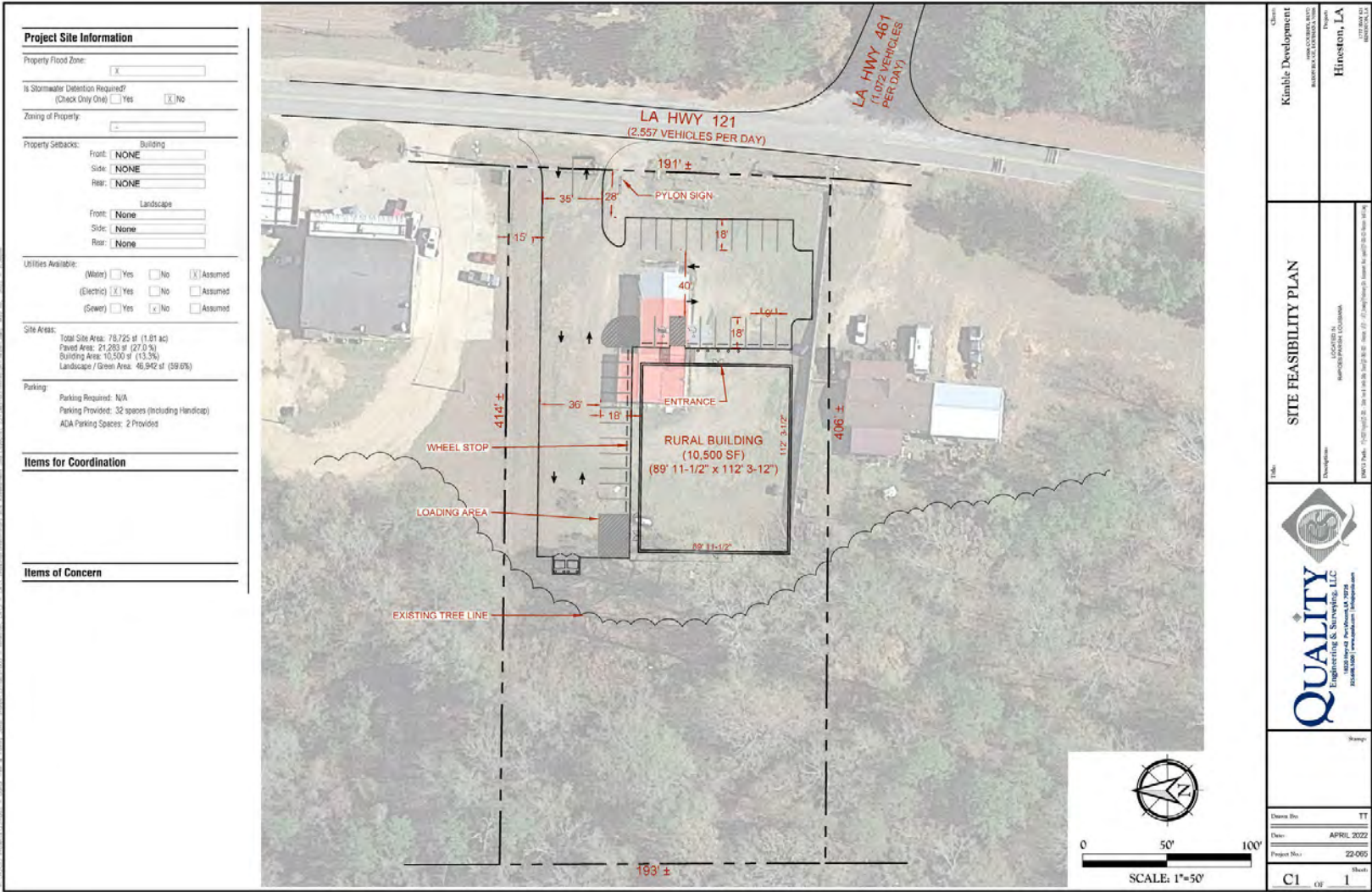




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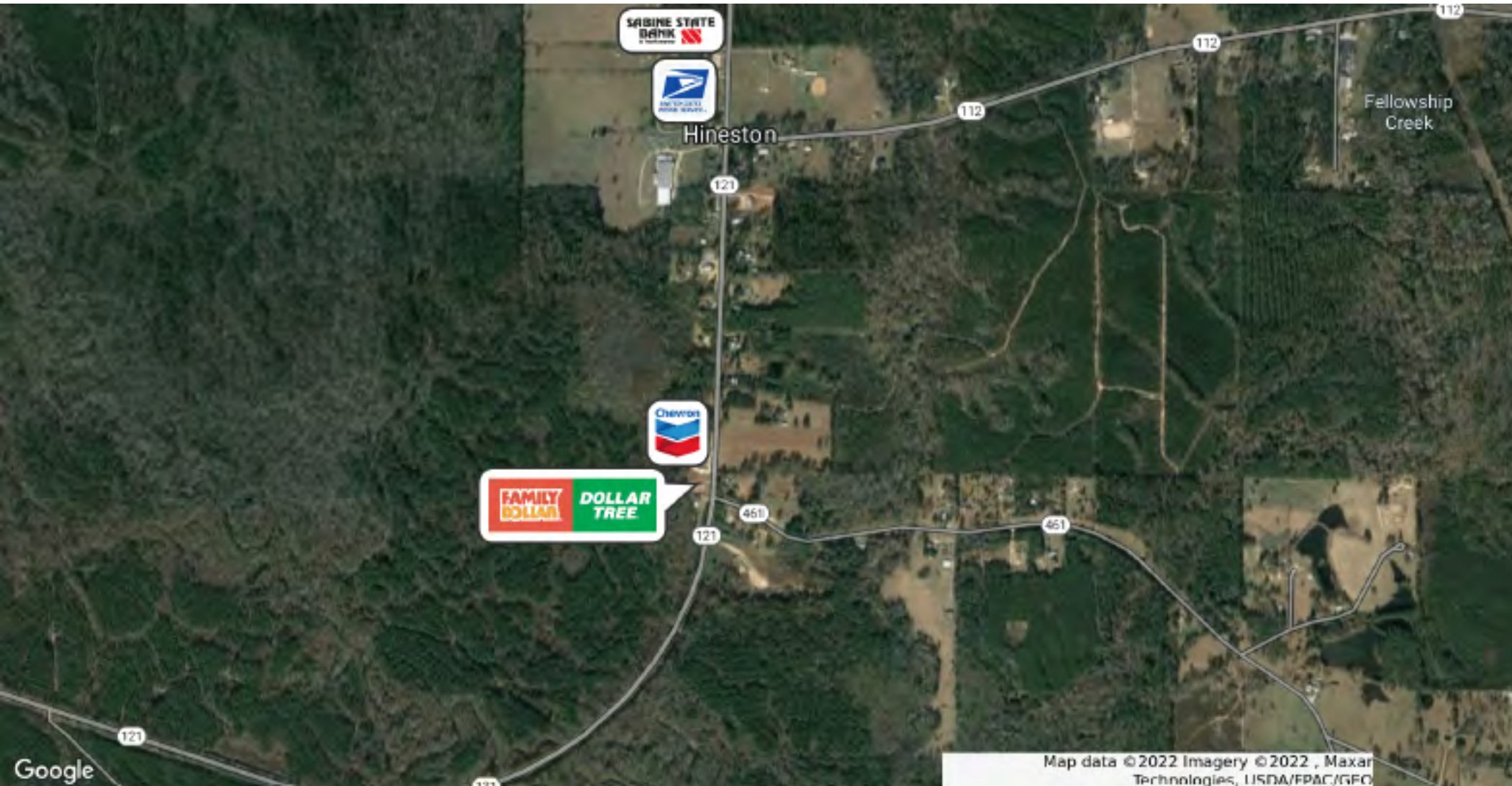




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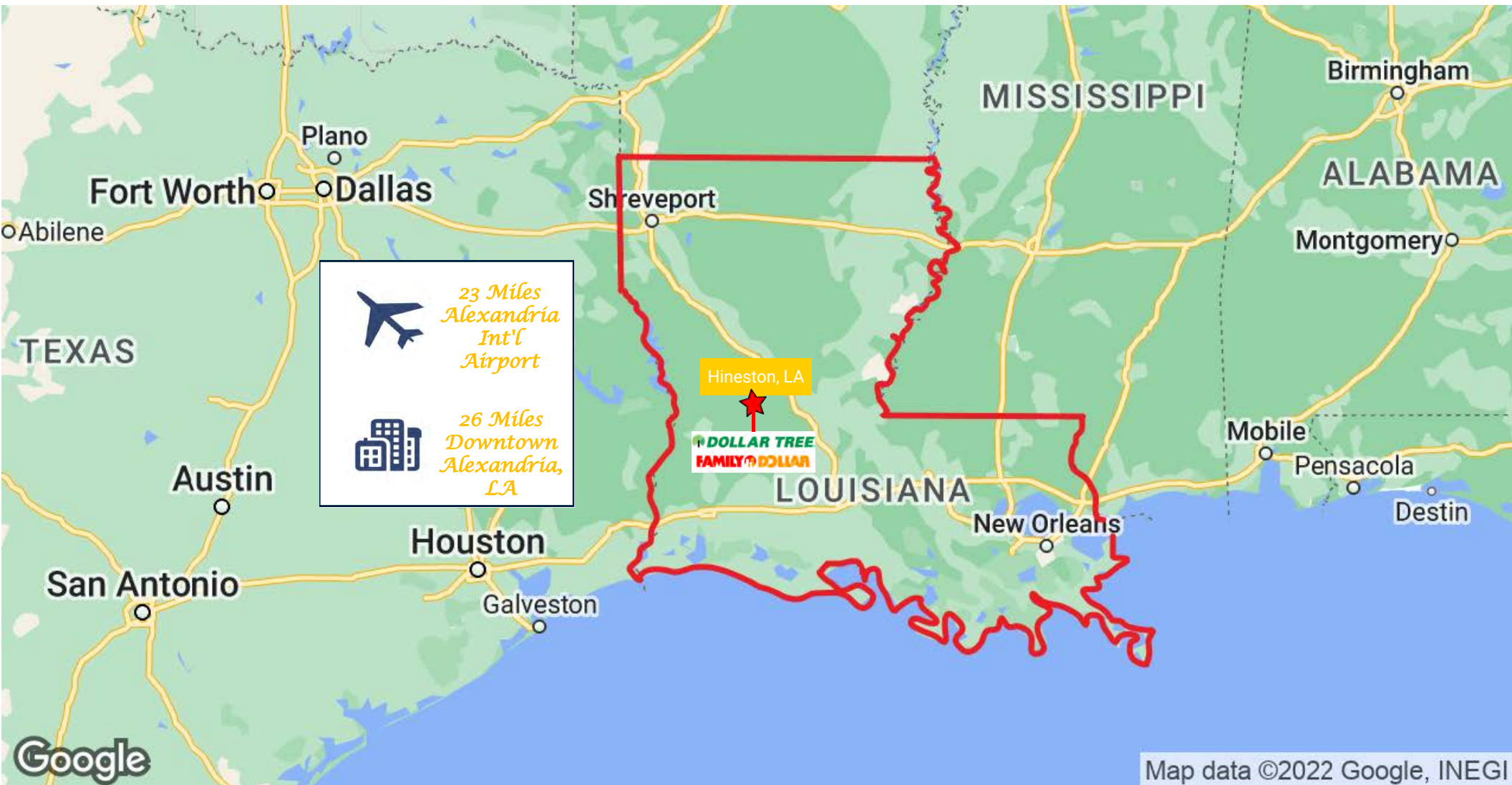


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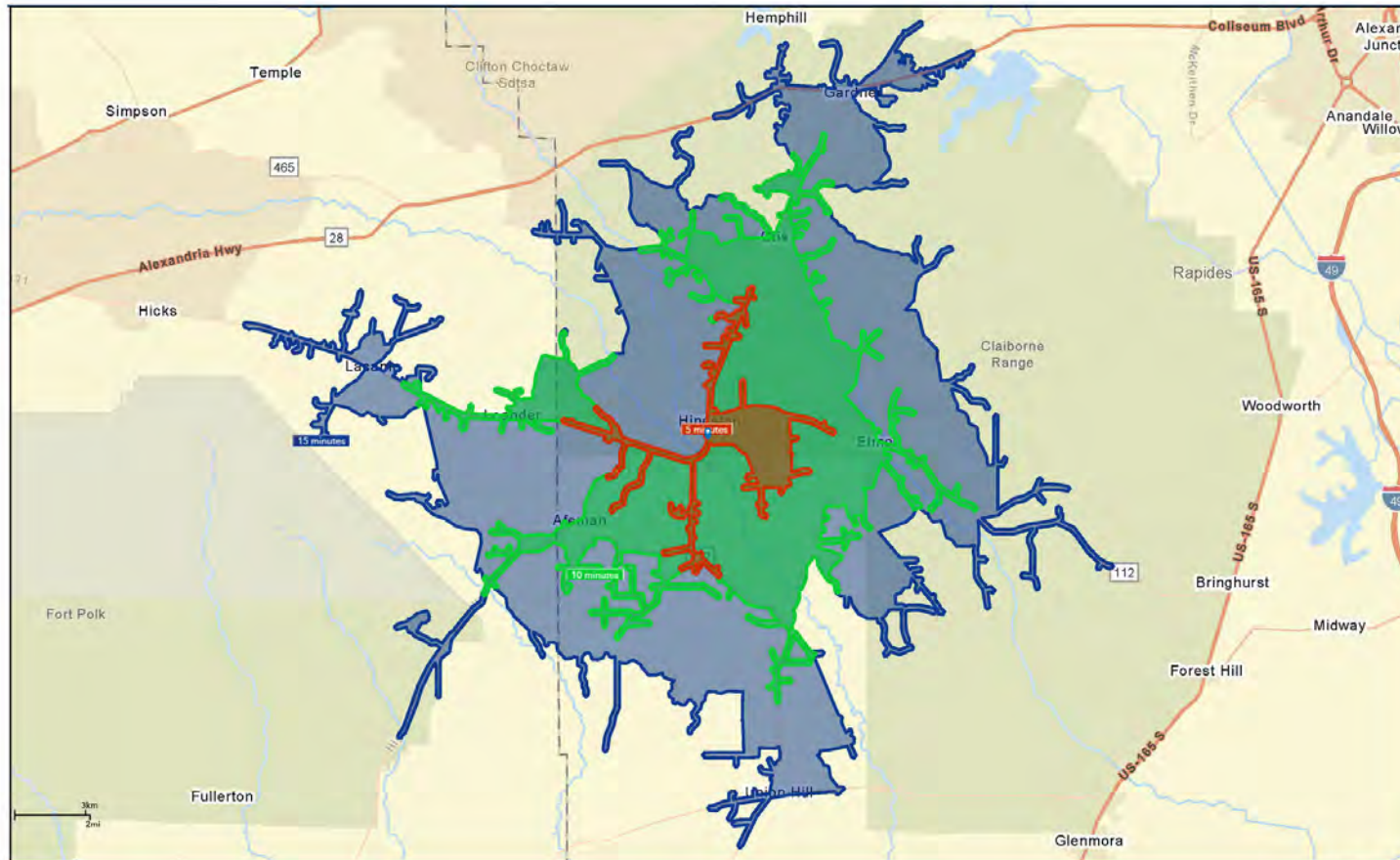
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Drive Time Map: 5, 10, 15 Minutes

1777 Hwy. 121, Hineston, LA 71438



July 29, 2022

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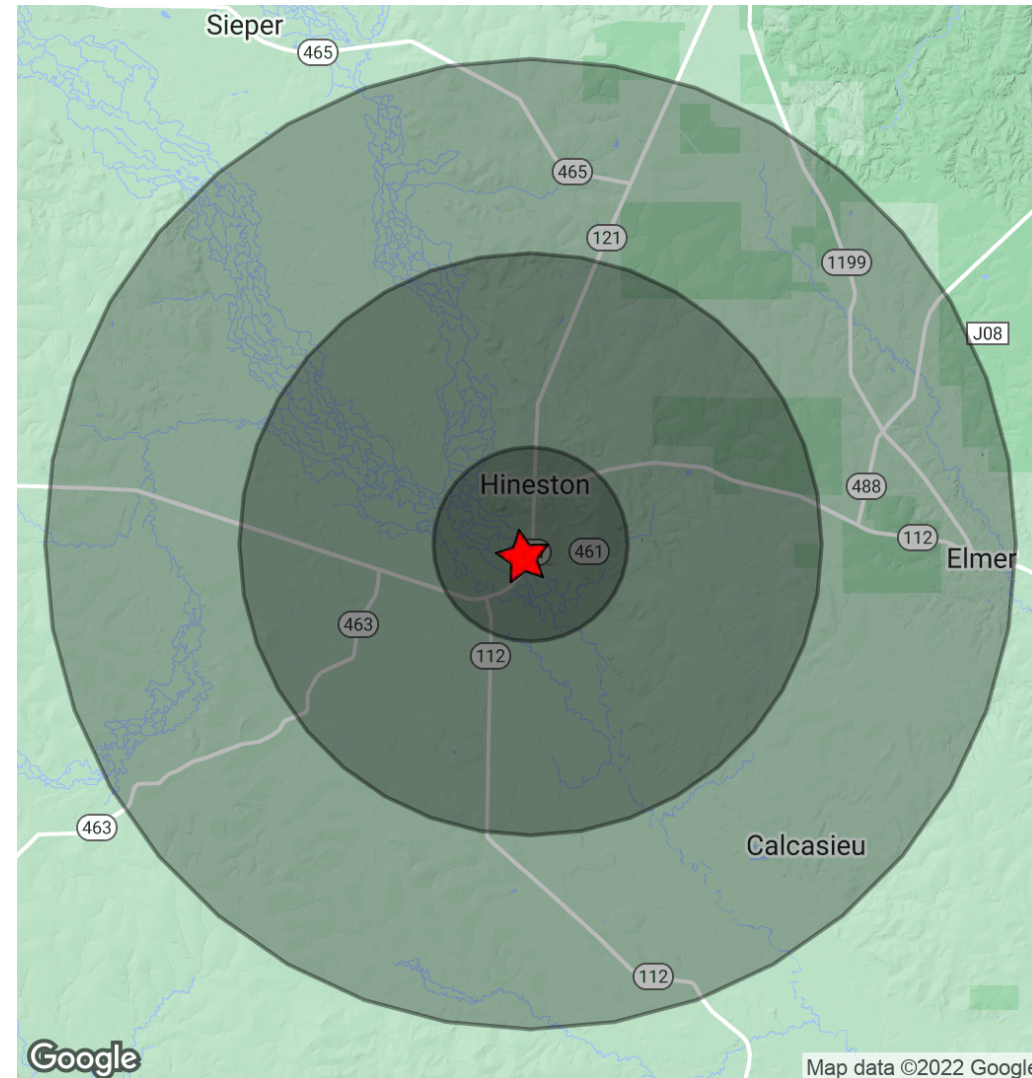
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2022	130	1,112	2,670
Average Age	43.0	42.3	40.4
# Of Persons Per HH	2.1	2.1	2.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	64	547	1,248
Average HH Income	\$68,657	\$68,484	\$70,596
Median House Value	\$100,000	\$114,375	\$124,740

*\* Demographic data derived from 2020 ACS - US Census*



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COMBINED STRENGTH. UNDENIABLE EXPERTISE.

# SUCCESS. BY THE NUMBERS.

**44,000,000**  
Square Feet

**TOTAL  
TRANSACTIONS**

**2,500,000**  
Square Feet

**IN  
LEASES**

**41,000,000**  
Square Feet

**IN  
SALES**

**\$200,000,000**  
And Growing

**IN  
REVENUE**

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