



SUBJECT PROPERTY

FAMILY DOLLAR TREE

616 KY HWY 39 SOUTH, CRAB ORCHARD, KY 40419

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STATE BROKER OF RECORD:

FAMILY DOLLAR TREE

616 KY HWY 39 SOUTH, CRAB ORCHARD, KY 40419

INVESTMENT SUMMARY

List Price:	\$1,661,301
Current NOI:	\$121,275
Initial Cap Rate:	7.30%
Land Acreage:	1.0+-
Year Built	2023
Building Size:	10,500 SF
Price PSF:	\$158.22
Lease Type:	NN
Lease Term:	10 Yr

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new built-to-suit 10,500 SF Dollar Tree & Family Dollar Hybrid store located in Crab Orchard, KY. The property is encumbered with a ten (10) year double net lease, leaving minimal landlord responsibilities. The lease contains four (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 on the corner of Main St and Hwy 39, which is a high-trafficked intersection in Crab Orchard. The five-mile population is 3,489 with a three-mile average household income of \$49,665. These numbers are above average for the typical Dollar Store.

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. The list price reflects a 7.30% cap rate based on NOI of \$121,275.



PRICE \$1,661,301



CAP RATE 7.30%



LEASE TYPE NN



TERM REMAINING 10 YR

INVESTMENT HIGHLIGHTS

- **New Dual Tenant Concept | Brand New Lease**
- **Combo Stores See 20% Increase in Revenue!**
- **The Store is Positioned On Main St | Highest Trafficked Road**
- **10-Year NN Lease Requiring Minimal Landlord Responsibilities**
- **Four- (5 Yr) Options | \$0.50 Rental Rate Increase**
- **Investment Credit Tenant | Standard & Poor's: 'BBB'**
- **Three Mile Average Household Income of \$49,665**
- **The Store Out Positions Other Retailers | Corner Location**
- **Multiple Points of Ingress and Egress**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$121,275.00	\$11.55
Gross Income	\$121,275.00	\$11.55
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$121,275.00	\$11.55

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	1 Acres+-
Building Size:	10,500 SF
Traffic Count:	4,695
Roof Type:	Metal Seamed
Zoning:	Commercial
Construction Style:	Prototypical
Parking Lot:	Asphalt
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar
Lease Type:	NN
Primary Lease Term:	10 Yr
Annual Rent:	\$121,275.00
Rent PSF:	\$11.55
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	10/1/2023
Lease Expiration Date:	10/1/2033
Lease Term Remaining:	9.8 YR
Rent Bumps:	In Options (\$0.50 P/Ft)
Renewal Options:	4 - (5 Years)
Lease Guarantor:	Dollar Tree Corp
Lease Guarantor Strength:	BBB
Tenant Website:	DollarTree.com



GROSS SALES:
\$22.25B



STORE COUNT:
16,000+



GUARANTOR:
DT CORP

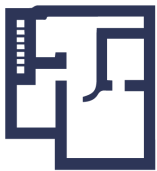


S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Family Dollar Tree	10,500	10/1/2023	10/1/2033	\$121,275.00	100.0		\$11.55
Option 1				\$126,525.00		10/1/2033	\$12.05
Option 2				\$131,775.00		10/1/2038	\$12.55
Option 3				\$137,025.00		10/1/2043	\$13.05
Option 4				\$142,275.00		10/1/2048	\$13.55
Totals/Averages	10,500			\$121,275.00			\$11.55



TOTAL SF
10,500



TOTAL ANNUAL RENT
\$121,275



OCCUPANCY RATE
100.0%



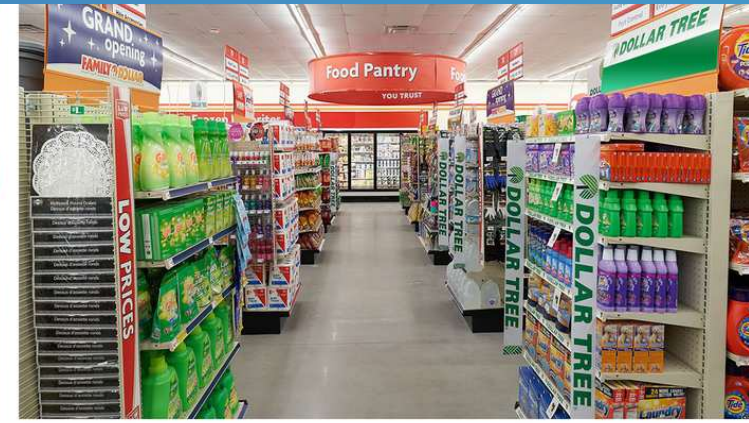
INITIAL RENT/SF
\$11.55



NUMBER OF TENANTS
1

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\$452.2 MIL
IN NET SALES



600 NEW STORES
OPENED IN 2022



\$38 BIL
IN SALES 2022



37 YEARS
IN BUSINESS



7.4%
SAME STORE GROWTH

DOLLAR TREE was founded in 1986 and in 34 years has grown to more than 15,600 locations across 48 states. In 2015, Dollar Tree acquired Family Dollar. The company is publicly traded on the NASDAQ under the ticker "DLTR" and carries an investment grade credit rating of "BBB" from S&P.

FAMILY DOLLAR is THE one-stop shop when it comes to delivering value on family essentials in a convenient neighborhood location. As one of the nation's fastest-growing retailers, it offers a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices.



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 FORTIS NET LEASE™



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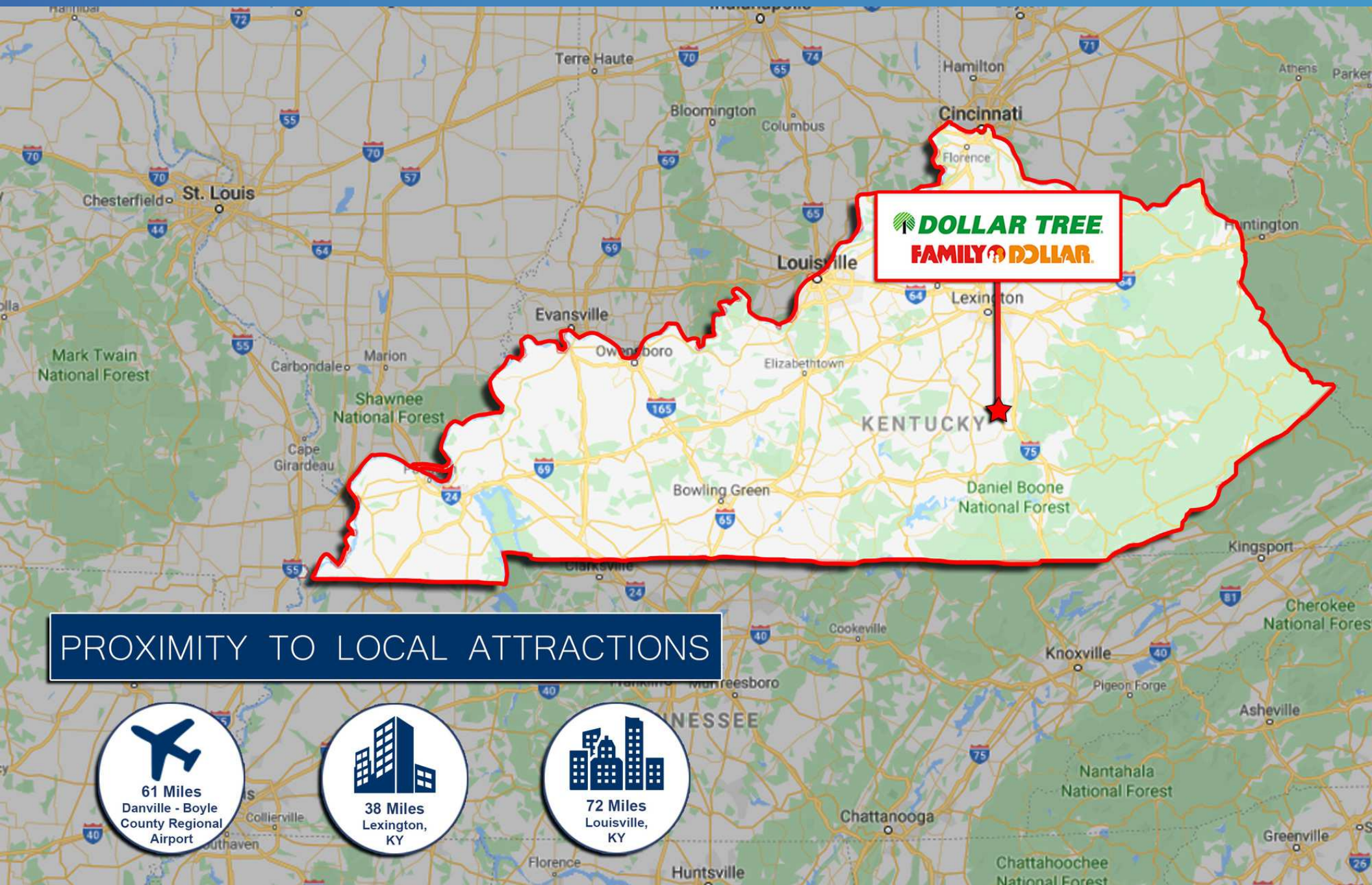
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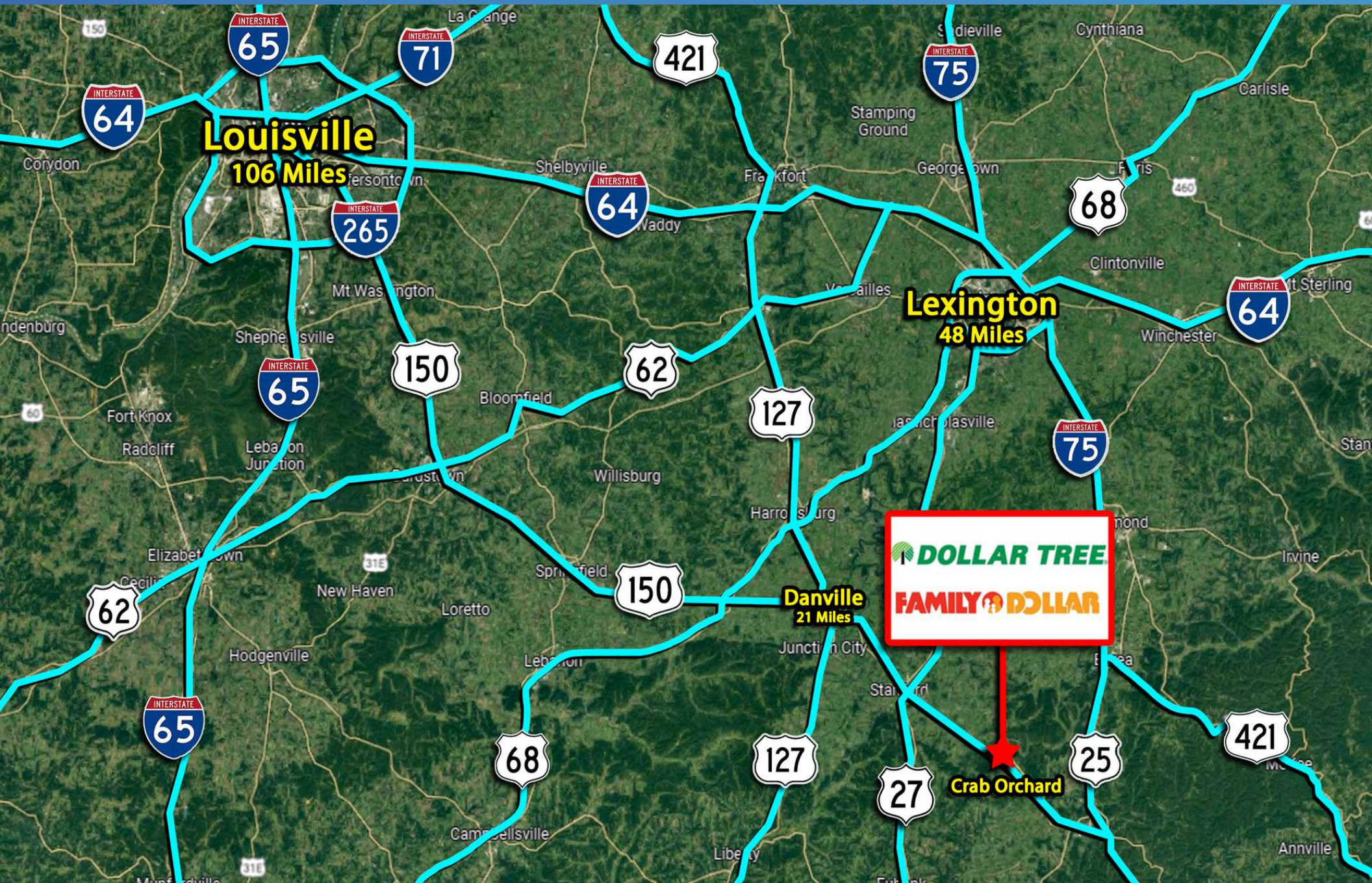
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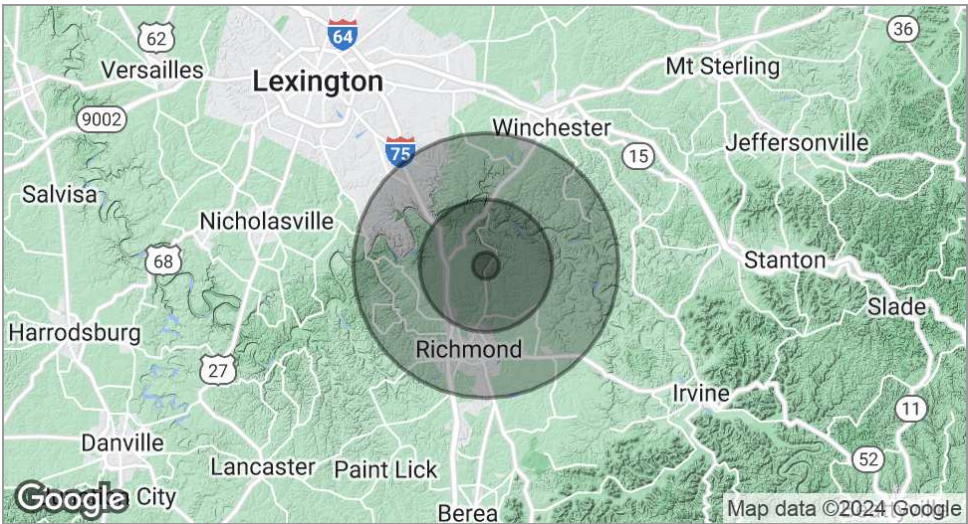


KY

Crab Orchard, Kentucky is an eastern Lincoln County town about ten miles southeast of Stanford. It was named for a stand of crab apple trees by Henry Long Hunter Skaggs. Crab Orchard was near the end of the Logan Trace off of Skaggs Trace and was an early pioneer station. There are several mineral springs in the area and from 1827 until 1922 taverns and hotels were located at Crab Orchard Springs.

Crab Orchard Springs became noted for its hospitality. During the century from 1830 to 1930, Crab Orchard Springs offered mineral waters and a gala social season to its guests, who often numbered more than 400 each night. Historical Marker #152 in Crab Orchard notes the popular mineral springs resort that operated there for almost one hundred years.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	2,147	3,808	20,059
Median Age	39	39	41
# Of Persons Per HH	1.9	2.0	2.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	818	1,455	7,848
Average HH Income	\$48,665	\$51,401	\$56,478
Median House Value	\$110,185	\$111,702	\$110,236
Consumer Spending	\$19M	\$36M	\$210M





TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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