



ACTUAL PHOTO

FAMILY DOLLAR | DOLLAR TREE

58 MAIN STREET, LAWRENCEVILLE, PA 16929

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
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CINCINNATI, OH 45241
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INVESTMENT SUMMARY

List Price:	\$1,774,138
Current NOI:	\$128,625.00
Initial Cap Rate:	7.25%
Land Acreage:	0.68
Year Built	2023
Building Size:	10,500 SF
Price PSF:	\$168.97
Lease Type:	NN
Lease Term:	10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,500 SF Family Dollar/Dollar Tree hybrid store located in Lawrenceville, PA. The property is encumbered with a ten year double net lease, leaving minimal landlord responsibilities. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB” which is classified as investment grade. The store is currently under construction and on track for a rent start date in early Q1 2024.

This Store is highly visible as it is strategically positioned at the corner of Cowanesque Street and Main Street in the city of Pennsylvania. The ten mile population is 20,018 with the ten mile average household income at \$80,527. These are above-average demographics for a 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.



PRICE \$1,774,138



CAP RATE 7.25%



LEASE TYPE NN



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- **RELOCATION STORE-PROVEN MARKET FOR RETAILER**
- **Brand New Construction | Opening Q1 2024**
- **10 Year NN Lease Requiring Minimal Landlord Responsibilities**
- Investment Credit Tenant | S&P Rating: BBB
- Dollar Tree is a Fortune 150 Company
- Ten Mile Average Household Income \$80,000+
- Ten Mile Population is 20,000+
- 3,933 Cars Per Day

FINANCIAL SUMMARY

INCOME	FAMILY DOLLAR DOLLAR TREE	PER SF
Gross Income	\$128,625.00	\$12.25
NET OPERATING INCOME	\$128,625.00	\$12.25

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	0.68 Acre
Building Size:	10,500 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Family Dollar Dollar Tree
Lease Type:	NN
Primary Lease Term:	10 Years
Annual Rent:	\$128,625.00
Rent PSF:	\$12.25
Landlord Responsibilities:	Roof, Structure, and Parking Lot
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	Q1 2024
Lease Expiration Date:	Q1 2034
Lease Term Remaining:	10 Years
Rent Bumps:	\$.50/PSF in Options
Renewal Options:	Four, 5-Year Renewal Options
Lease Guarantor:	Dollar Tree Stores, Inc
Lease Guarantor Strength:	BBB
Tenant Website:	www.familydollar.com/combostores



GROSS SALES:
\$22.25 BILLION



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR TREE



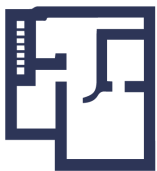
S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	RENT PER SF/YR
Family Dollar Dollar Tree	10,500	December 2023	December 2033	\$128,625.00	\$12.25
Totals/Averages	10,500			\$128,625.00	\$12.25



TOTAL SF
10,500



TOTAL ANNUAL RENT
\$128,625.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$12.25

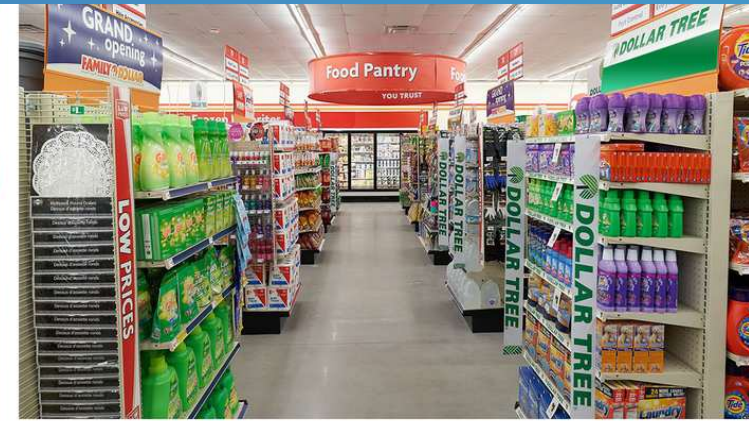


NUMBER OF TENANTS
1

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 FORTIS NET LEASE™



\$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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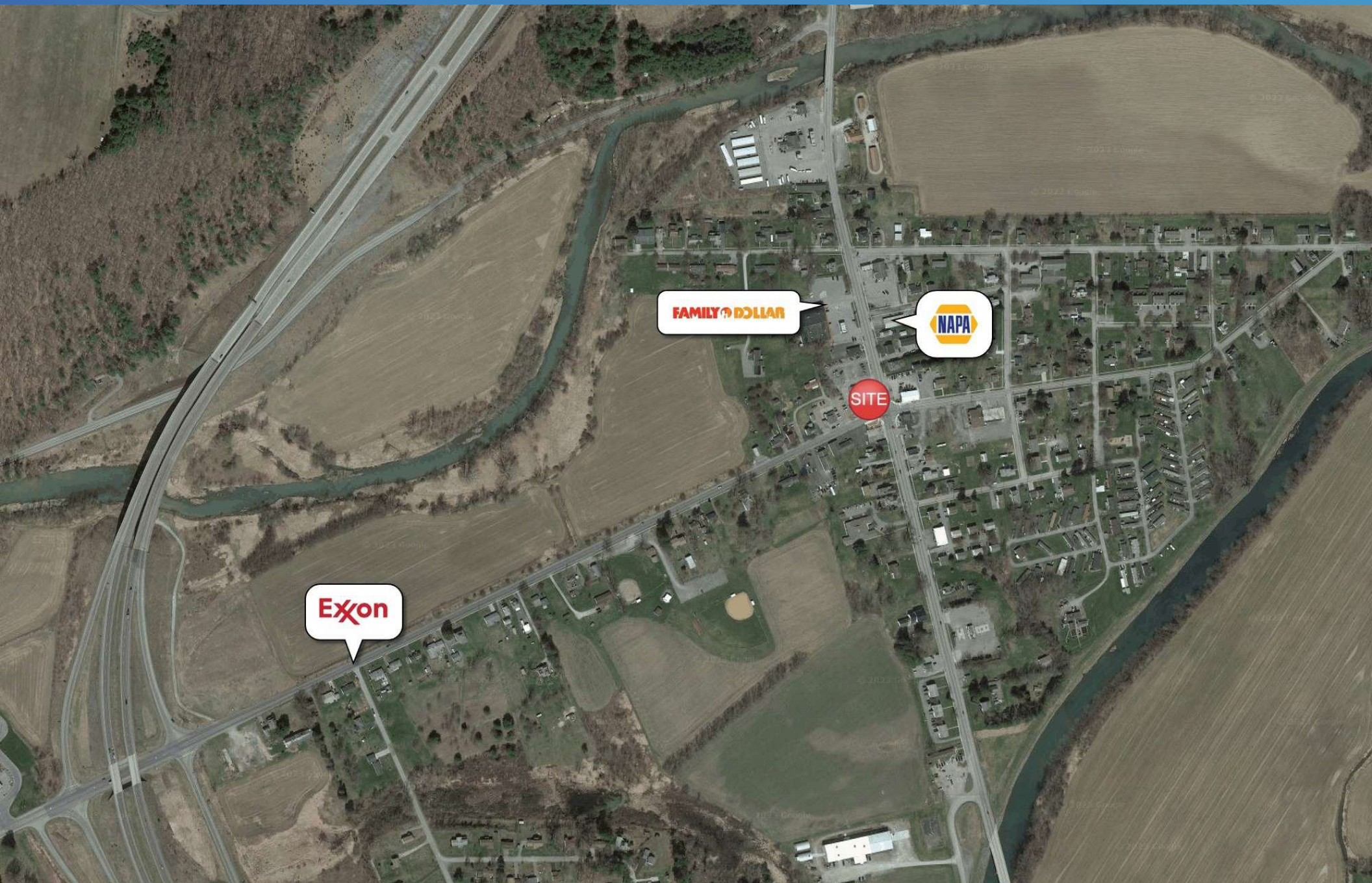
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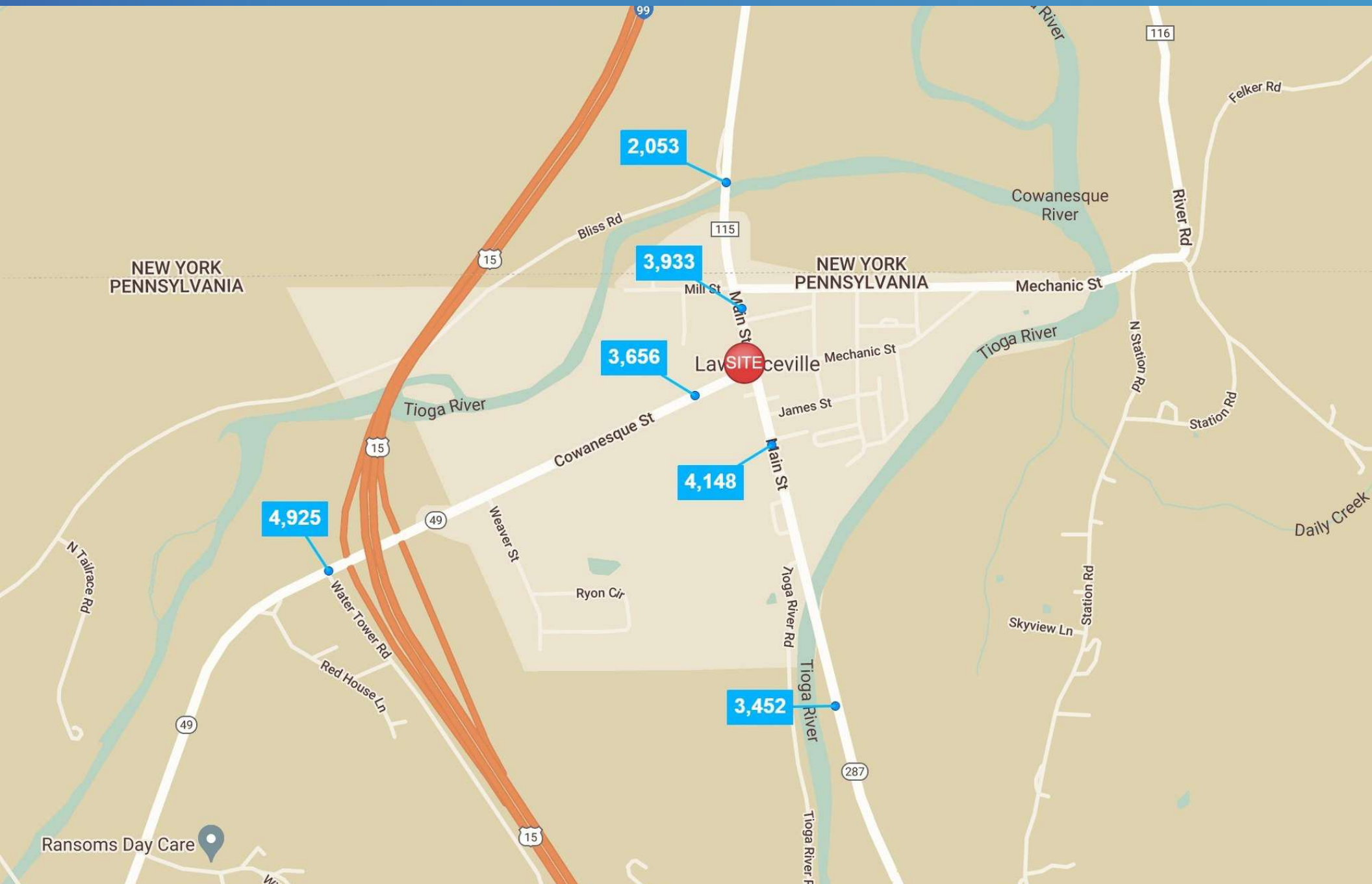
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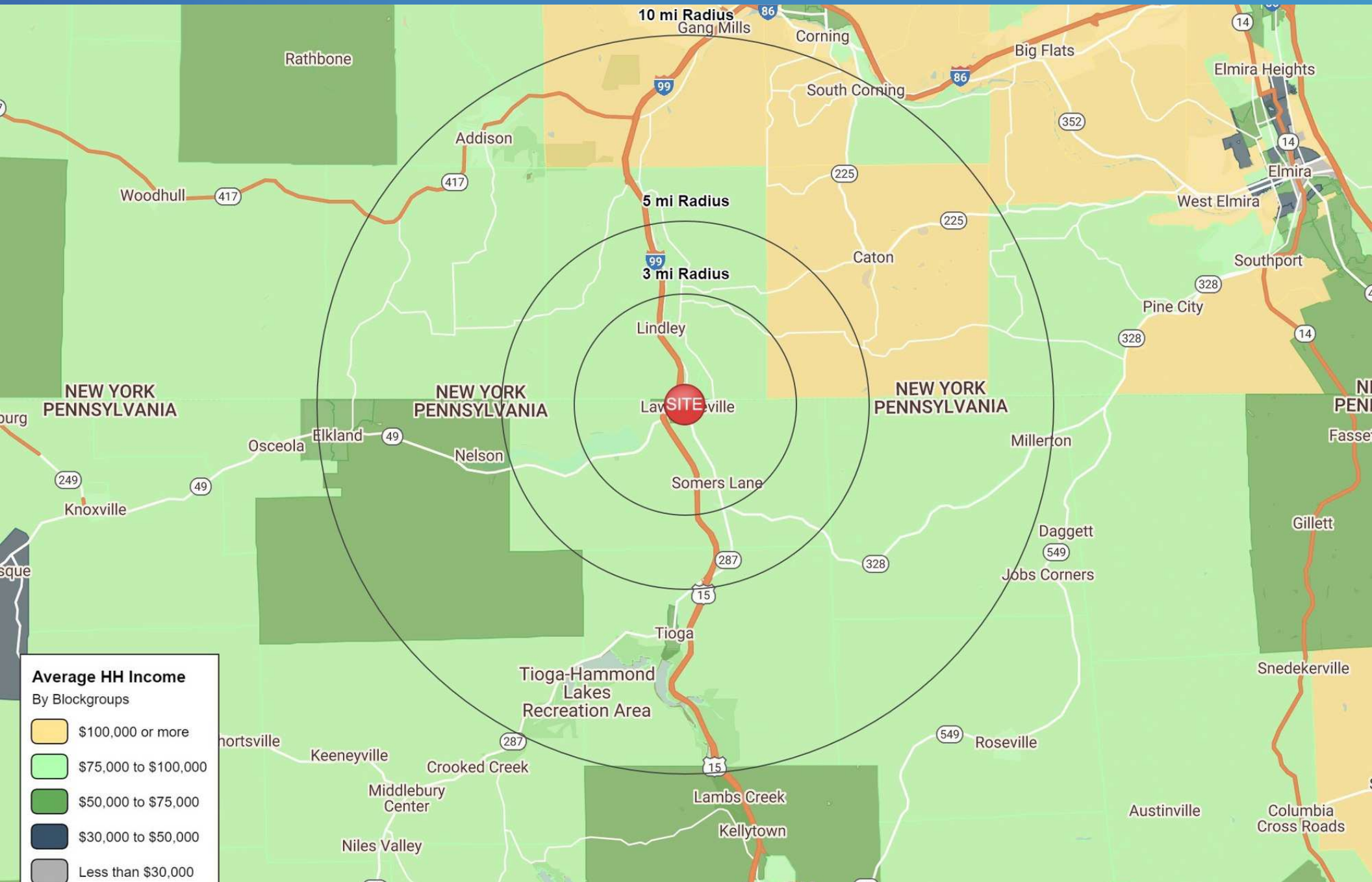
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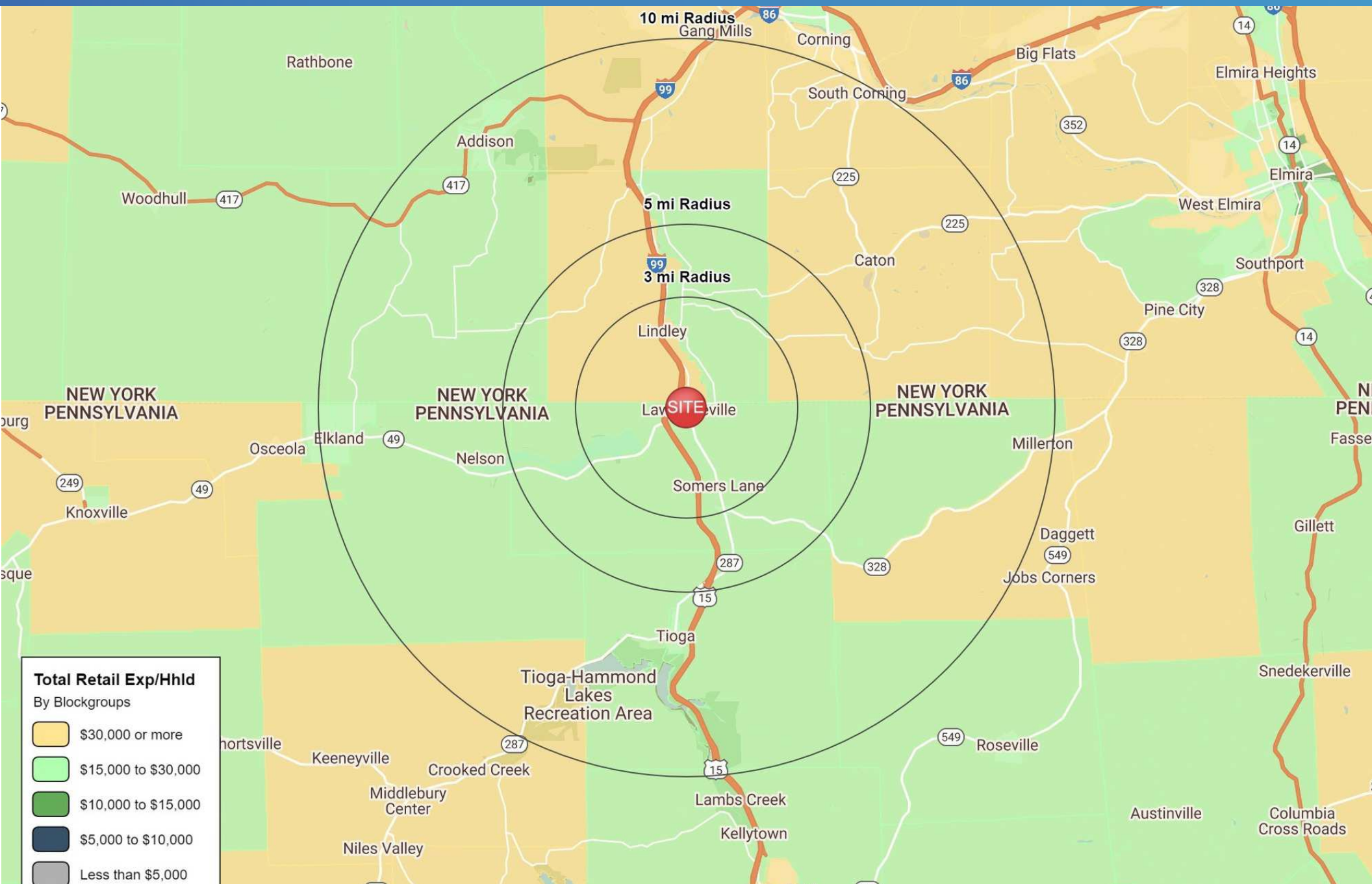
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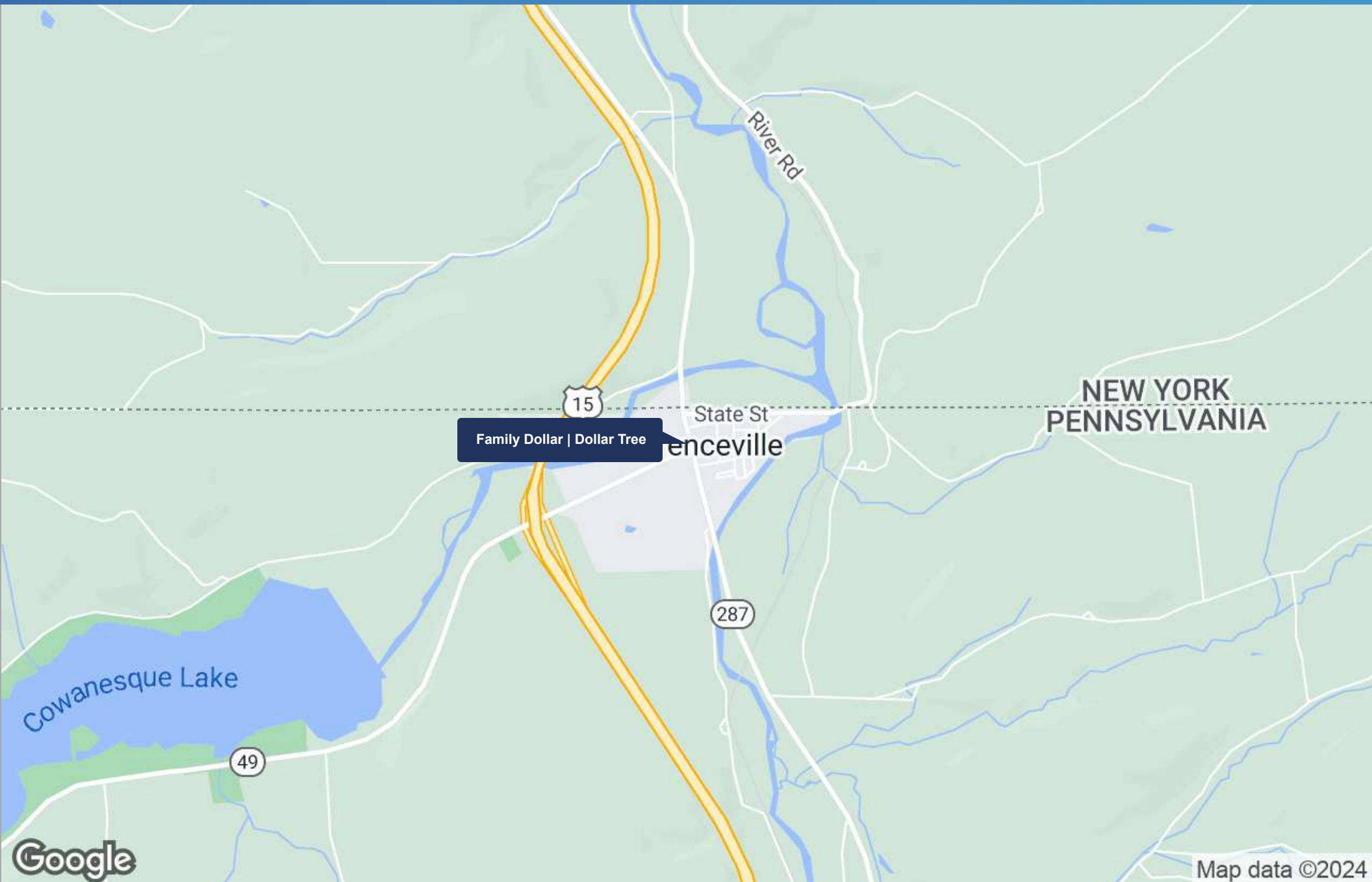


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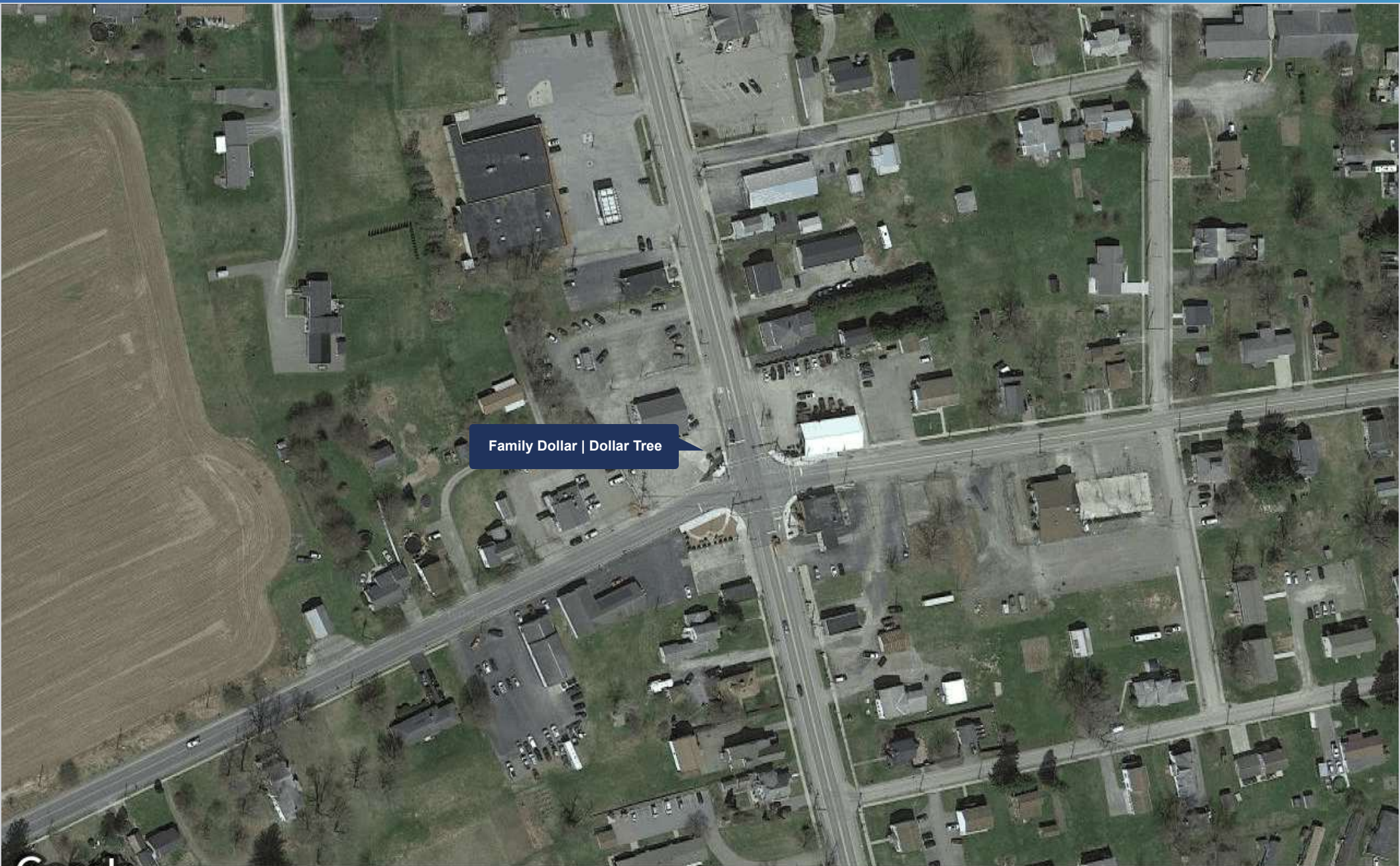
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Family Dollar | Dollar Tree

Google Technologies, New York GIS, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA/FPAC/GEO



Lawrenceville is a charming borough located in Tioga County, Pennsylvania. Nestled in the northern part of the state, Lawrenceville offers a serene and picturesque rural setting, making it an ideal place for those seeking a peaceful and relaxed lifestyle. The town boasts a rich history dating back to the 19th century, and its quaint downtown area exudes a sense of nostalgia with well-preserved historic architecture.

One of the notable features of Lawrenceville is its proximity to the beautiful Cowanesque Lake, which is just a short drive away. This reservoir offers opportunities for fishing, boating, and other recreational activities, making it a popular spot for both residents and visitors. While Lawrenceville may be a small community, its residents enjoy the benefits of a close-knit neighborhood, while also having access to essential amenities, including schools, local businesses, and access to healthcare facilities, which are crucial for maintaining a comfortable and fulfilling way of life in this peaceful part of Pennsylvania.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	2,383	6,359	20,018
Total Population 2029	2,538	6,785	20,150
Annual Growth Rate 2010-2023	3.6%	3.7%	0.3%
Annual Growth Rate 2023-2028	1.3%	1.3%	0.1%
Median Age	44.8	45.1	44.7
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	946	2,534	7,974
Average HH Income	\$70,024	\$68,652	\$80,527
Median House Value	\$118,915	\$119,887	\$137,680
Consumer Spending	\$28.3M	\$75.3M	\$250.4M





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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