



2700 W KENOSHA ST | BROKEN ARROW, OK 74012

OFFERING MEMORANDUM



INTERACTIVE OM

EXCLUSIVELY LISTED BY:

SENIOR VICE PRESIDENT & SENIOR DIRECTOR

DIR: (214) 692-2289

MOB: (315) 730-6228

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BROKER OF RECORD

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EXECUTIVE OVERVIEW

LEASE & LOCATION HIGHLIGHTS

- 2023 build-to-suit construction for Dollar Tree
- ± 9.5 Years remaining on an initial 10-Year lease (Estimated Rent Commencement date of October 2023)
- premium all brick construction with no metal sides
- Corporately guaranteed lease
- Four, 5-Year renewal options all of which include a \$.50/SF rent increase
- The subject property comes with a 20-Year roof warranty
- 5-Mile population of 72,691 residents
- 10-Mile population of 206,945 residents
- Average household income of \$100,265 annually
- Traffic counts at the corner of Kenosha Street and Aspen Ave exceed 44,000 vehicles daily
- Broken Arrow is the fourth largest city in Oklahoma

TENANT HIGHLIGHTS

- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second largest discount retailer in the United States with more than 16,000 locations
- Dollar Tree is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same-store sales / profitability
- Investment Grade Credit Tenant – S&P Rated BBB

FINANCIAL OVERVIEW



2700 W KENOSHA ST

BROKEN ARROW, OK



\$2,189,781

LIST PRICE



±10,000 SF

GLA



2023

YEAR BUILT



6.85%

CAP RATE



±1.29 AC

LOT SIZE



TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility (20 Yr Roof Warranty)
Original Lease Term	10 Years
Rent Commencement Date	10/1/2023
Lease Expiration Date	10/30/2033
Term Remaining on Lease	±9.5 Years
Increase	\$5,000 in Options (\$0.50 PSF)
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 10/30/2033	\$12,500.00	\$150,000	6.85%
Option 1	\$12,916.67	\$155,000	7.08%
Option 2	\$13,333.33	\$160,000	7.31%
Option 3	\$13,750.00	\$165,000	7.54%
Option 4	\$14,166.67	\$170,000	7.76%

FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan
patrick.flanagan@matthews.com
(214) 550-0277



amazon

Ascension
St. John
± 44 BEDS

Bass Pro Shops
Wendy's
TOWNEPLACE SUITES BY HARRIS
Marble SLAB CREAMERY
Hilton Garden Inn
LAQUINTA INNS & SUITES

target
Marshall's
maurices
PET SMART
ULTA BEAUTY
Michael's
ROSS DRESS FOR LESS



BLUELINX
DELIVERING WHAT MATTERS™

N ASPEN AVE ± 25,000 VPD

BROKEN ARROW EXPY ± 86,000 VPD



DOLLAR TREE
SUBJECT PROPERTY



MIDFIRST BANK
DUNKIN'

FERGUSON
BUICK GMC
WE'VE GOT WHAT YOU'RE LOOKING FOR!

HOBBY LOBBY
SPROUTS FARMERS MARKET
tropical CAFE
Public Storage
QT

Walgreens
Chick-fil-A
FirstWatch
Cane's

Reasor's
BW Best Western
Schlotzsky's
POPEYES
SHERWIN WILLIAMS
SUPERCUTS



ExtraSpace
Storage

Arby's
SUBWAY
Papa Murphy's
TAKE 'N BAKE PIZZA

W KENOSHA ST ± 19,000 VPD

BRAUM'S
McDonald's



O'Reilly
AUTO PARTS

ARVEST
Little Caesars



Walmart Supercenter
meineke
MURPHY USA
TACO BELL
Jack in the box
McALISTER'S DELI
Carli's Jr.
GameStop
Great Clips
CAFO

FlightSafety
INTERNATIONAL

CONLEY
I-LANDER
DISCOUNT TIRE
WHITE RIVER FISH MARKET & RESTAURANT
EXPRESS OIL CHANGE

BRADEN
CARCO
Gearmatic
PACCAR WINCH

TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



16,000+

LOCATIONS



\$28.3B

2022 REVENUE



1959

FOUNDED

AREA OVERVIEW

BROKEN ARROW, OK

Broken Arrow is the largest suburb in Tulsa County with a population of 114,000 residents. According to the US Census Bureau numbers, the city is considered one of fastest-growing incorporated municipalities in Oklahoma. Broken Arrow is a lively city with a rich history and a thriving community that is tucked away in northeastern Oklahoma. Broken Arrow has developed a reputation as a top-tier place to live, work, and explore because to the friendly residents and welcoming environment.

Broken Arrow is also home to the third largest manufacturing hub in the state, with many employees working in the energy sector. There are plenty of exciting things to do in Broken Arrow. The city has a rich history, and visitors can explore it at the Broken Arrow Historical Society Museum. The Ray Harrell Nature Park and the Haikey Creek Park are popular outdoor destinations that offer hiking, biking, and other recreational activities. If you're looking for entertainment, head to the Broken Arrow Performing Arts Center, which hosts a variety of concerts, theater performances, and other events throughout the year.

The city has a mixed population of families, young professionals, and seniors, which helps to create a vibrant and welcoming neighborhood. The city is a desirable area to settle down and start a family because of its top-notch schools, accessible housing alternatives, and high quality of life.



PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2028 Projection	7,995	75,691	214,917
2023 Estimate	7,840	72,691	206,945
2020 Census	7,785	71,144	202,696

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	2,218	20,999	57,317
2023 Estimate	2,177	20,219	55,218
2020 Census	2,119	16,451	46,352

INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$95,873	\$100,265	\$92,398

ECONOMY

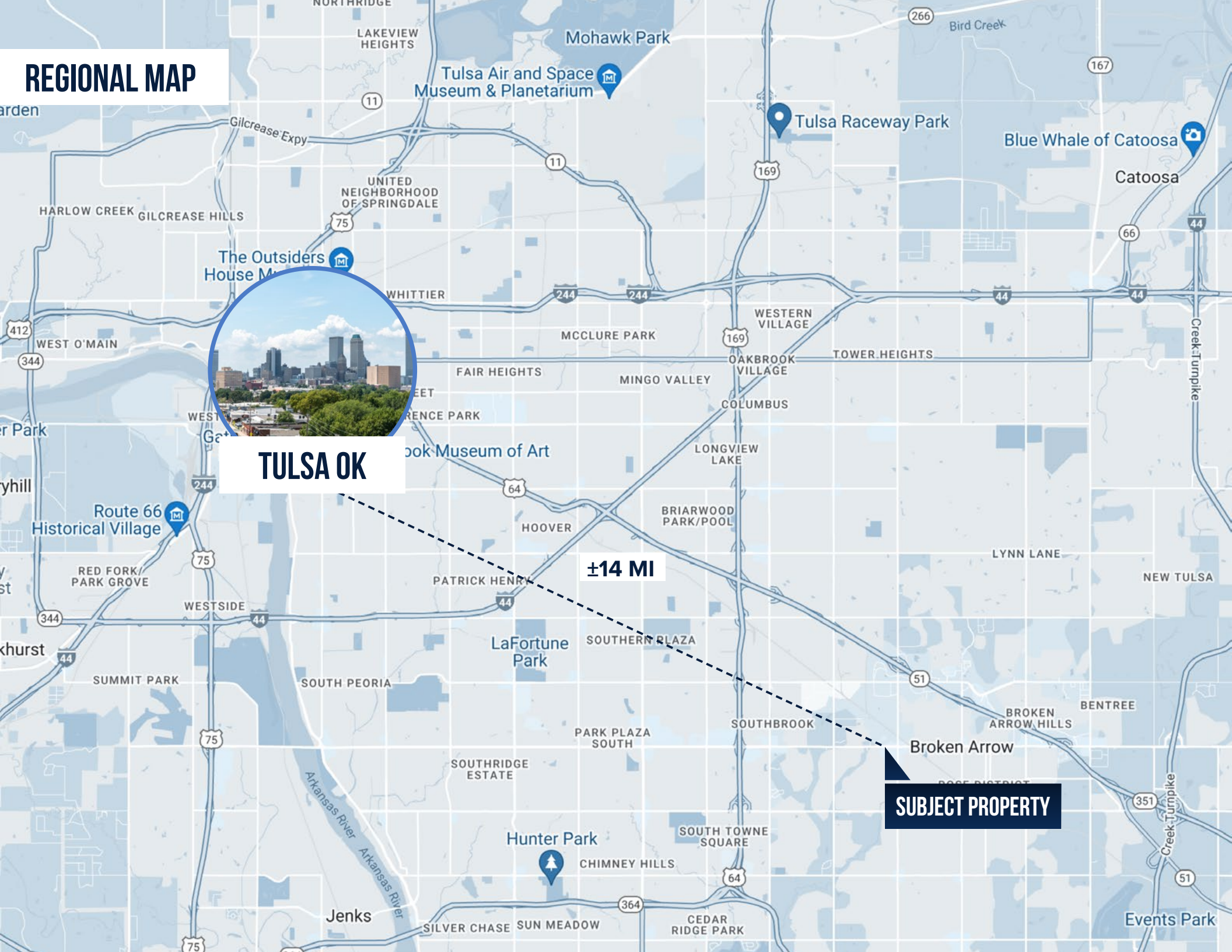
Business in Broken Arrow is diverse and includes a range of industries, including manufacturing, retail, healthcare, education, and more. One of the major industries in Broken Arrow is manufacturing, with companies like FlightSafety International, Baker Hughes, and NSU-Broken Arrow Industrial & Manufacturing Engineering Technology Center located in the area. The city is also home to several aerospace and defense companies, including FlightSafety International and Spartan College of Aeronautics and Technology. The retail sector in Broken Arrow is also thriving, with shopping centers like The Rose District, Bass Pro Shops, and Warren Theatre offering a variety of shopping and entertainment options.

The city has a strong healthcare sector, with several hospitals and medical centers serving the community, including Saint Francis Hospital and Hillcrest Hospital South. Broken Arrow also has a strong education sector, with several public and private schools, as well as higher education institutions like Northeastern State University and Tulsa Technology Center-Broken Arrow Campus. Overall, Broken Arrow has a diverse and growing economy, with a range of industries and opportunities for businesses of all sizes.

The city's convenient location near Tulsa and its supportive business environment make it an attractive location for businesses looking to grow and thrive.



REGIONAL MAP



TULSA OK

± 14 MI

SUBJECT PROPERTY

TULSA, OK

Tulsa, the “Oil Capital of the World,” is in northeast Oklahoma and is the principal municipality of the Tulsa Metropolitan Area, a region with 1,006,411 residents in the MSA. The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma.

Diversification efforts created an economic base in the energy, finance, aviation, telecommunications, and technology sectors. Two institutions of higher education within the city have sports teams at the NCAA Division I level, Oral Roberts University and the University of Tulsa.

It is situated on the Arkansas River at the foothills of the Ozark Mountains in northeast Oklahoma, a region of the state known as “Green Country”. Considered the cultural and arts center of Oklahoma, Tulsa houses two world renowned art museums, full-time professional opera, and ballet companies, and one of the nation’s largest concentrations of art deco architecture.

The city has been called one of America’s most livable large cities by Partners for Livable Communities, Forbes, and Relocate America. According to CNN Travel, Tulsa was named one of the best destinations to visit in 2022.

ECONOMY

Tulsa’s aerospace industry is substantial and growing. An American Airlines maintenance base at Tulsa International Airport is the city’s one of the largest employers and the largest maintenance facility in the world, serving as the airline’s global maintenance and engineering headquarters, while the Tulsa Port of Catoosa and the Tulsa International Airport house extensive transit-focused industrial parks.

Tulsa is also home to a division of Lufthansa, the headquarters of Omni Air International, and the Spartan School of Aeronautics. As the second largest metropolitan area in Oklahoma and a hub for the growing Northeastern Oklahoma-Northwest Arkansas-Southwestern Missouri corridor, the city is also home to several of the region’s most sophisticated law, accounting, and medical practices. Its location in the center of the nation also makes it a hub for logistics businesses; the Tulsa International Airport (TUL) and the Tulsa Port of Catoosa, connect the region with international trade and transportation.

Amazon opened a 2.5 million square foot Fulfillment Center in Tulsa. This distribution center has four stories and has hired over 1,500 employees. Air Transport Components announced that they will be opening a 60,000 square foot facility in Tulsa. This facility will provide repair, overhaul, and maintenance for a range of aircrafts. ATC chose to expand into Tulsa due to new opportunities, and advancements in the area.

TOP TULSA ATTRACTIONS



GILCREASE MUSEUM



PHILBROOK MUSEUM OF ART



TULSA ZOO



ORAL ROBERTS UNIVERSITY



UNIVERSITY OF TULSA



DOWNTOWN TULSA

CONFIDENTIALITY & DISCLAIMER STATEMENT

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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