



BRAND NEW FAMILY DOLLAR | DOLLAR TREE

ACTUAL STORE

5390 W HWY 318, REDDICK, FL 32686

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM



DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY

11427 REED HARTMAN HWY #236

CINCINNATI , OH 45241

513.898.1551

INVESTMENT SUMMARY

List Price:	\$2,163,000
Current NOI:	\$151,410.00
Initial Cap Rate:	7.00%
Land Acreage:	+/- 1.55
Year Built	2023
Building Size:	10,500 SF
Price PSF:	\$206.00
Lease Type:	NNN
Lease Term:	10 Years
Average CAP Rate:	7.00%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,431 SF. freestanding Family Dollar | Dollar Tree, dual concept store located in Reddick, Florida - part of the Ocala Market. The property offers a NNN Lease, leaving minimal landlord responsibilities. The lease contains 4 (5 year) options to renew, each with a \$0.50 PSF rental rate increase. The lease is corporately guaranteed by Dollar Tree which holds a credit rating of “BBB-”, which is classified as Investment Grade. The store has completed construction & successfully opened for business in February 2024.

This Family Dollar | Dollar Tree store is highly visible as it is strategically positioned on the corner of W Highway 318 & Highway 441 which sees 14,432 cars per day. It sits adjacent to a Circle K gas and convenience store and **only a 5 minute drive to the World Equestrian Jockey Club - the largest equestrian complex in the country & still expanding!** Sitting just a **15 minute drive away from the University of Florida**, the ten mile population from the site is 24,640 while the three mile average household income is \$61,368 per year, making this location ideal for a Family Dollar | Dollar Tree store. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Family Dollar | Dollar Tree store. This investment will offer a new owner continued 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 7.00% cap rate based on NOI of \$151,410.



PRICE \$2,163,000



CAP RATE 7.00%



LEASE TYPE NNN



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- **Dual Concept Stores See a 20% Increase in Revenue**
- **20 Miles to University of Florida | Only a 15 Minute Drive!**
- New 10 Yr NNN Lease Requiring Minimal Landlord Responsibilities
- **2024 BTS Construction | NOW OPEN - February 2024**
- **Signalized Intersection | Easy Access to Highway 441**
- **5 Minute Drive to World Equestrian Jockey Club - The Largest Equestrian Complex in the Country! Huge Visitor Draw!**
- Four (5 Year) Options | \$0.50 PSF Rental Rate Increase
- Adjacent to Circle K | Less Than 3 Miles to Ocala Jai Alai Casino
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- **14,432 Cars Per Day at W Highway 318 & Highway 441**
- 3 Mile Average Household Income \$61,368
- 10 Mile Population 24,640 | Expected Growth 3.25%
- **Ocala Florida Market Area**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$151,410.00	\$14.42
Gross Income	\$151,410.00	\$14.42
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$151,410.00	\$14.42

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.55 Acres
Building Size:	10,500 SF
Traffic Count:	14,432
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	47
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Family Dollar Dollar Tree
Lease Type:	NNN
Primary Lease Term:	10 Years
Annual Rent:	\$151,410.00
Rent PSF:	\$14.42
Landlord Responsibilities:	Minimal - Roof & Structure
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	4/17/2024
Lease Expiration Date:	4/30/2034
Lease Term Remaining:	10 Years
Rent Bumps:	\$0.50 PSF at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar Tree Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	www.familydollar.com/combostores



GROSS SALES:
\$452.2 MIL



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR TREE

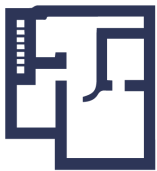


S&P:
BBB-

FAMILY DOLLAR | DOLLAR TREE

5390 W HWY 318, REDDICK, FL 32686 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Family Dollar Dollar Tree	10,500	4/17/2024	4/30/2034	\$151,410.00	100.0	\$14.42
			Option 1	\$158,235.00		\$15.07
			Option 2	\$163,485.00		\$15.57
			Option 3	\$168,735.00		\$16.07
			Option 4	\$173,985.00		\$16.57
Totals/Averages	10,500			\$151,410.00		\$14.42



TOTAL SF
10,500



TOTAL ANNUAL RENT
\$151,410.00



OCCUPANCY RATE
100.0%

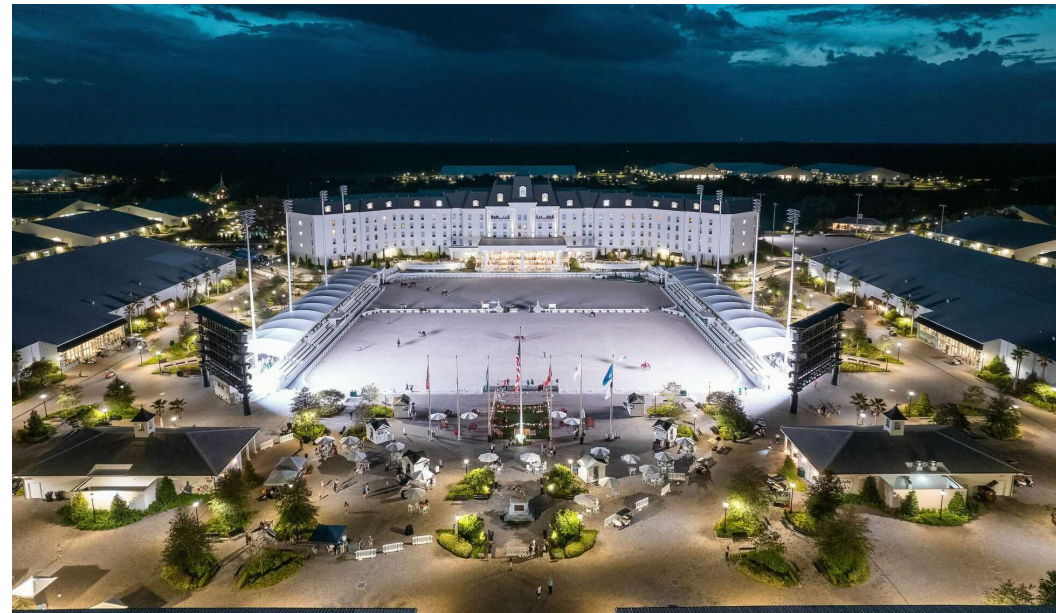


AVERAGE RENT/SF
\$14.42



NUMBER OF TENANTS
1





WORLD EQUESTRIAN CENTER – OCALA

Just a 5 minute drive from to the World Equestrian Center – Ocala! It offers a rare combination of class and capacity. The largest equestrian complex in the United States is a world-class, multi-indoor and outdoor arena facility offering state-of-the-art amenities to accommodate numerous disciplines within the equine industry and more!

The Equestrian Hotel, a stately, 248-room hotel features stylishly appointed rooms and suites with stunning views of the property. In addition to the oversized accommodations, the hotel has luxury shopping, unique dining, a state-of-the art fitness center, resort spa and salon, and zero-entry pool.

The well-appointed exposition centers make this a premier event destination for countless industries including automotive, consumer, pop culture, animal enthusiasts and more. Ideal for local, regional and national events, the state-of-the-art exposition centers each provide 132,300 square feet of contiguous space and modern capabilities.

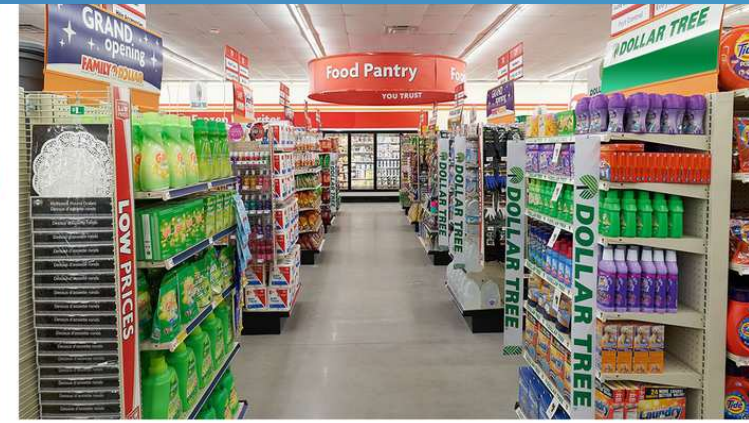
There are multiple indoor and outdoor capabilities in the Ocala sporting facilities to accommodate a variety of sports and performance competition events. This includes soccer, basketball, volleyball, cheerleading, dance, martial arts, cross-country, lacrosse and more. It features an onsite chapel, spacious and modern stabling, a veterinary clinic that includes animal boarding, and a general store for those last minute items.

This site is continually developing with plans for an additional luxury, 400 room hotel, additional high-end commercial development (54,000 SF of premier medical and Class A office space), 180,000 SF event center & much more!

FAMILY DOLLAR | DOLLAR TREE

5390 W HWY 318, REDDICK, FL 32686 

 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.



FAMILY DOLLAR | DOLLAR TREE

5390 W HWY 318, REDDICK, FL 32686 

 FORTIS NET LEASE™



FAMILY DOLLAR | DOLLAR TREE

5390 W HWY 318, REDDICK, FL 32686

 FORTIS NET LEASE™



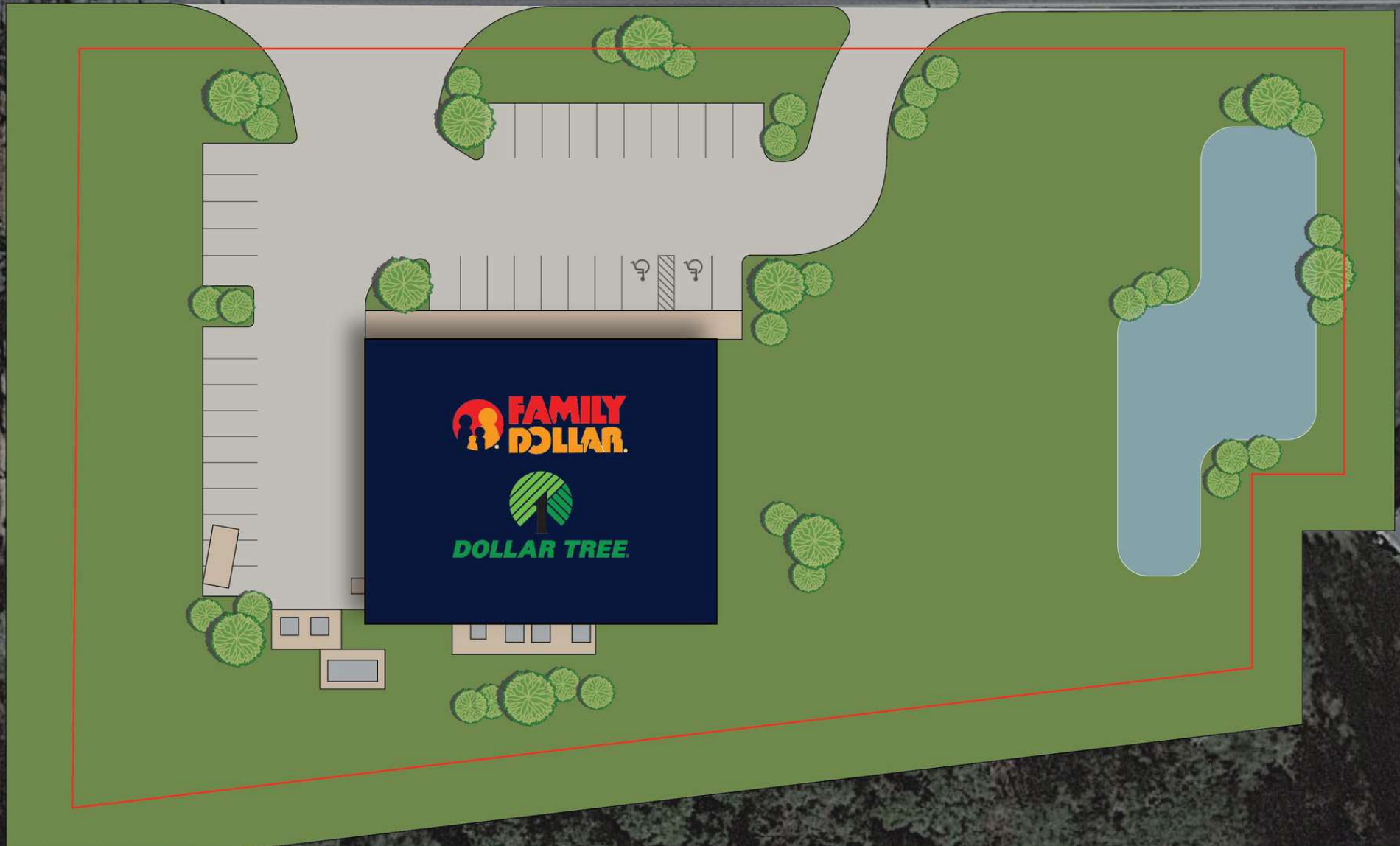
FAMILY DOLLAR | DOLLAR TREE

5390 W HWY 318, REDDICK, FL 32686

 FORTIS NET LEASE™

W HWY 318

4,732 VPD

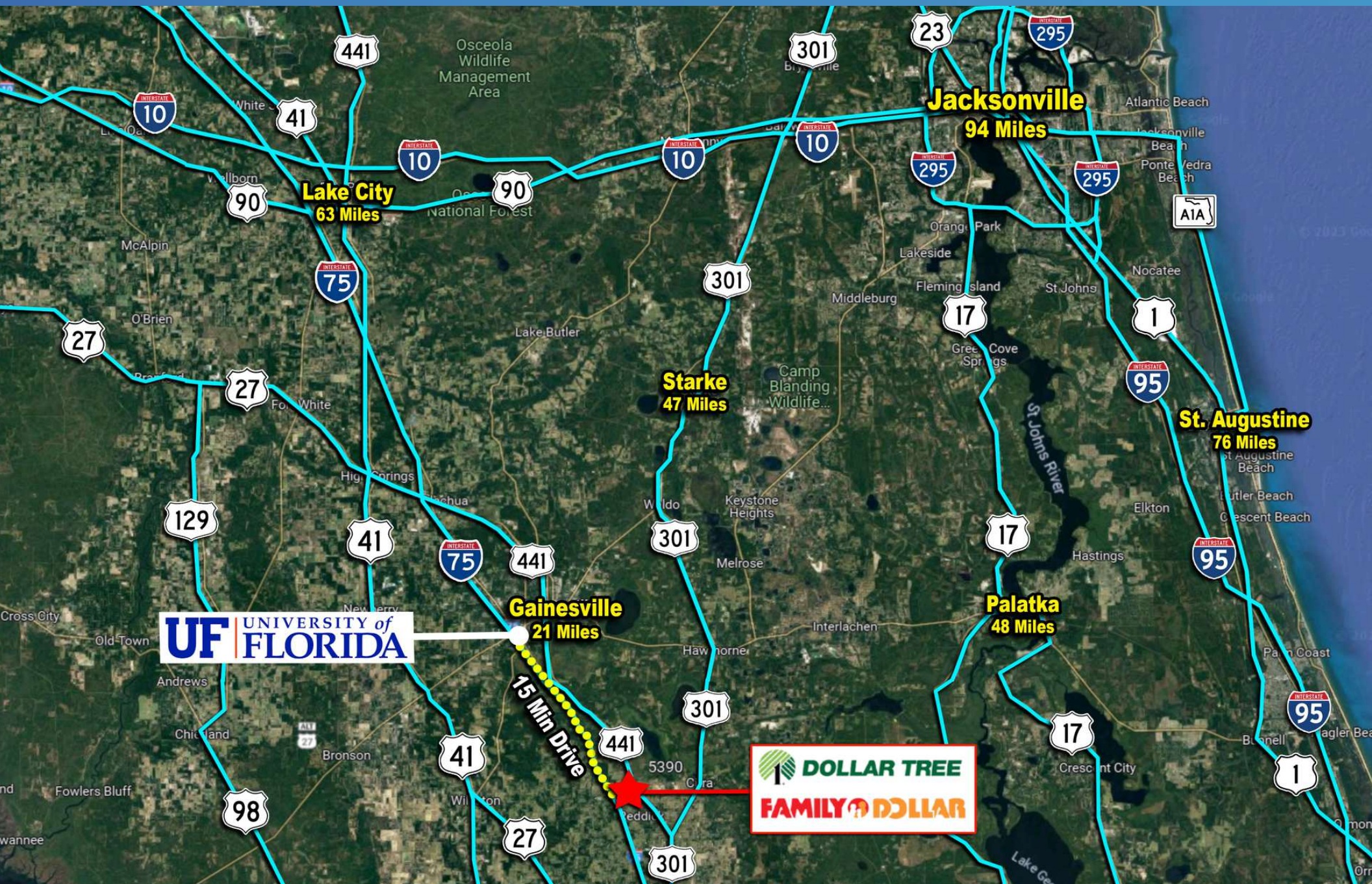


FAMILY DOLLAR | DOLLAR TREE

5390 W HWY 318, REDDICK, FL 32686 

 FORTIS NET LEASE™

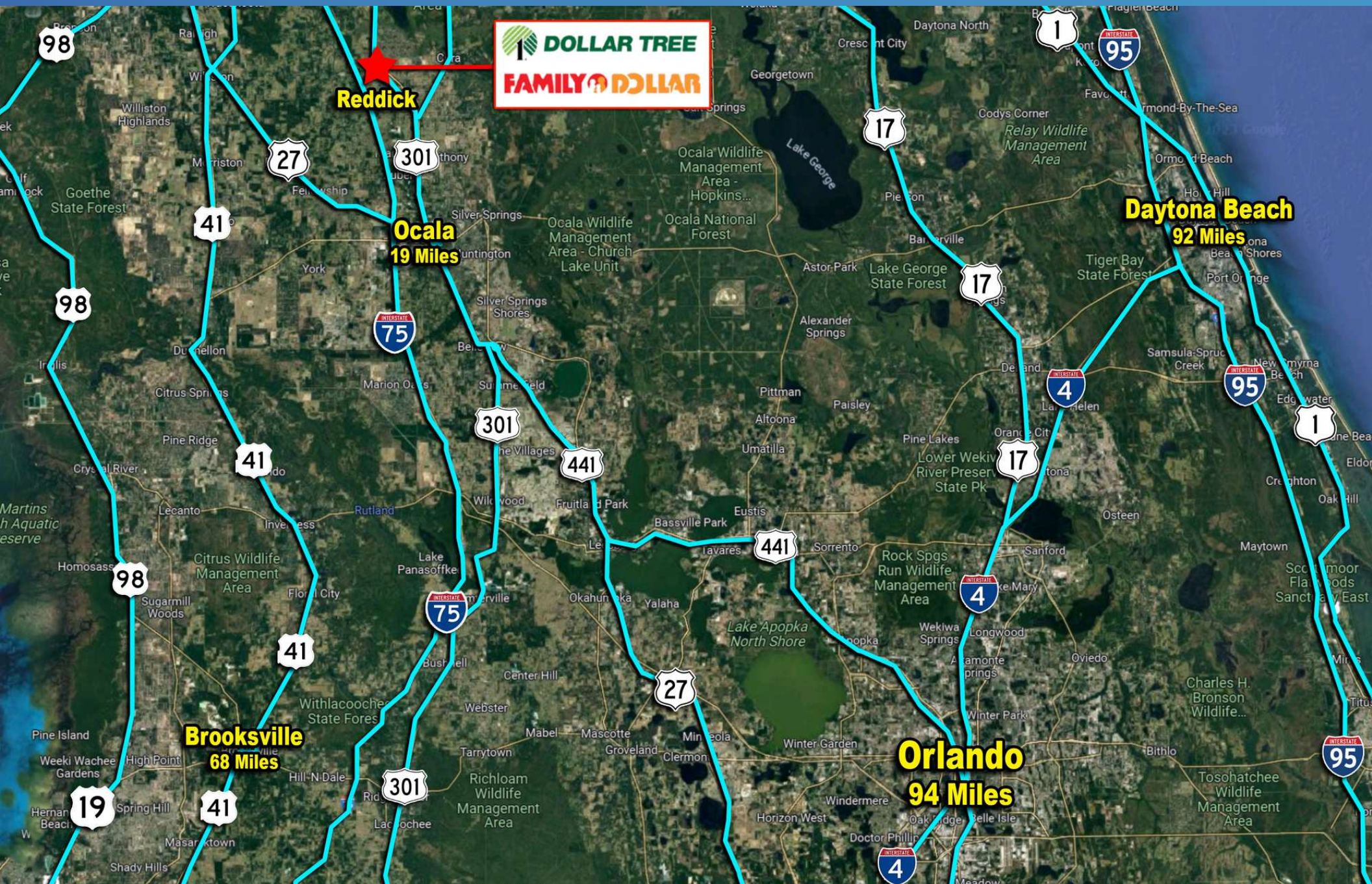




FAMILY DOLLAR | DOLLAR TREE

5390 W HWY 318, REDDICK, FL 32686

 FORTIS NET LEASE™



FAMILY DOLLAR | DOLLAR TREE

5390 W HWY 318, REDDICK, FL 32686

 FORTIS NET LEASE™



FAMILY DOLLAR | DOLLAR TREE

5390 W HWY 318, REDDICK, FL 32686

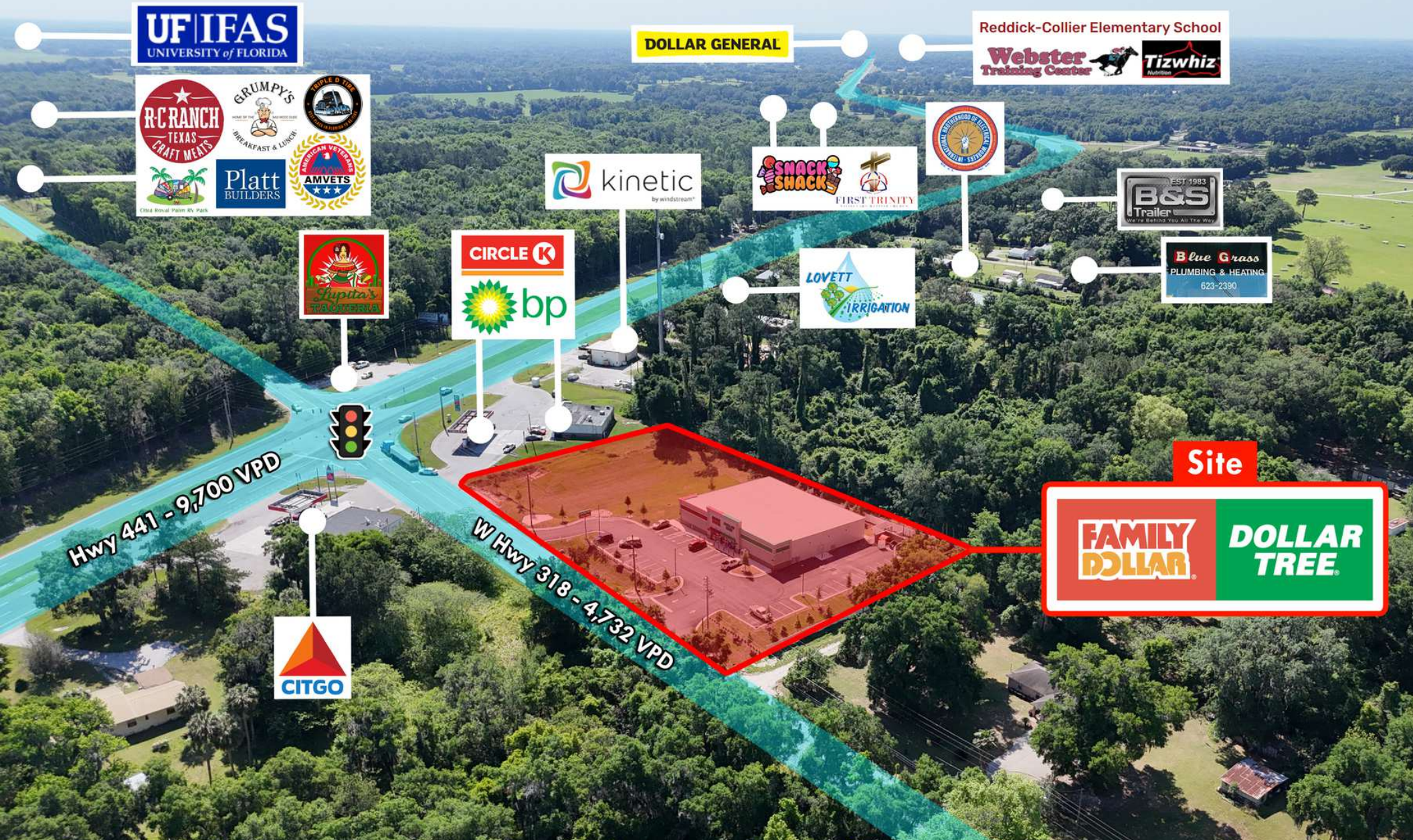
 FORTIS NET LEASE™



FAMILY DOLLAR | DOLLAR TREE

5390 W HWY 318, REDDICK, FL 32686

 FORTIS NET LEASE™

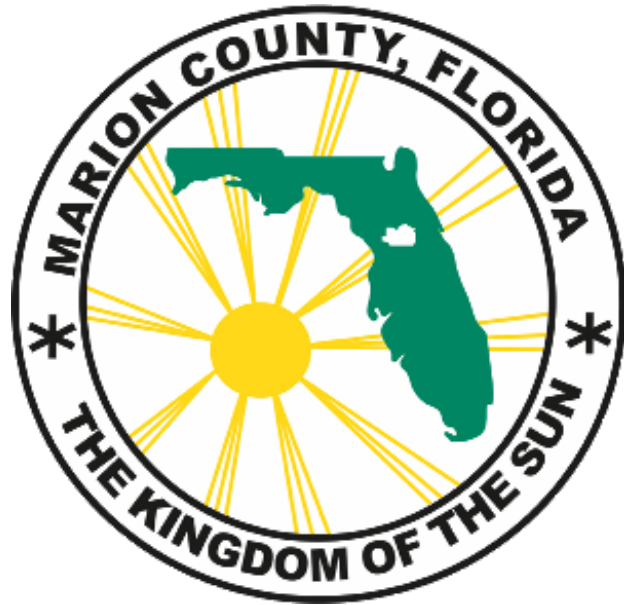


FAMILY DOLLAR | DOLLAR TREE

5390 W HWY 318, REDDICK, FL 32686

 FORTIS NET LEASE™





Nestled in the heart of Marion County, Reddick, Florida, is a charming town that effortlessly blends Southern hospitality with a touch of rural tranquility. This small community invites you to experience the beauty of Florida's countryside. As you approach Reddick, you'll be greeted by picturesque landscapes of rolling hills, dotted with horse farms and expansive pastures. The town exudes a sense of simplicity and warmth, making it a perfect retreat for those seeking a break from the hustle and bustle of city life.

Reddick's main street is lined with historic buildings, each telling a story of the town's rich past. Take a leisurely stroll and explore local shops, where you'll find unique treasures and perhaps strike up a conversation with friendly locals eager to share tales of Reddick's history.

Nature enthusiasts will appreciate the town's proximity to the Ocala National Forest, just a short drive away. This vast wilderness offers hiking trails, camping sites, and the opportunity to reconnect with the great outdoors. The nearby Orange Lake provides a serene setting for fishing or simply enjoying the breathtaking sunset reflections on the water.

Reddick embodies the true essence of a close-knit community, where neighbors know each other by name and a sense of camaraderie permeates the air. Whether you're seeking a peaceful weekend getaway or a place to call home, Reddick, Florida, welcomes you with open arms and a genuine Southern charm that's hard to resist.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	2,053	5,521	24,640
Total Population 2028	2,071	5,662	25,441
Median Age	46.0	47.0	45.5
# Of Persons Per HH	2.5	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	831	2,227	8,155
Average HH Income	\$61,368	\$65,290	\$69,447
Median House Value	\$232,887	\$235,336	\$232,014
Consumer Spending	\$21.0 M	\$60.2 M	\$238.7 M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM