



OFFERING MEMORANDUM

# FAMILY DOLLAR

DETROIT, MI

Marcus & Millichap  
TAYLOR MCMINN  
RETAIL GROUP

SUBJECT PROPERTY



 POPULATION	23,364	159,435	415,125
 AVG. HOUSEHOLD INCOME	\$53,160	\$58,291	\$60,828

# INVESTMENT HIGHLIGHTS

## TOP PERFORMING FAMILY DOLLAR (TOP 90% LOCATION)

- This Family Dollar ranks in the top 90% of Family Dollar locations in the country and in Michigan (Placer.ai)
- According to Placer.ai, 75K customers visit this store per year which ranks this Family Dollar 30th out of 297 Family Dollars in the state.

## ADJACENT TO 3RD MOST VISITED HOME DEPOT IN MICHIGAN

- The subject property is adjacent to a Home Depot that sees 965.5K customers per year.
- This Home Depot is the 3rd most visited Home Depot in Michigan and is in the top 97%. (Placer.ai)
- It ranks in the top 89% in the country.

## SUPERIOR DEMOS: 5 MILE POPULATION: 415,125

- This Family Dollar is positioned in a dense residential infill with 415,125 people in a 5 mile radius.
- There are 169,033 households within 5 miles of this store.

## HIGH TRAFFIC COUNTS (19,350 VPD)

- Located off Hwy 10 (80,060 VPD) on W Seven Mile Rd which sees 19,350 vehicles per day.

## RECENTLY EXTENDED CORPORATE NN LEASE WITH DOLLAR TREE

- This Family Dollar has been operating at this location since 2012 and recently extended the lease for 5 years.
- Family Dollar exercised the first option period in 2022 which extended the lease through January 2027 and increased the rent 10%.
- There are about 3 years remaining on a corporate guaranteed NN lease with Dollar Tree.
- This extension and rent increase speak to Family Dollar's confidence and dedication to this market & location.
- Tenant is responsible for parking lot repairs/replacement ( ≤ \$1,000), taxes, Insurance, HVAC, and Utilities.
- There are limited Landlord responsibilities which include Roof & Structure and parking lot repairs/replacement ( > \$1,000)
- There are 10% rent increases in each of the remaining three, 5-year option periods.

## INVESTMENT GRADE TENANT

- Dollar Tree/Family Dollar is a publicly traded (NYSE: DLTR) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Dollar Tree/Family Dollar operate 16,340+ stores across 48 states and five Canadian provinces.
- Dollar Tree has been in business for 70 years and has a current net worth of over \$33 billion.







**BBB**  
CREDIT  
RATING

**1953**  
YEAR  
FOUNDED

**\$33 B**  
NET  
WORTH

**16,340+**  
STORE  
COUNT

**PUBLIC**  
NASDAQ: DLTR  
TRADED

**CHESAPEAKE, VA**  
HEADQUARTERS  
LOCATION

**FORTUNE 500**  
RANKED #144 ON  
FORTUNE 500

**Dollar Tree**, a discount variety-store chain founded in 1959, has over 16,340+ locations within the United States. Family Dollar was acquired by Dollar Tree in 2015 for \$8.5 Billion. Together, they operate thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network. The combined market capitalization of Family Dollar and Dollar Tree is over \$33 billion, with a credit rating of BBB (S&P).







**DMC**  
**Sinai-Grace**  
**Hospital**  
A COMMUNITY BUILT ON CARE  
**334 BEDS**



**965.5K**  
**VISITS PER**  
**YEAR**



**OIL LUBE ZONE**

**TINDAL ACTIVITY**  
**CENTER**



**Seven Mile Rd**  
**19,350 VPD**



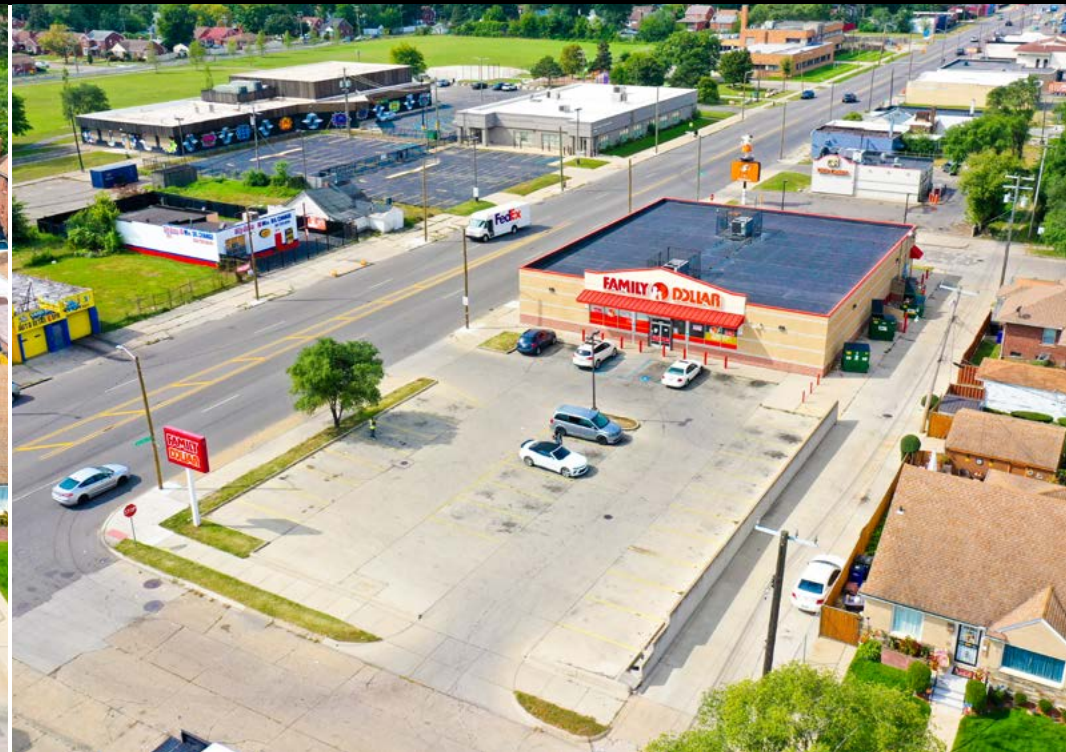




DEMOGRAPHIC SUMMARY		1-MILE	3-MILE	5-MILE
👤	POPULATION	23,364	159,435	415,125
🏠	AVG. HOUSEHOLD INCOME	\$53,160	\$58,291	\$60,828

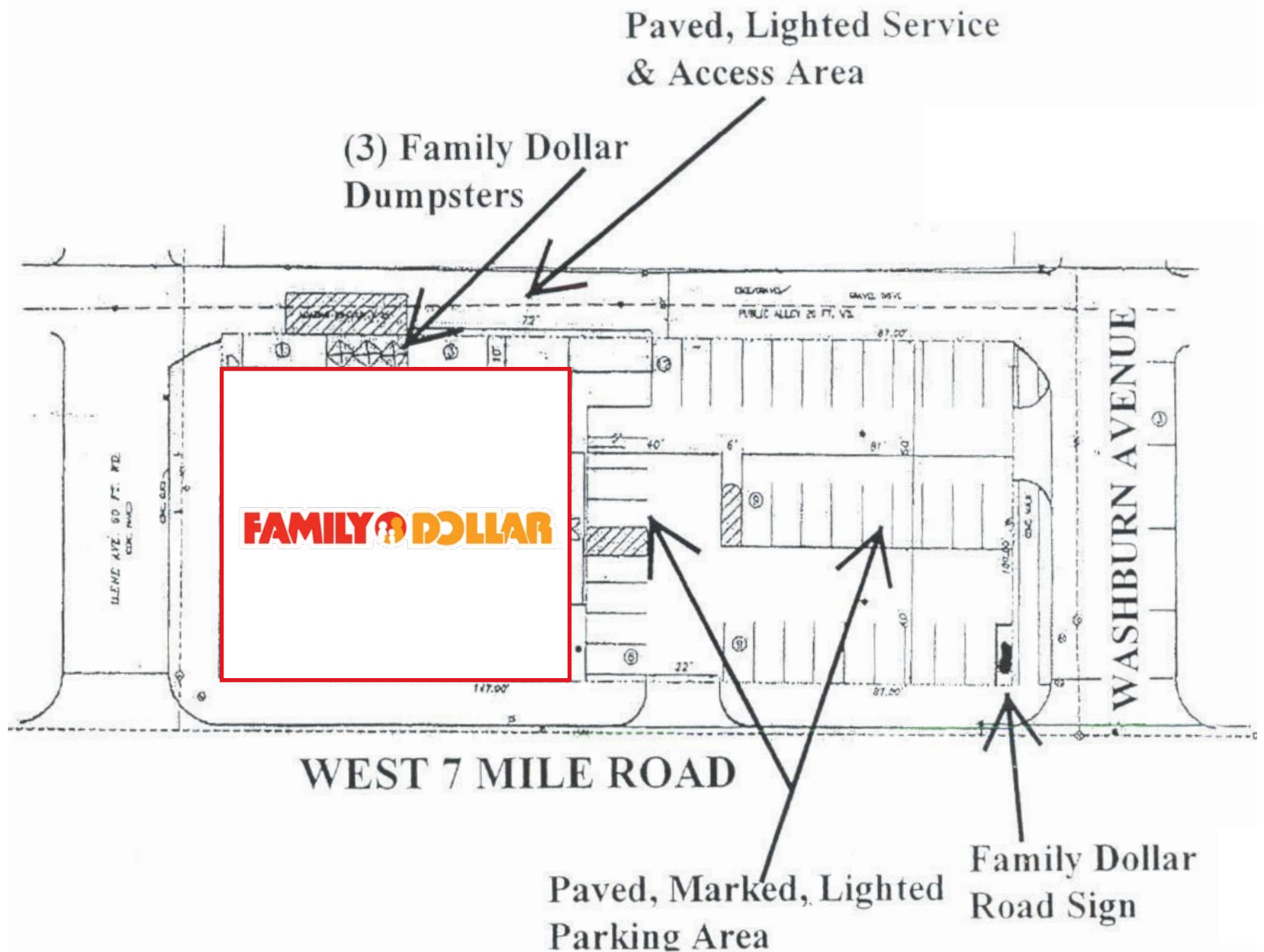


# PROPERTY PHOTOS





# SITE PLAN







Renowned globally as the heart of America's automotive sector, Detroit is home to the "Big Three" automobile manufacturers: General Motors, Ford, and Stellantis North America. This historical legacy has earned it the nickname "Motor City." Beyond its automotive prowess, Detroit has undergone significant revitalization efforts, particularly in the downtown area, sparking a renaissance in arts, culture, and entertainment. The city boasts an impressive array of museums (like the Detroit Institute of Arts), sports teams (including the Detroit Lions and Tigers), and a thriving music scene that reflects its deep-rooted influence. Economically, Detroit is diversifying, with burgeoning sectors in technology, healthcare, and green energy complementing its manufacturing base. The city has become a focal point for innovation and entrepreneurship, supported by a growing ecosystem of startups and incubators.

**4.36 M**

DETROIT METRO  
POPULATION

**\$269 B**

GROSS  
DOMESTIC PRODUCT

**\$225 B**

CONTRIBUTED TO  
STATE ECONOMY  
BY AUTO INDUSTRY

**19 MILLION**

TOURIST  
VISITOR  
COUNT



DETROIT, MI



DETROIT RIVERSIDE



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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC.

BROKER OF RECORD · STEVE CHABEN · TWO TOWNE SQUARE, STE. 450 SOUTHFIELD, MI 48076

P: (248) 415-2600 LIC #: 6502387903



**Marcus & Millichap**  
**TAYLOR MCMINN**  
**RETAIL GROUP**

Dated:

Don McMinn  
Marcus & Millichap  
1100 Abernathy Road, NE, Suite 600  
Atlanta, GA 30328

Phone: (678) 808-2762  
Fax: (815) 550-1286  
don.mcminn@marcusmillichap.com

**Re: 10130 W. Seven Mile Rd, Detroit, MI 42887 (Family Dollar)**

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

**Purchaser** \_\_\_\_\_

**Purchaser's  
Address** \_\_\_\_\_

**Purchaser's  
Phone/Fax** \_\_\_\_\_

**Purchaser's  
Email Address** \_\_\_\_\_

**Offer Price** \_\_\_\_\_

**Earnest Money** \$25,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$25,000 deposited at the expiration of the Inspection Period (\$50,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

**Inspection Period** 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_



**Financing Period**  
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$\_\_\_\_\_ on terms which are acceptable to Purchaser.

**Closing Date**

Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

**Closing Costs**

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

**Property Condition**

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within  
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

**Broker Commission**

Purchaser acknowledges that Purchaser has employed \_\_\_\_\_, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

**1031 Exchange**

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$\_\_\_\_\_ in an exchange account from a transaction which closed escrow on \_\_\_\_\_. Purchaser will provide Seller, upon request, proof of such funds.

**Confidentiality**

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_



(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

**Agreed and Accepted | Purchaser**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Dated: \_\_\_\_\_

**Agreed and Accepted | Seller**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Dated: \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_