



9060 Hillsville Road | Trinity, NC 137655



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OFFERING MEMORANDUM

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



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## TABLE OF CONTENTS

03

INVESTMENT HIGHLIGHTS

05

FINANCIAL OVERVIEW

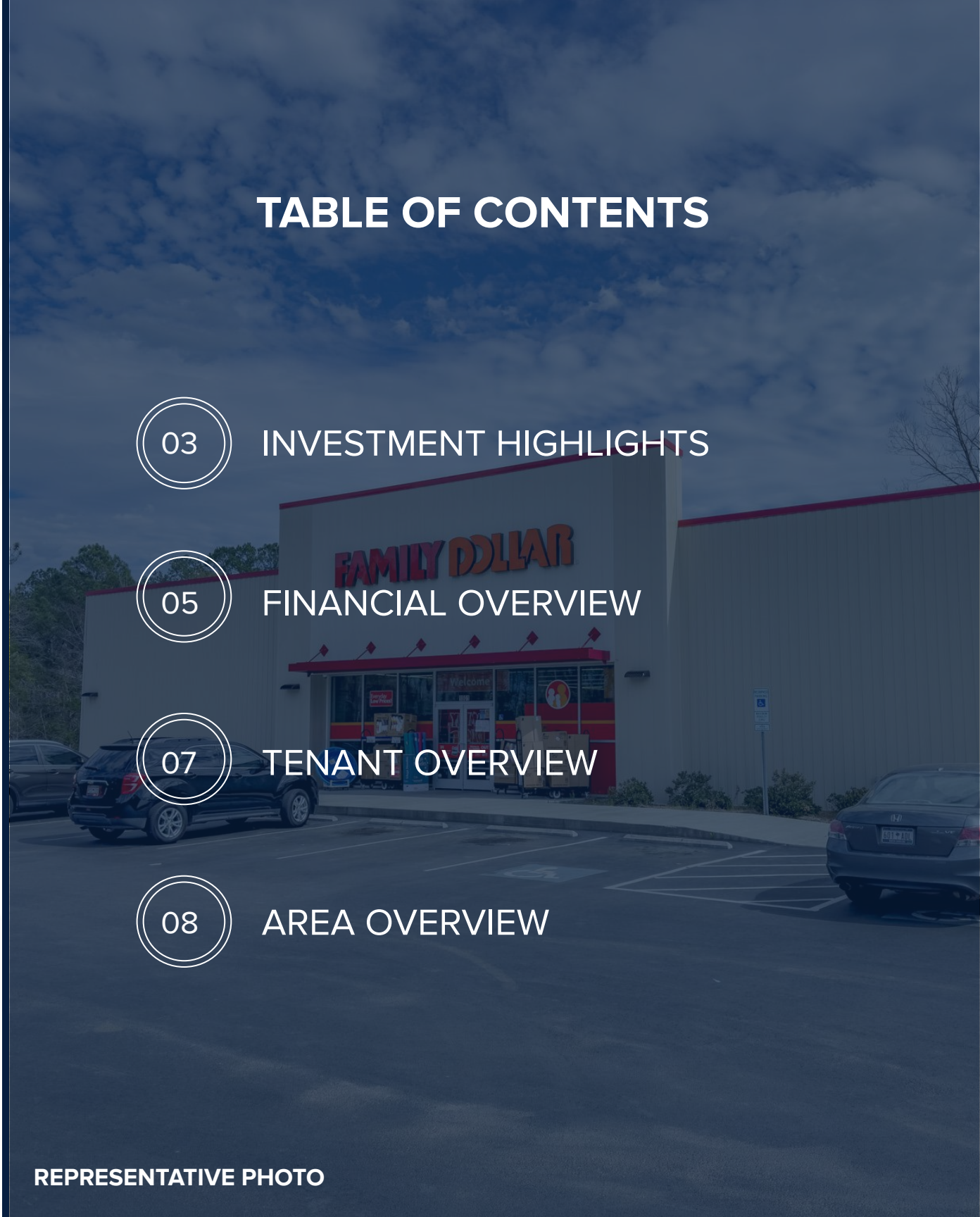
07

TENANT OVERVIEW

08

AREA OVERVIEW

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# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION HIGHLIGHTS

- 2024 Built-to-suit construction for Family Dollar
- 10-Year NN+ lease w/ limited landlord responsibilities
- 5 mile population of  $\pm 26,287$  Residents
- 10 mile population of  $\pm 154,007$  Residents
- The subject property comes with a 20-year transferable roof warranty
- Five, 5-Year Options with rent increases of \$5,250 (\$.50 PSF)
- Extremely strong corporately guaranteed lease
- Located  $\pm 20$  Miles South of Greensboro

## TENANT HIGHLIGHTS

- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second- largest discount retailer in the United States with more than 15,115+ locations
- Dollar Tree boasts an investment-grade credit rating of BBB-
- Dollar Tree has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability







HIGHPOINT

ARCHDALE

TRINITY

THOMASVILLE



TRINITY HIGH SCHOOL  
316 STUDENTS



WHEATMORE MIDDLE SCHOOL  
496 STUDENTS



TRINITY ELEMENTARY SCHOOL  
211 STUDENTS



SUBJECT PROPERTY



DRIVING DISTANCE FROM SUBJECT PROPERTY

Trinity.....	5.8 Miles
Archdale.....	6.2 Miles
High Point.....	9.4 Miles
High Point University.....	10.6 Miles
Thomasville.....	11.5 Miles



+ 64,000 VPD



+ 17,000 VPD



# FINANCIAL OVERVIEW



**\$1,776,194**  
PRICE



**7.75%**  
CAP RATE



**\$137,655**  
NOI

## BUILDING INFO

ADDRESS	9060 Hillsville Road, Trinity, NC 27370
YEAR BUILT	2024
GLA OF BUILDING	±10,500 SF
LOT SIZE	±1.81 AC

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## TENANT SUMMARY

TENANT TRADE NAME	Family Dollar
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NN+
ROOF AND STRUCTURE	Landlord Responsibility
ORIGINAL LEASE TERM	10 Years
RENT COMMENCEMENT DATE	8/1/2024
LEASE EXPIRATION DATE	8/30/2024
TERM REMAINING ON LEASE	±10 Years
INCREASE	\$5,250 (\$50 PSF) in Options
OPTIONS	Five, 5-Year Options

## ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current	\$11,471.25	\$137,655.00	-	7.75%
Option 1	\$11,908.75	\$142,905.00	\$5,250	8.05%
Option 2	\$12,346.25	\$148,155.00	\$5,250	8.34%
Option 3	\$12,783.75	\$153,405.00	\$5,250	8.64%
Option 4	\$13,221.25	\$158,655.00	\$5,250	8.93%
Option 5	\$13,658.75	\$163,905.00	\$5,250	9.23%
Rental Increase			\$5,250	



# TENANT OVERVIEW

## 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 ±15,115 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 15,115 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.



**15,115+**

LOCATIONS



**\$23B**

2019 REVENUE



**1959**

FOUNDED



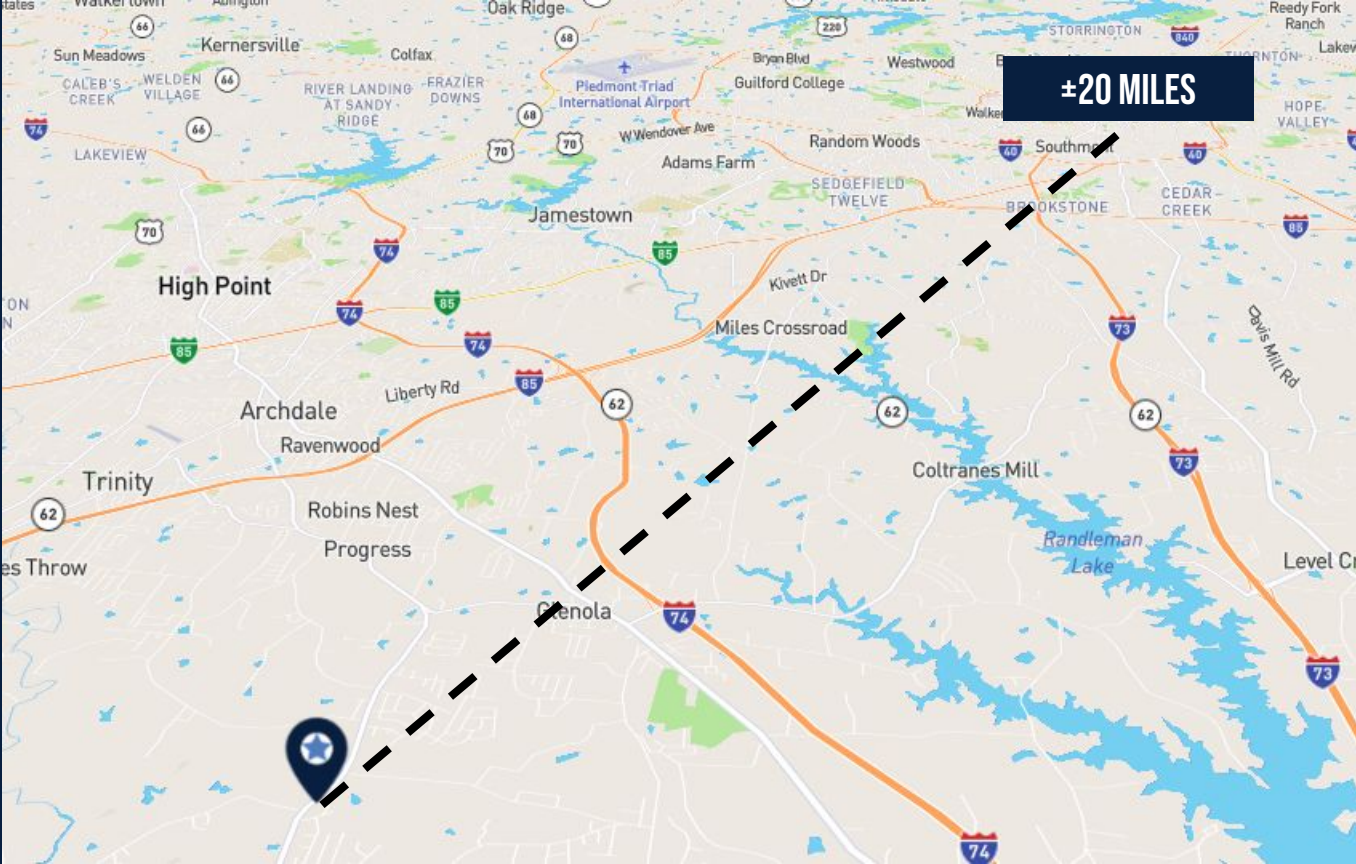
# AREA OVERVIEW

## TRINITY, NC

Trinity, North Carolina, is a small city with a growing appeal, particularly attractive to those looking for a quieter suburban lifestyle with convenient access to larger urban areas. The demographics within a one-mile radius of Trinity show a predominantly residential community with an average household income that aligns with the broader Randolph County figures. The population within this radius is stable, reflecting a mix of long-standing residents and newcomers drawn by the area's charm and affordability.

In terms of population growth, Trinity is experiencing a steady increase, fueled by its appeal to families and retirees looking for a peaceful living environment away from the hustle and bustle of larger cities. This growth is supported by a solid employment base in and around the city, with proximity to major employers in the Piedmont Triad region, including industries like manufacturing, logistics, and healthcare. Although Trinity itself may not house major corporate headquarters, its location within the economically vibrant Triad area provides ample employment opportunities for its residents.

Transportation in Trinity is facilitated by its proximity to major highways, including Interstate 85, which connects it to Greensboro and Charlotte, enhancing its attractiveness for commuters and increasing its accessibility. Public transportation options, however, are somewhat limited, focusing primarily on road-based travel with local bus services connecting Trinity to neighboring cities. This setup supports the area's residents who rely on personal vehicles but also benefits from the connectivity provided by regional transportation services. The combination of these factors—steady demographic growth, economic development, and strategic location—makes Trinity an appealing choice for those seeking a balance between serene suburban life and the conveniences of near-urban lifestyles.



## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	10,407	27,622	159,442
Current Year Estimate	9,803	26,287	154,007
2020 Census	9,467	25,889	152,267
Growth Current Year-Five-Year	6.16%	5.08%	3.53%
Growth 2020-Current Year	3.55%	1.54%	1.14%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	4,014	10,933	61,388
Current Year Estimate	3,815	10,516	59,523
2020 Census	3,720	10,362	58,719
Growth Current Year-Five-Year	5.23%	3.96%	3.13%
Growth 2020-Current Year	2.56%	1.49%	1.37%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$89,649	\$85,124	\$76,476



# GREENSBORO, NC

Greensboro is a city located in the Piedmont region of North Carolina. With a population of over 290,000 people, it is the third-largest city in the state and serves as the county seat of Guilford County. The city has a rich history, dating back to its founding in 1808, and is known for its vibrant arts and culture scene, diverse economy, and numerous higher education institutions.

Greensboro is home to several major colleges and universities, including the University of North Carolina at Greensboro, North Carolina A&T State University, and Guilford College. The city is also home to numerous museums, galleries, and theaters, including the Greensboro Science Center, the Greensboro Historical Museum, and the Carolina Theatre. The city's downtown area is a bustling hub of activity, with numerous restaurants, bars, and shops, as well as a variety of cultural events and festivals.

EMPLOYERS	EMPLOYEES
Cone Health	13,000
Guilford County School System	9,617
US Postal Service	4,700
City of Greensboro	2,934
University of North Carolina, Greensboro	2,748
United Healthcare	2,736
Ralph Lauren	2,681
Volvo Group	2,433
Guilford County Government	2,430
Unifi, Ince.	1,957





## ECONOMY

The economy of Greensboro, North Carolina is diverse and vibrant, with a mix of industries contributing to the city's economic growth. Historically, the city was known for its textile and furniture manufacturing, but in recent years, the economy has diversified to include a range of sectors such as healthcare, finance, logistics, and technology.

Healthcare is one of the fastest-growing industries in Greensboro, with Cone Health being the largest employer in the region. Other notable healthcare providers in the area include the Moses Cone Health System and the Greensboro Imaging Center.

Greensboro is also home to several major financial services companies, including Lincoln Financial Group and BB&T (now Truist Financial Corporation). The city is also home to numerous logistics companies, thanks to its strategic location at the intersection of two major interstates, I-40 and I-85.



The city's technology sector is also growing, with companies such as Volvo Group North America, Honda Aircraft Company, and Syngenta Crop Protection choosing Greensboro as their headquarters. Additionally, the city is home to the North Carolina Center for Automotive Research, which supports research and development in the automotive industry. Greensboro's economy is thriving, with a diverse mix of industries contributing to the city's growth. With its central location, skilled workforce, and business-friendly environment, Greensboro is a great place for businesses to start and grow.





## THE UNIVERSITY OF NORTH CAROLINA AT GREENSBORO

Located west of Downtown Greensboro, the University of North Carolina at Greensboro is part of the University of North Carolina system. Established in 1891, UNC Greensboro is one of the original three UNC System institutions. Over 125 programs are offered across the university's 6 schools and colleges. Popular majors include economics, elementary education, and health studies. The university is one of the most diverse universities in the state with over 20,000 students in attendance. UNC Greensboro has a remarkable impact as it generates an annual economic impact of more than \$1 billion to the Greensboro area.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

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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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