

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



1110 WEST 8TH ST | CHADRON, NE

OFFERING MEMORANDUM

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License No. 35320 (NE)



INVESTMENT HIGHLIGHTS

LEASE AND LOCATION

- 2024 Built-to-Suit construction for Dollar Tree
- Five, 5-Year renewal options all of which include a \$5,000 rent increase (\$0.50 PSF)
- Nearby national tenants include McDonalds, Safeway, USPS, Walmart Supercenter, Exxon, and more
- Subject property features a concrete parking lot
- Corporately guaranteed lease
- The subject property comes with a 20-Year roof warranty

TENANT

- 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
- Dollar Tree experienced a 4.4% YOY increase in store visits (January 2024 vs January 2023)
- Investment Grade Credit Tenant – S&P Rated BBB





 **CHADRON INTERMEDIATE SCHOOL**
146 STUDENTS



taco john's



CHADRON MUNICIPAL AIRPORT
± 4.5 MILES AWAY



HWY 20

E 3RD ST



W 8TH ST

 **CHADRON HIGH SCHOOL**
260 STUDENTS

 **CHADRON HIGH SCHOOL**
267 STUDENTS



HWY 385



RIDGEVIEW COUNTRY CLUB

FINANCIAL OVERVIEW



\$2,111,111
LIST PRICE



\$161,500
NOI



7.65%
CAP RATE

BUILDING INFO

ADDRESS	1110 West 8th St. Chadron, NE 69337
YEAR BUILT	2024
GLA OF BUILDING	±10,000 SF
LOT SIZE	±1.24 AC

TENANT SUMMARY

TENANT NAME	Dollar Tree
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NN+
ROOF AND STRUCTURE	Landlord Responsibility
ORIGINAL LEASE TERM	10 Years
RENT COMMENCEMENT DATE	10/10/2024
LEASE EXPIRATION DATE	10/30/2034
TERM REMAINING ON LEASE	±10 Years
INCREASES	\$5,000 (\$.50 PSF in options)
OPTIONS	Five, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 10/31/34	\$13,458.33	\$161,500.00	\$5,000	7.65%
Option 1	\$13,875.00	\$166,500.00	\$5,000	7.88%
Option 2	\$14,291.67	\$171,500.00	\$5,000	8.12%
Option 3	\$14,708.33	\$176,500.00	\$5,000	8.36%
Option 4	\$15,125.00	\$181,500.00	\$5,000	8.59%
Option 5	\$15,541.67	\$186,500.00	\$5,000	8.83%

TENANT OVERVIEW



Dollar Tree, a Fortune 500 Company, now operates more than $\pm 15,115$ stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

Dollar Tree locations carry a mix of housewares, toys, seasonal items, food, health and beauty aids, gifts, and books. At Dollar Tree shop's most goods are priced at \$1 or less while Family Dollar merchandise is usually less than \$10. The stores are located in high-traffic strip centers and malls often in small towns. It purchased fellow discounter, Family Dollar in 2015, bolstering competitive position against Dollar General. The company wants to create a "treasure hunt" type environment where people can bring their whole families.

Dollar Tree continues to offer customers products they need at extreme values while keeping their stores bright, clean, organized, and stocked. The company carries a broad mix of merchandise that includes many trusted national and regional brands. Dollar Tree operates more than 14,000 Dollar Tree, Deal\$, Dollar Bills, and Family Dollar discount stores in 48 US states and the District of Columbia and five provinces in Canada.

HEADQUARTERS

Chesapeake, VA

2022 REVENUE

\$26.3 Billion

OF EMPLOYEES (2022)

$\pm 193,100$

OF LOCATIONS (2022)

$\pm 15,115$



AREA OVERVIEW

CHADRON, NE

Chadron, Nebraska, is a vibrant town located in the northwestern part of the state, known for its welcoming community and scenic beauty. Nestled near the picturesque Pine Ridge region, the town is a hub for outdoor activities such as hiking, camping, and exploring the nearby Chadron State Park and Nebraska National Forest. Its historic downtown area features charming local businesses, giving visitors a glimpse into Chadron's rich cultural and historical heritage. Chadron is also home to Chadron State College, a key institution that brings educational and cultural opportunities to the region. The town hosts several annual events, such as the Fur Trade Days, celebrating its deep connection to the region's frontier history. With a blend of small-town charm and natural beauty, Chadron offers a warm, inviting atmosphere for residents and visitors alike.

DEMOGRAPHICS

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	5,389	5,592	6,200
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	2,135	2,214	2,462
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$65,824	\$66,489	\$68,508



REPRESENTATIVE PHOTO

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **365 N. Public Ave, Chadron, NE, 69337** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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