



**FAMILY  DOLLAR®**  
1200 N MYRTLE AVE | CLEARWATER, FL 33755  
(DARK STORE)



## EXCLUSIVELY LISTED BY



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# PROPERTY HIGHLIGHTS

- Dollar Tree/Family Dollar is a publicly traded (NYSE: DLTR) Fortune 500 company (BBB Credit rating by S&P Investments)
- CPI rental increases every 3 years
- The area surrounding the subject property has dense population demographics with over 83,397 people within a 3-mile radius of the subject property
- Located in a primary submarket of Tampa, FL (rated the #1 place to live in FL by Forbes Magazine)
- Tampa is the 3<sup>rd</sup> largest city in FL with an annual growth rate of 1.25%
- The average household income is \$72,236 in the immediate area
- Absolute NNN Lease – Zero Landlord responsibility

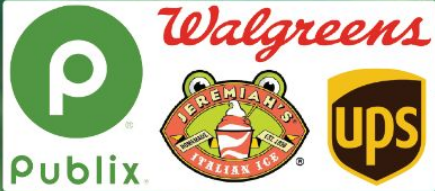






**SUBJECT PROPERTY**

**FRANCIS WILSON PLAYHOUSE**



**MORTON PLANT HOSPITAL**  
687 BEDS

**N MYRTLE AVE ± 13,300 VPD**



**COUNTRY CLUB ESTATES**

**CLEARWATER COUNTRY CLUB**

**GLENWOOD**



**CLEARWATER GOLF VIEW**



# FINANCIAL OVERVIEW



\$1,600,000  
LIST PRICE



±8,320 SF  
GLA



9.05%  
CAP RATE

## BUILDING INFO

ADDRESS

1200 N Myrtle Ave,  
Clearwater, FL 33755

YEAR BUILT

2014

LOT SIZE

±0.56 AC



## TENANT SUMMARY

TENANT SUMMARY	
Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	3/1/2015
Lease Expiration Date	6/30/2030
Term Remaining on Lease	±5.7 Years
Increase	CPI Increase every 3 Years (6% Max)
Options	Four, 5-Year Options

## ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Today - 6/30/2027	\$12,066.00	\$144,803.00		9.05%
7-1/2027 - 6/30/2030	CPI Increase (6% Max)	CPI Increase (6% Max)	CPI Increase (6% Max)	TBD
4/1/2030 - 3/31/2048 (Option 1-4)	CPI Increase (6% Max)	CPI Increase (6% Max)	CPI Increase (6% Max)	TBD



# 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 ±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 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.



**16,000+**  
LOCATIONS



**\$10.5 B**  
2023 REVENUE



**1959**  
FOUNDED

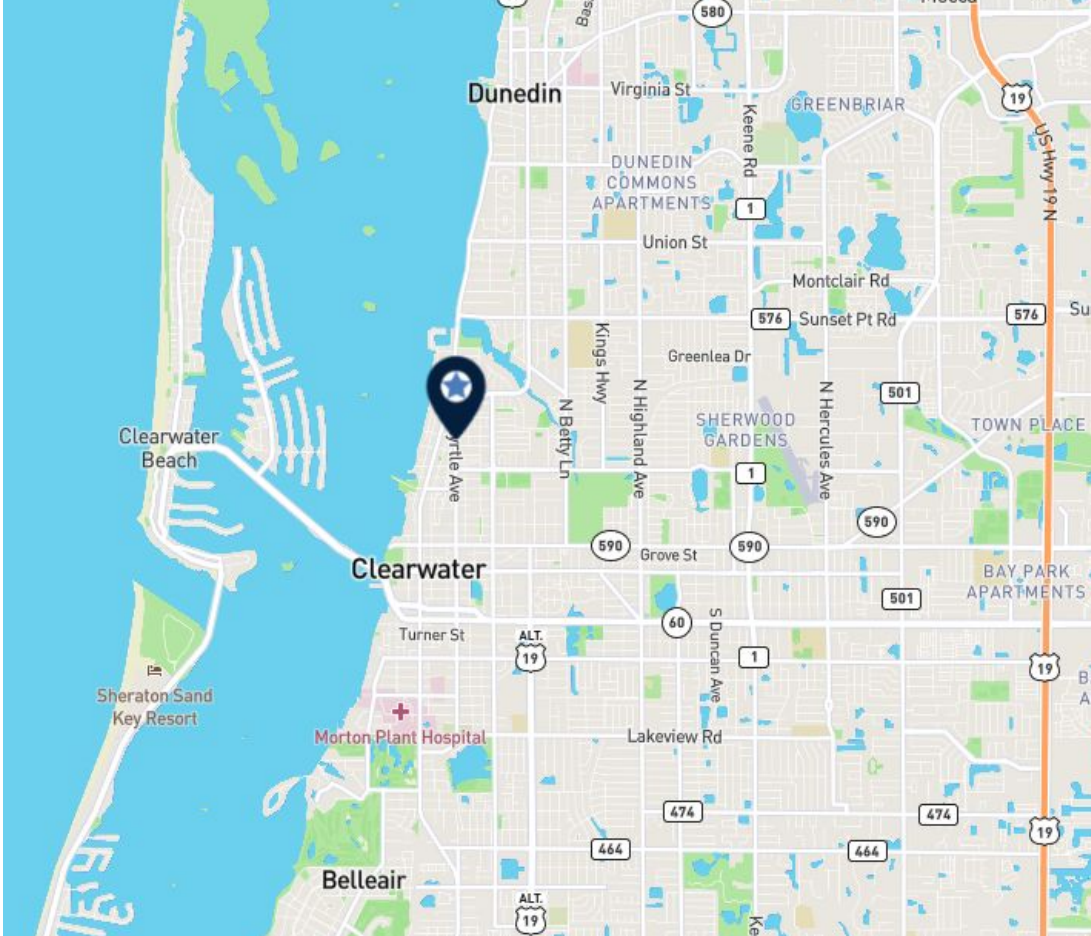


# AREA OVERVIEW

## CLEARWATER, FL

Clearwater, Florida, is a lively coastal city known for its beautiful beaches, engaging arts scene, and welcoming atmosphere. Clearwater Beach, often ranked among the top beaches in the United States, draws visitors with its soft white sand and crystal-clear Gulf waters. It's a popular destination for outdoor activities like parasailing, jet skiing, and paddleboarding, as well as more laid-back experiences such as sunset watching and beachcombing. The Clearwater Marine Aquarium, home to rescued marine life including the famous dolphin Winter, is another beloved attraction.

Clearwater's culture is shaped by a strong sense of community and a growing appreciation for the arts. The Capitol Theatre, located downtown, offers a variety of performances from live music to comedy shows, while the surrounding area features an array of restaurants, shops, and parks. The city's history traces back to early Native American settlements and its development as a vacation hotspot in the early 20th century. Today, Clearwater blends historical significance with modern entertainment, creating a unique destination for visitors and locals.



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Current Year Estimate	9,880	83,397	204,073
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Current Year Estimate	4,079	36,656	94,744
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$72,236	\$83,300	\$79,884







## ECONOMY

Clearwater, Florida, has a thriving economy largely driven by tourism which plays a significant role in supporting local businesses like hotels, restaurants, and recreational services. Clearwater Beach draws millions of visitors each year, bolstering the hospitality industry and generating a wide range of employment opportunities.

Beyond tourism, healthcare is a key contributor to Clearwater's economy. Several hospitals and healthcare facilities provide essential services to the community while also fueling job growth. This sector has expanded due to rising demand for medical services, particularly in areas with large retirement populations.

Technology is also becoming a vital part of Clearwater's economy with a growing number of startups and established companies setting up shop in the city. Local government efforts to attract tech firms have helped create a business-friendly environment, fostering innovation and job creation. This diversification strengthens the local economy, lessening its dependence on tourism.

Clearwater's strategic location near major urban centers like Tampa and St. Petersburg further enhance its appeal. The city's proximity to larger markets opens the door to additional economic opportunities, making Clearwater a desirable place for tourists, businesses, and residents.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1200 N Myrtle Ave, Clearwater, FL, 33755** ("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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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES