



3753 Riverdale Rd, Memphis, TN

**OFFERED
FOR SALE**

\$2,423,000 | 7.00% CAP



Confidential Offering Memorandum





Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Dollar Tree in Memphis, TN.

The free-standing building, which was completed in 2024, is leased to Dollar Tree on a 10-year net lease that features (4) 5-Year options with 3% rental increases every option period. The building is approximately 10,000 SF and sits near the busy intersection of Riverdale Rd & Winchester Rd. The property is located in a major retail corridor in east Memphis.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-10	\$169,600
1st Extension Option	11-15	\$174,600
2nd Extension Option	16-20	\$179,600
3rd Extension Option	21-25	\$184,600
4th Extension Option	26-30	\$189,600

NOI	\$169,600
CAP	7.00%
PRICE	\$2,423,000

ASSET SNAPSHOT

Tenant Name	Dollar Tree
Address	3753 Riverdale Rd., Memphis, TN 38115
Building Size (GLA)	10,000 SF
Year Built/Renovated	2024
Signator/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	May 1, 2025
Remaining Term	10 Years
Current Annual Rent	\$169,600



Actual Property



193,945 PEOPLE
IN 5 MILE RADIUS



\$107,608 AHHI
IN 5 MILE RADIUS



34,916 VPD
ON RIVERDALE RD





ATTRACTIVE LEASE TERMS

Build-to-Suit Dollar Tree on a brand new 10-year net-lease with minimal landlord responsibilities



CORPORATE GUARANTEE

The lease is corporately guaranteed by Dollar Tree; Investment grade credit (S&P: BBB)



NEIGHBORING RETAIL TENANTS

Surrounded by national tenants such as; The Home Depot, Goodwill, Planet Fitness, Big Lots, Chick-fil-A, Waffle House, IHOP, Scooter's Coffee and more



STRONG DEMOGRAPHICS

Located in a densely populated middle-class area; 99,067 residents and an average household income of \$86,920 within a 3-mile radius of the site



BRAND NEW CONSTRUCTION

High quality 10,000 square foot single tenant retail building completed in 2024







Winchester Rd (21,264 VPD)

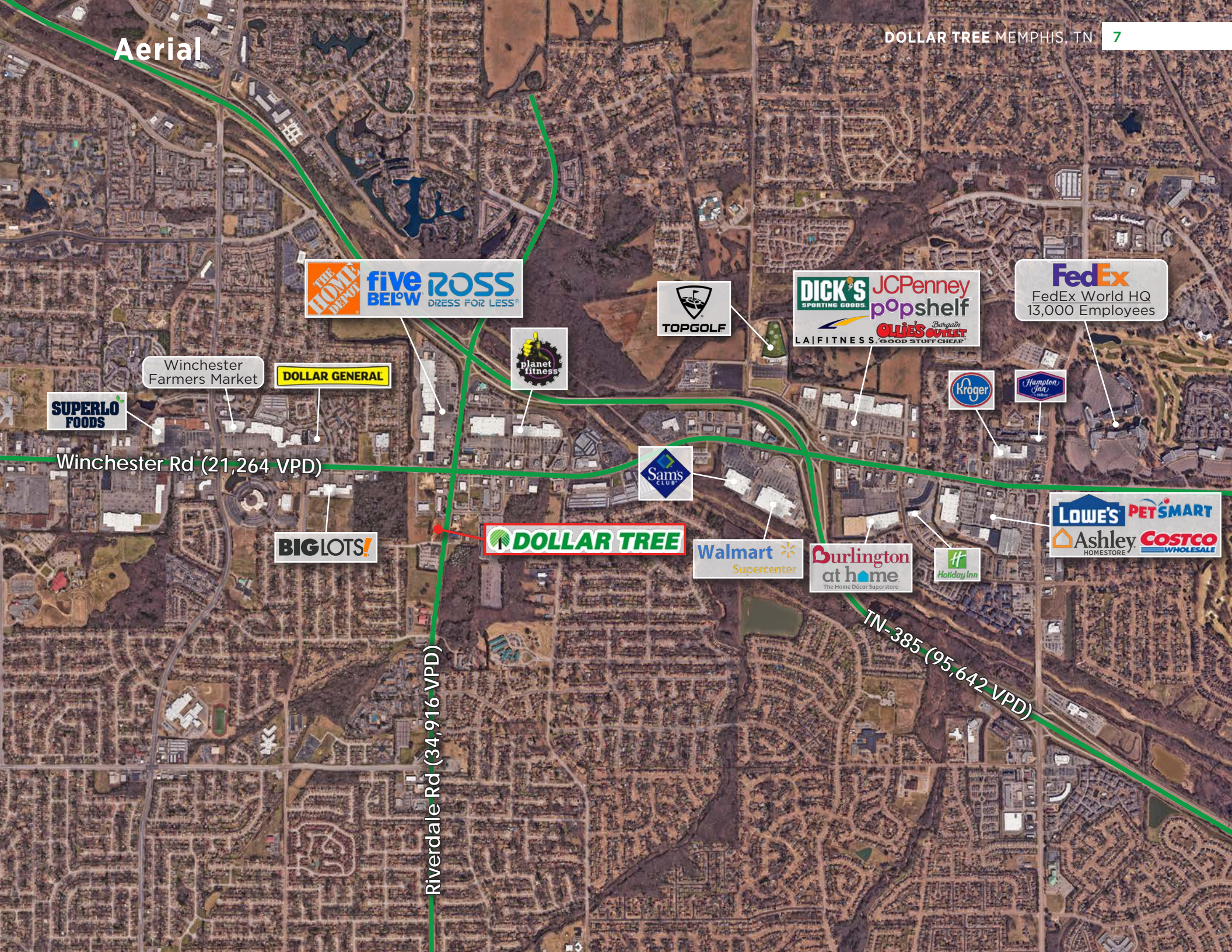
Riverdale Rd (34,916 VPD)



Aerial

DOLLAR TREE MEMPHIS, TN

7



THE HOME DEPOT
five below
ROSS
DRESS FOR LESS®

TOPGOLF

DICK'S
SPORTING GOODS
JCPenney
popshelf
CLUE'S OUTLET
BARGAIN
LA FITNESS • GOOD STUFF CHEAP

FedEx
FedEx World HQ
13,000 Employees

Winchester
Farmers Market

DOLLAR GENERAL

planet fitness

**SUPERLO
FOODS**

Winchester Rd (21,264 VPD)

**Sam's
CLUB**

BIG LOTS!

DOLLAR TREE

Walmart
Supercenter

Burlington
at home
The Home Decor Superstore

Holiday Inn

LOWE'S **PETSMART**
Ashley **COSTCO**
HOMESTORE WHOLESALE

Riverdale Rd (34,916 VPD)

TN-385 (95,642 VPD)

Memphis, TN

1 MILES

11,391
PEOPLE
\$71,578
AHHI
4,161
EMPLOYEES

3 MILES

99,067
PEOPLE
\$86,920
AHHI
36,146
EMPLOYEES

5 MILES

193,945
PEOPLE
\$107,608
AHHI
154,167
EMPLOYEES

KY

TN

Nashville
185-Mi. | 3:10 Drive

Memphis



Chattanooga
255-Mi. | 4:50 Drive

GA

AL

MS

Birmingham
200-Mi. | 3:15 Drive

Atlanta
325-Mi. | 5:30 Drive

Tenant Summary

Dollar Tree and Family Dollar are both operated by Dollar Tree, inc.

The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise comprising food and beverages, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products. It also provides apparel and accessories merchandise and seasonal merchandise as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys. As of January 23, 2023, this segment operated 8,016 stores under the Family Dollar brand; and 11 distribution centers.

The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise including candy and food, health and personal care, as well as everyday consumables, variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, soft lines, arts and crafts supplies, and other items; and seasonal goods. As of January 23, 2023, this segment operated 8,647 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and 2 distribution centers in Canada.

DOLLAR TREE QUICK FACTS

Founded	1959
Ownership	Public (NYSE: DLTR)
Number of Locations	16,000+
Headquarters	Chesapeake, VA
Guaranty	Corporate



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Exclusively Offered By



PRIMARY DEAL CONTACTS

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