

FAMILY DOLLAR 1 DOLLAR TREE

601 U.S. HWY. 51, TROY, TN

OFFERED
FOR SALE

\$1,490,000 | 8.00% CAP



Confidential Offering Memorandum

 **Atlantic**
CAPITAL PARTNERS™



Executive Summary

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

The tenant is signed to a 10-year corporate guaranteed net lease, which features (4) 4-year options and 4% rental increases in each option period. The building sits on approximately 1.10 acres of land and is located directly off U.S. Hwy 51. Dollar Tree acquired Family Dollar in 2015 and is considered the second largest discount retailer in the United States.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-10	\$119,175
1st Extension Option	11-15	\$124,425
2nd Extension Option	16-20	\$129,675
3rd Extension Option	21-25	\$134,925
4th Extension Option	26-30	\$140,175

NOI	\$119,175
CAP	8.00%
PRICE	\$1,490,000

ASSET SNAPSHOT

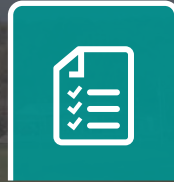
Tenant Name	Dollar Tree Family Dollar
Address	601 US Hwy. 51, Troy, TN 38260
Building Size (GLA)	10,500 SF
Land Size	1.10 AC
Year Built/Renovated	2023
Signator/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	1/21/2024
Remaining Term	9 Years
Current Annual Rent	\$119,175



 **3,877** PEOPLE
IN 5 MILE RADIUS

 **\$74,463** AHHI
IN 1 MILE RADIUS

 **15,322** VPD
ON US HWY 51



STRONG LEASE FUNDAMENTALS

Build-to-Suit Family Dollar Tree Combo Store with over 9 years remaining on the initial 10-year lease with minimal landlord responsibilities



INVESTMENT GRADE TENANT

Corporate guarantee from investment-grade tenant (S&P: BBB) | Family Dollar & Dollar Tree combo stores have a reported 20% higher sales volume than non-combo stores



IDEAL DEMOGRAPHICS

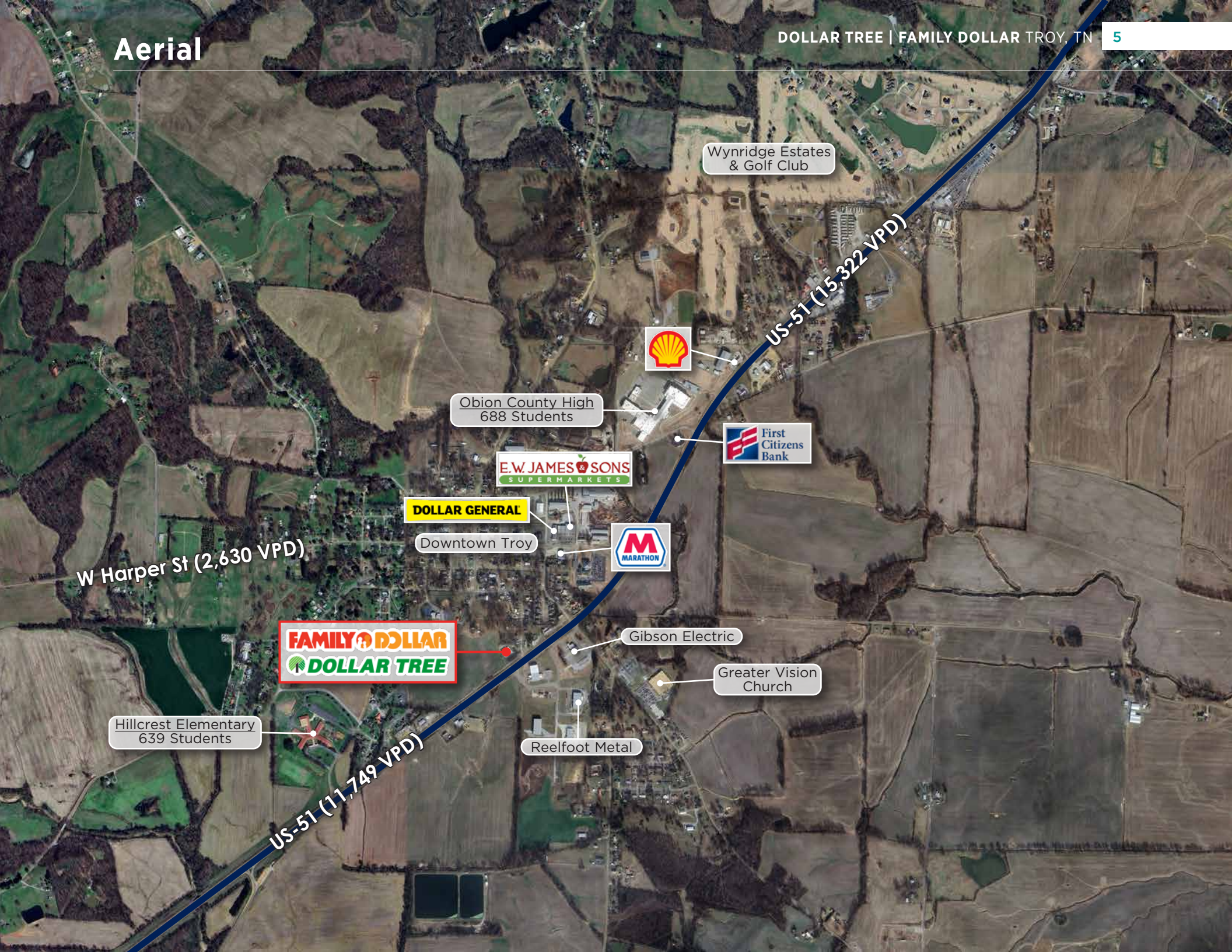
Located in a middle-class area with over 4,200 residents and an average household income of \$82K within a 5-mile radius of the site



NEW CONSTRUCTION

High quality 10,500 square foot single-tenant retail building that was completed in 2023





Wynridge Estates
& Golf Club

US-51 (15,322 VPD)



Obion County High
688 Students



E.W. JAMES & SONS
SUPERMARKETS

DOLLAR GENERAL

Downtown Troy



Gibson Electric

Greater Vision
Church

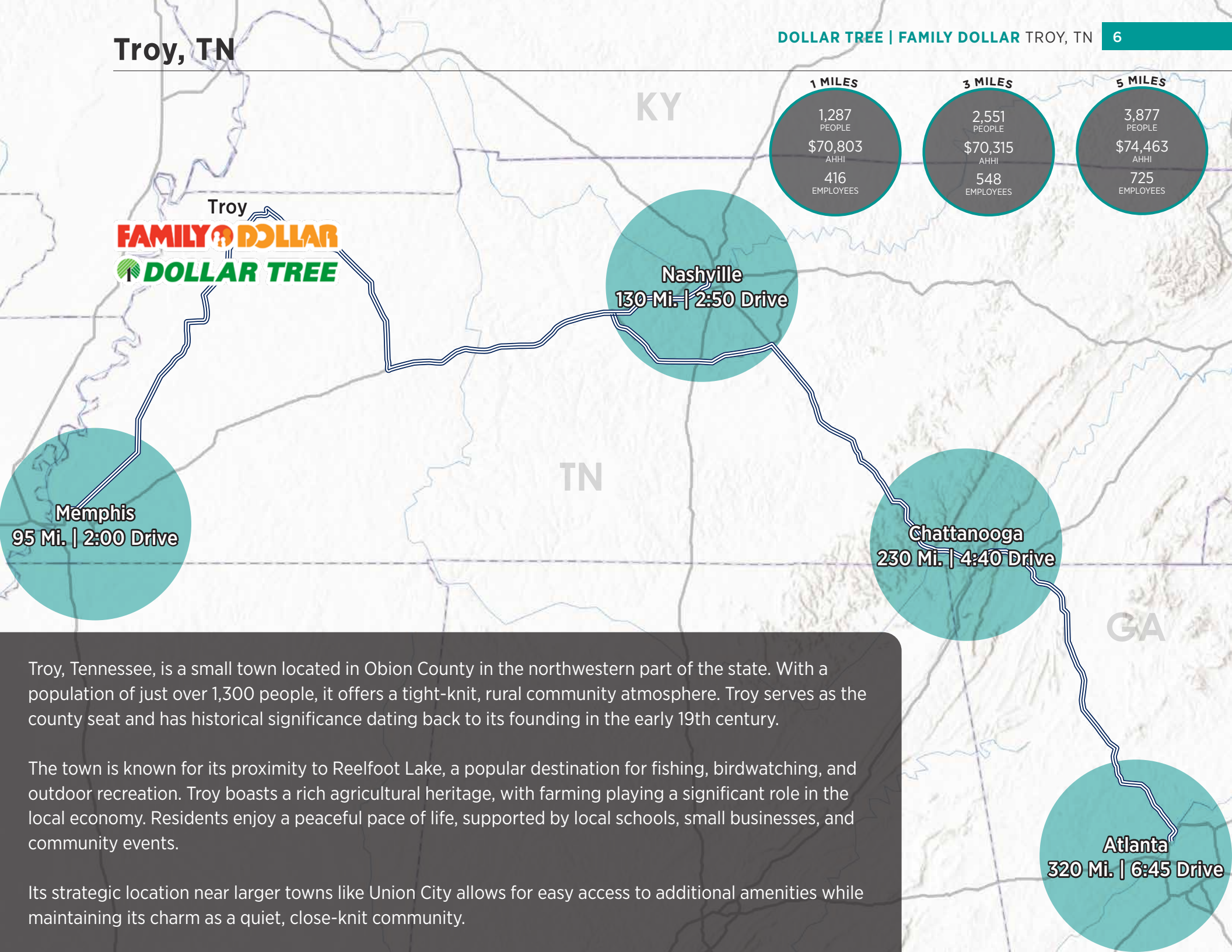
Reelfoot Metal

W Harper St (2,630 VPD)

FAMILY DOLLAR
DOLLAR TREE

Hillcrest Elementary
639 Students

US-51 (11,749 VPD)



Troy, Tennessee, is a small town located in Obion County in the northwestern part of the state. With a population of just over 1,300 people, it offers a tight-knit, rural community atmosphere. Troy serves as the county seat and has historical significance dating back to its founding in the early 19th century.

The town is known for its proximity to Reelfoot Lake, a popular destination for fishing, birdwatching, and outdoor recreation. Troy boasts a rich agricultural heritage, with farming playing a significant role in the local economy. Residents enjoy a peaceful pace of life, supported by local schools, small businesses, and community events.

Its strategic location near larger towns like Union City allows for easy access to additional amenities while maintaining its charm as a quiet, close-knit community.

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

ZACK HILGENDORF

Senior Vice President

847.722.0865

zhilgendorf@atlanticrotail.com

NICK HILGENDORF

Associate

847.414.4749

nhilgendorf@atlanticrotail.com

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