



2502 N TAYLOR AVE, GARDEN CITY, KS

**OFFERED
FOR SALE**
\$1,970,000 | 7.50% CAP

 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING
MEMORANDUM
 **LANDMARK
COMMERCIAL**
REAL ESTATE



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this brand-new Dollar Tree in Garden City, KS. Dollar Tree is signed to a ten (10) year lease with five (5) 5-year renewal options.



**DEMOGRAPHICS
FOR TENANT
SUCCESS**



**SHADOW-
ANCHORED
BY WALMART**



**15TH MOST
POPULATED
CITY**

LEASE YEARS	RENT	RETURN
Years 1 - 10	\$147,500	7.25%
Years 11 - 15 (Option 1)	\$152,500	7.50%
Years 16 - 20 (Option 2)	\$157,500	7.74%
Years 21 - 25 (Option 3)	\$162,500	7.99%
Years 26 - 30 (Option 4)	\$167,500	8.24%
Years 31 - 35 (Option 5)	\$172,500	8.48%

NOI	\$147,500
CAP Rate	7.50%
Listing Price	\$1,970,000



ASSET SNAPSHOT

Tenant	Dollar Tree
Signator/Guarantor	Dollar Tree Stores, Inc. (S&P: BBB)
Address	2502 N Taylor Ave, Garden City, KS
Building Size (GLA)	10,000 SF
Land Size	0.94 AC
Year Built	2025
Lease Type	NN
Landlord Responsibilities	Roof, Structure, & Parking Lot
Rent Commencement Date	April 1, 2025
Lease Expiration Date	March 31, 2035
Remaining Term	10 Years
Current Annual Rent	\$147,500
Rental Increases	\$5,000 Every Option Period



26,302 PEOPLE
IN 3 MILE RADIUS



\$86,829 AHHI
IN 3 MILE RADIUS



7,800 VPD
ON N TAYLOR AVE



ATTRACTIVE LEASE FUNDAMENTALS

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



INVESTMENT GRADE CREDIT

Lease is corporately guaranteed by Dollar Tree Stores, Inc. | Market Cap of \$28.3B & S&P Credit Rating of BBB



SHADOW-ANCHORED BY WALMART

Asset is shadow-anchored by a Walmart Neighborhood Market, which will act as a destination driver for Dollar Tree



DEMOGRAPHICS FOR TENANT SUCCESS

Site is located in a middle-class market, setting Dollar Tree up for success at this location | population of 27,362 and AHHI of \$66k within 3-mile radius



EXCELLENT VISIBILITY FROM MAJOR U.S. HIGHWAY

Site benefits from excellent visibility from U.S. Hwy 83, a north-south thoroughfare that runs from Texas to North Dakota (1,886 miles)



15TH MOST POPULATED CITY IN KANSAS

Garden City ranks as the 15th most populated city throughout the State of Kansas



SITE PLAN

N TAYLOR AVE 7,800 VPD



1 MILE
7,016
PEOPLE
\$81,464
AHHI

3 MILES
26,602
PEOPLE
\$86,829
AHHI

5 MILES
32,640
PEOPLE
\$88,682
AHHI

GARDEN CITY
HIGH SCHOOL

FRESENIUS
KIDNEY CARE

TRACTOR
SUPPLY CO

SCOOTER'S
COFFEE

Walmart
Supercenter

THE HOME
DEPOT

156

sam's club

Hampton
Inn

TARGET

MENARDS

KENNETH HENDERSON
MIDDLE SCHOOL
+ THE DOME

SCHULMAN CROSSING
OLD NAVY TJ-maxx
five BELOW ULTA
ROSS petco
DICK'S HOBBY
SPORTING GOODS LOBBY

GARDEN CITY PLAZA
KOHLS
Burlington
Advance! KFC
Auto Parts

DOLLAR GENERAL

ELITE FITNESS

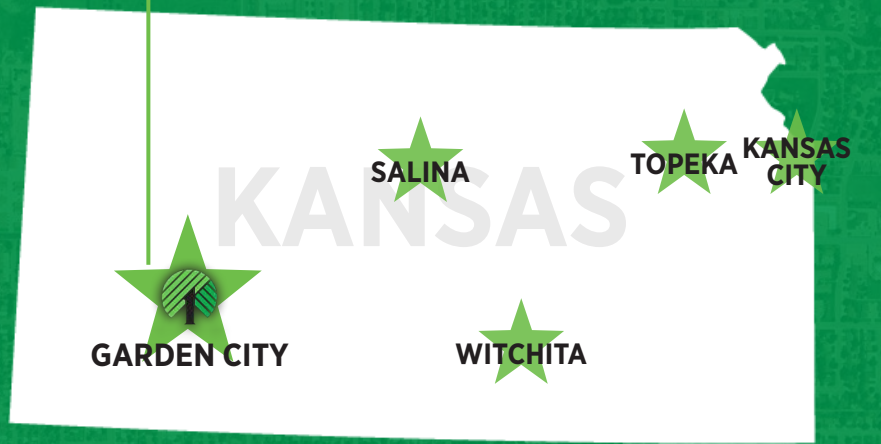


Walmart
Neighborhood Market





15TH MOST POPULATED CITY IN KANSAS
SIGNIFICANT COMMUNITY WITHIN THE STATE



N TAYLOR AVE 7,800 VPD



GARDEN CITY
HIGH SCHOOL



HORACE GOOD
MIDDLE SCHOOL



156

E KANSAS AVE 15,200 VPD



GARDEN CITY





TENANT SUMMARY

Dollar Tree is a leading American discount retail chain known for selling a variety of products, typically priced at \$1.25 or less. Founded in 1986 as “Only \$1.00” before rebranding to Dollar Tree in 1993, the company has grown into a major player in the discount retail industry. Headquartered in Chesapeake, Virginia, Dollar Tree operates over 16,000 stores across the United States and Canada. The company offers a wide range of products, including household goods, food, health and beauty items, and seasonal décor. In 2015, Dollar Tree acquired Family Dollar, expanding its footprint and market reach. Dollar Tree continues to grow through new store openings and strategic expansions, adapting to changing consumer demands. As a Fortune 500 company, it remains one of the most recognized names in the discount retail sector.



DOLLAR TREE QUICK FACTS

Founded: 1986

Headquarters: Chesapeake, VA

of Locations: 15,500 +/-

Ownership: Public

Stock Symbol: NASDAQ: DLTR

2024 Revenue: \$30.60 billion

Market Cap: \$15.3 billion





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Exclusively Offered By:



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