



FAMILY DOLLAR
2302 NW Sheridan Rd
Lawton, OK 73505

THE **Boulder** 
GROUP

BANG
REALTY

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**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Family Dollar property located in Lawton, Oklahoma. The property was constructed for Family Dollar in 2002. Since then, Family Dollar has executed several renewal options with the most recent extending the lease through December 2026. Family Dollar has one 5-year renewal option remaining with a 10% rental escalation. The lease is a modified triple net where the landlord is only responsible for the building structure. Family also reports sales at this location and has maintained consistent throughout their tenancy (inquire with broker for more information).

The 7,992 square foot property benefits from its position along NW Sheridan Road which experiences over 21,200 vehicles per day. Additionally, the subject is within proximity to three major thoroughfares for the area that include Interstate 44 (37,500 VPD), Highway 62 (29,000 VPD), & NW Cache Rd (37,600 VPD). Family is also located less than one mile from the U.S. Army's Fort Sill Military Base. Fort Sill is home to over 20,000 active-duty personnel and trainees. The Base is used to train thousands of soldiers annually in artillery and missile operations. There is a large mix of nearby retailers that include Walmart Supercenter, Sam's Club, ALDI, Goodwill, Whataburger, Raising Cane's, The Home Depot, Lowe's, and several others. There are over 82,000 people living within a five mile radius that earn an average household income of \$71,195.

Family Dollar is a leading discount retail chain in the United States, operating over 8,000 stores across 46 states. Known for its commitment to providing customers with a wide range of essential products at affordable prices, Family Dollar offers a diverse inventory including groceries, household items, apparel, and seasonal merchandise. The company's strategic focus on serving low-to-moderate-income communities ensures a steady and loyal customer base. Family Dollar's efficient supply chain management and extensive store network contribute to its robust financial performance, making it a reliable tenant and a valuable asset for investors seeking stable returns in the retail sector.

**INVESTMENT
HIGHLIGHTS:**

- 82,000+ people live within a five-mile radius
- Family Dollar has executed numerous lease renewals at this location
- Corporate guaranty
- Located along NW Sheridan Rd (21,200 VPD)
- Proximity to Interstate 44 (37,500 VPD), Highway 62 (29,000 VPD), & NW Cache Rd (37,600 VPD)
- Consistent sales figures – this location reports sales (inquire with broker)
- Minimal landlord responsibilities – Structure only
- Average household income within five miles is \$71,195
- Minutes from The United States Army's Fort Sill Military Base (20,000 personnel)
- Nearby retailers include Walmart Supercenter, Sam's Club, ALDI, Goodwill, Whataburger, Raising Cane's, The Home Depot, Lowe's, and several others



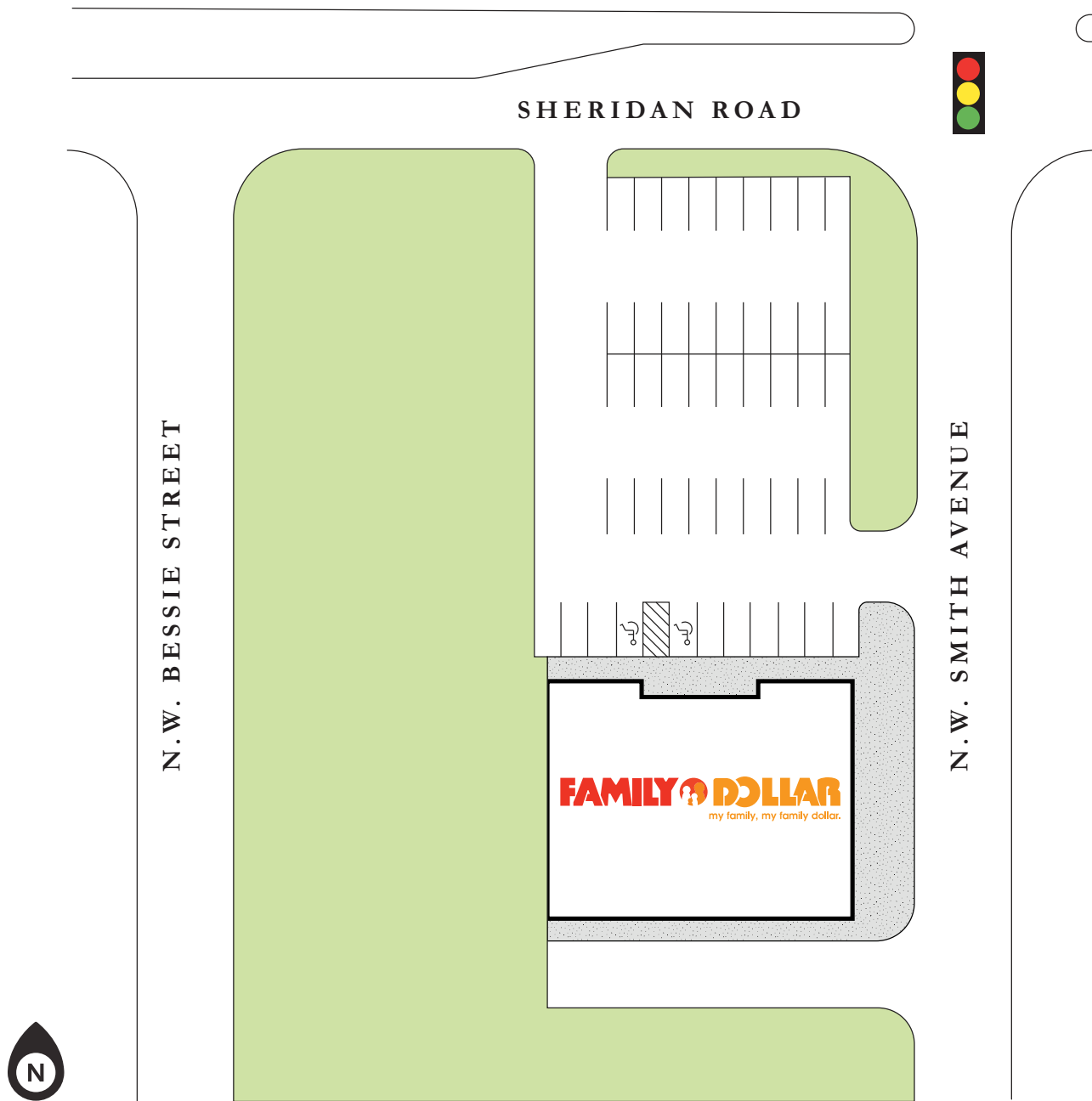
**PROPERTY
OVERVIEW:**

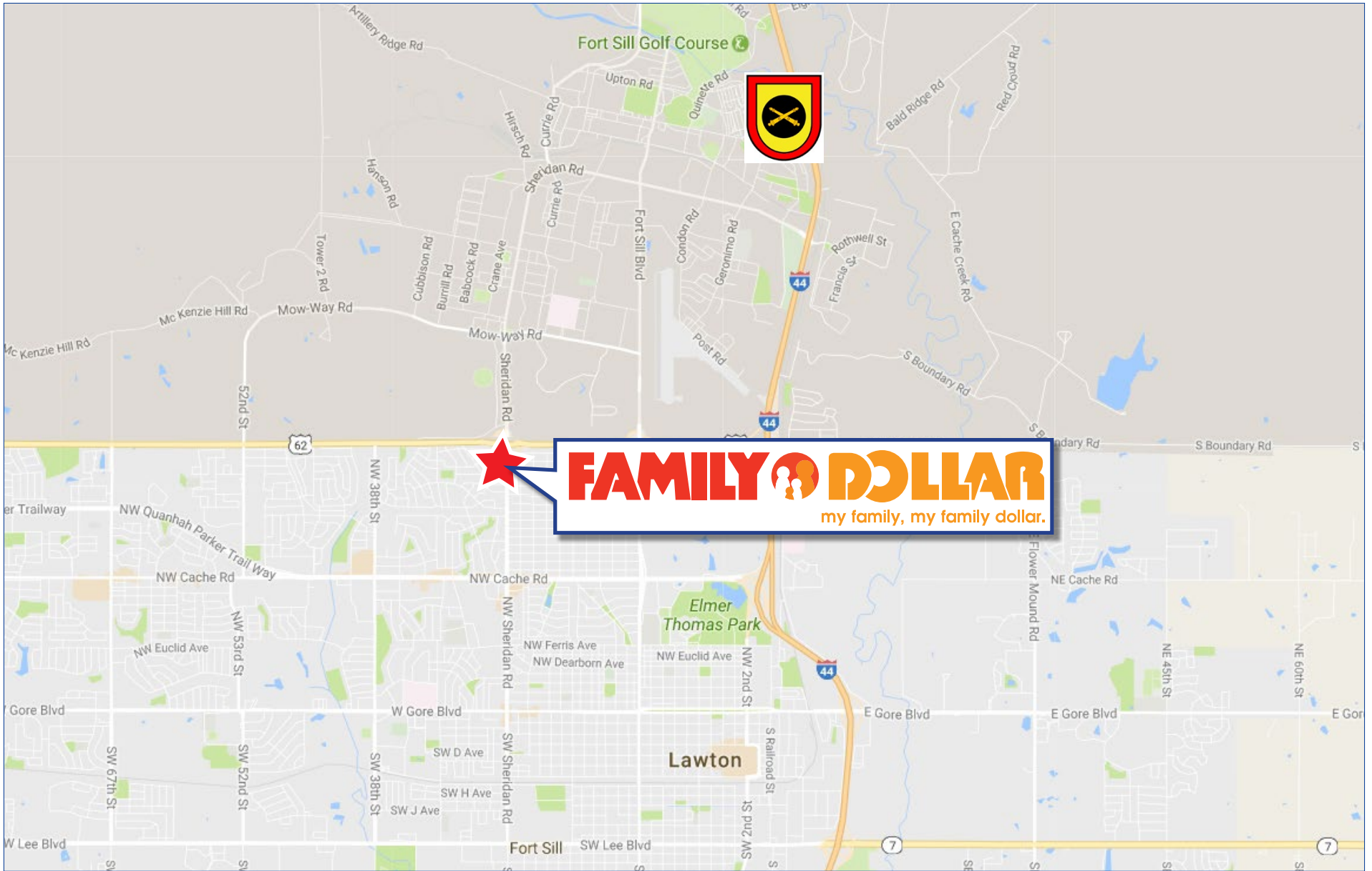
Price:	\$835,578
Cap Rate:	9.00%
Net Operating Income:	\$75,202
Rent Commencement Date:	January 27, 2002
Lease Expiration Date:	December 31, 2026
Renewal Options:	One 5-year
Rental Escalations:	10% in Each Option
Tenant:	Family Dollar Stores of Oklahoma, Inc.
Guarantor:	Corporate
Year Built:	2002
Lease Type:	NNN (Structure Only)
Building Size:	7,992 SF
Land Size:	0.64 AC











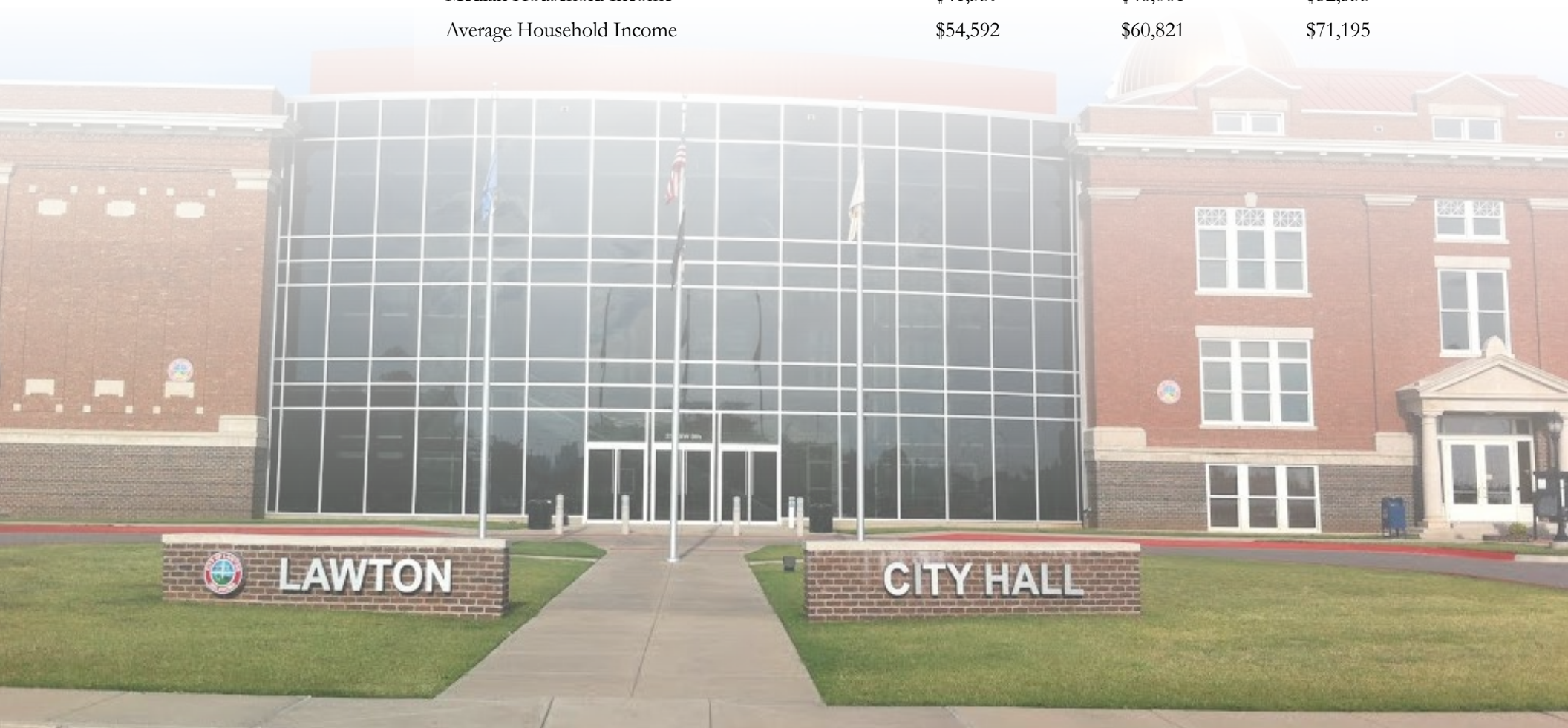
DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
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Total Population	10,450	51,968	82,248
Total Households	4,182	20,035	31,608

Income	1-Mile	3-Mile	5-Mile
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Median Household Income	\$41,339	\$46,061	\$52,533
Average Household Income	\$54,592	\$60,821	\$71,195



MARKET OVERVIEW:

Lawton, OK

Lawton is the county seat of Comanche County, in the State of Oklahoma. Located in southwestern Oklahoma, about 87 miles southwest of Oklahoma City, it is the principal city of the Lawton, Oklahoma Metropolitan Statistical Area. According to the 2010 census, Lawton’s population was 96,867, making it the fifth-largest city in the state.

Lawton is the major retail and rapidly becoming an ideal business destination in Oklahoma. The Goodyear Tire Manufacturing Facility in Lawton produces more tires than any other North American location. In addition, the retail market in the city has maintained a strong growth rate and is continuously developing due to its high-quality, low-cost business climate. The city was recognized for its low cost of doing business by Forbes Magazine.

The economy of Lawton is heavily supported by Fort Sill Military Base, where it serves as the region’s largest employer. The base consists of 70,482 people, and is one of four locations in the country for Army Basic Combat Training. Furthermore, Lawton’s primary retail trade area consists of 260,000 people.

www.cityof.lawton.ok.us



TENANT OVERVIEW:

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.

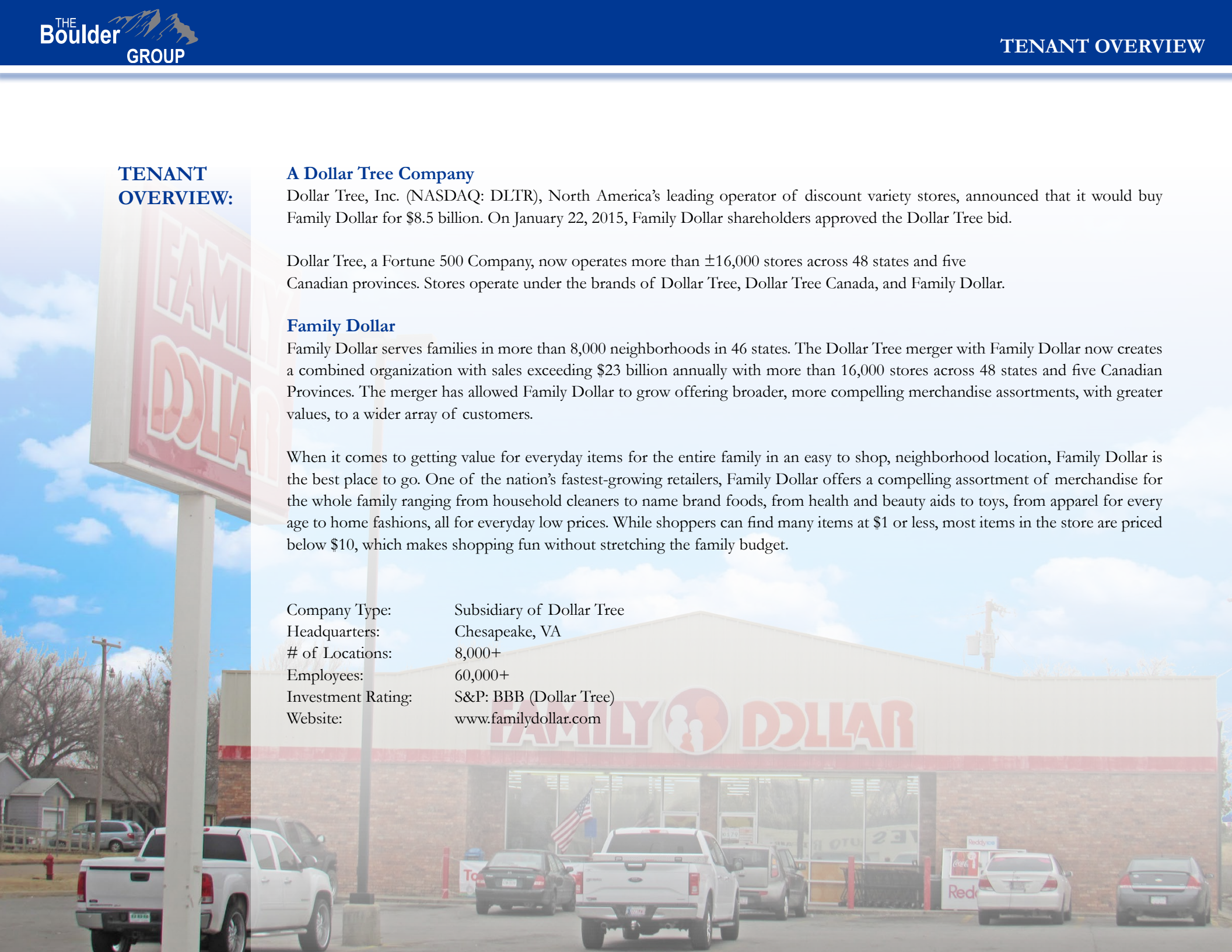
Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

Family Dollar

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 16,000 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.

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.

Company Type:	Subsidiary of Dollar Tree
Headquarters:	Chesapeake, VA
# of Locations:	8,000+
Employees:	60,000+
Investment Rating:	S&P: BBB (Dollar Tree)
Website:	www.familydollar.com





THE Boulder GROUP

Randy Blankstein
President
847.562.0003
randy@bouldergroup.com

John Feeny
Senior Vice President
847.562.9280
john@bouldergroup.com

BANG REALTY

Brian Brockman
Bang Realty-Oklahoma Inc.
License# 177814 | 513-898-1551
bor@bangrealty.com

The Boulder Group
3520 Lake Avenue, Suite 203
Wilmette, IL 60091

www.bouldergroup.com