

**LONG-TERM CORPORATE LEASE**  
*Oklahoma City MSA*



FILE PHOTO

# ADVISORY TEAM

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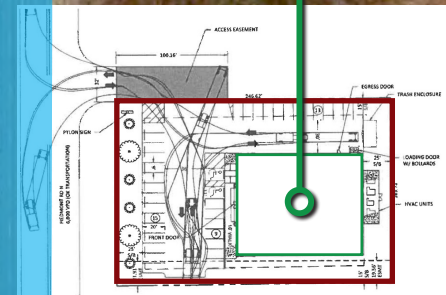
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In Conjunction with:

**LC** LANDMARK  
COMMERCIAL  
REAL ESTATE



PIEDMONT RD N | 10,124 CPD



# Highlights



## PRICE

\$1,851,000

## CAP RATE

7.50%

## NOI

\$138,810

## POINTS OF INTEREST

**Retailers | Entertainment:** Dollar General, Sonic Drive-In & Subway are less than 1/2 a mile north of the Property - the closest retailers such as Walmart, Sam's Club, Home Depot, Kohl's, Target, Hobby Lobby, T.J. Maxx, Ross, PetSmart, Joann Fabrics, Five Below & ALDI are 10 miles from the Property

**Higher Education:** 17 miles from **University of Central Oklahoma Edmond** - a public university in Edmond - the 3rd largest university in Oklahoma, offers numerous undergraduate & graduate programs with a total of 12,382 students (Fall 2025); 20 miles from **Oklahoma City University OKC** - a private university offering a variety of undergraduate bachelor's degrees, graduate master's degrees & doctoral degrees, organized into 8 colleges & 1 Methodist seminary with 2,982 students

**Healthcare:** 13 miles from **Mercy Hospital OKC** - a general medical & surgical hospital with 385 licensed beds, 2,995 hospital-based co-workers & 245 physicians

## CORPORATE GUARANTEED LEASE

8 years remaining on initial 10-year NN\* lease with \$0.50 PSF rental escalations every 5 years in renewal options

*\* Landlord is responsible for Foundation/Slab, Roof, Structural Portions of the Outer Walls and Parking Lot (replacement only & repairs over \$1,000 per year).*

## TENANT

**Dollar Tree Stores, Inc.** (NASDAQ: DLTR | S&P Credit Rating: BBB | Moody's Rating: Baa2 | a Fortune 500 Company) **operated more than 9,200 stores and 19 distribution centers across 48 states and 7 Canadian provinces under Dollar Tree & Dollar Tree Canada** brand names as of May 14, 2026

## TRAFFIC COUNTS

Positioned on a ±0.939-acre lot in growing area of Northwest Oklahoma City MSA with excellent drive-by visibility/access on Piedmont Rd where **traffic counts exceed 10,120 CPD!**

## RARE AFFLUENT 2025 DEMOGRAPHICS (5-MI)

Population	27,633
Projected Population (2030)	34,375
Historical Annual Growth (2010-2020)	7.3%
Households	9,071
Projected Households (2030)	12,630

**Average Household Income \$130,283**

# Financial Analysis

## SITE ADDRESS

701 Piedmont Road North  
Piedmont, OK 73078

## LESSEE

**Dollar Tree Stores, Inc.**

## GROSS LEASABLE AREA

±10,500 SF

## LOT SIZE

±0.939 acre

## YEAR BUILT

August 2024

## OWNERSHIP

Fee Simple (Building & Land)

## EXPENSE REIMBURSEMENT

This is an **NN lease**. Landlord is responsible for Foundation/Slab, Roof, Structural Portions of the Outer Walls and Parking Lot (replacement only & repairs over \$1,000 per year).

## LEASE TERM

8 years remaining

## RENTAL INCREASES

\$0.50 PSF in renewal options

## RENT COMMENCEMENT DATE

August 16, 2024

## EXPIRATION DATE

August 31, 2034

## OPTIONS

Five 5-year renewal options

## BUILDING

Metal (three sides faced in efis/stone)

## ROOF

Standing metal seam

## PARKING LOT

Concrete



## Rent Roll

	TERM	ANNUAL RENT	CAP RATE	
	Years 1-10	<b>08/16/24 to 08/31/34</b>	\$138,810	7.50%
<b><u>RENEWAL OPTIONS</u></b>				
	1st Option	09/01/34 to 08/31/39	\$144,060	
	2nd Option	09/01/39 to 08/31/44	\$149,310	
	3rd Option	09/01/44 to 08/31/49	\$154,560	
	4th Option	09/01/49 to 08/31/54	\$159,810	
	5th Option	09/01/54 to 08/31/59	\$165,060	

# Tenant Profile



**FORTUNE  
500**

Ranked #139 in  
2025

**Forbes**

Ranked #1082 in  
2025 for Global 2000

**NRF** National  
Retail  
Federation

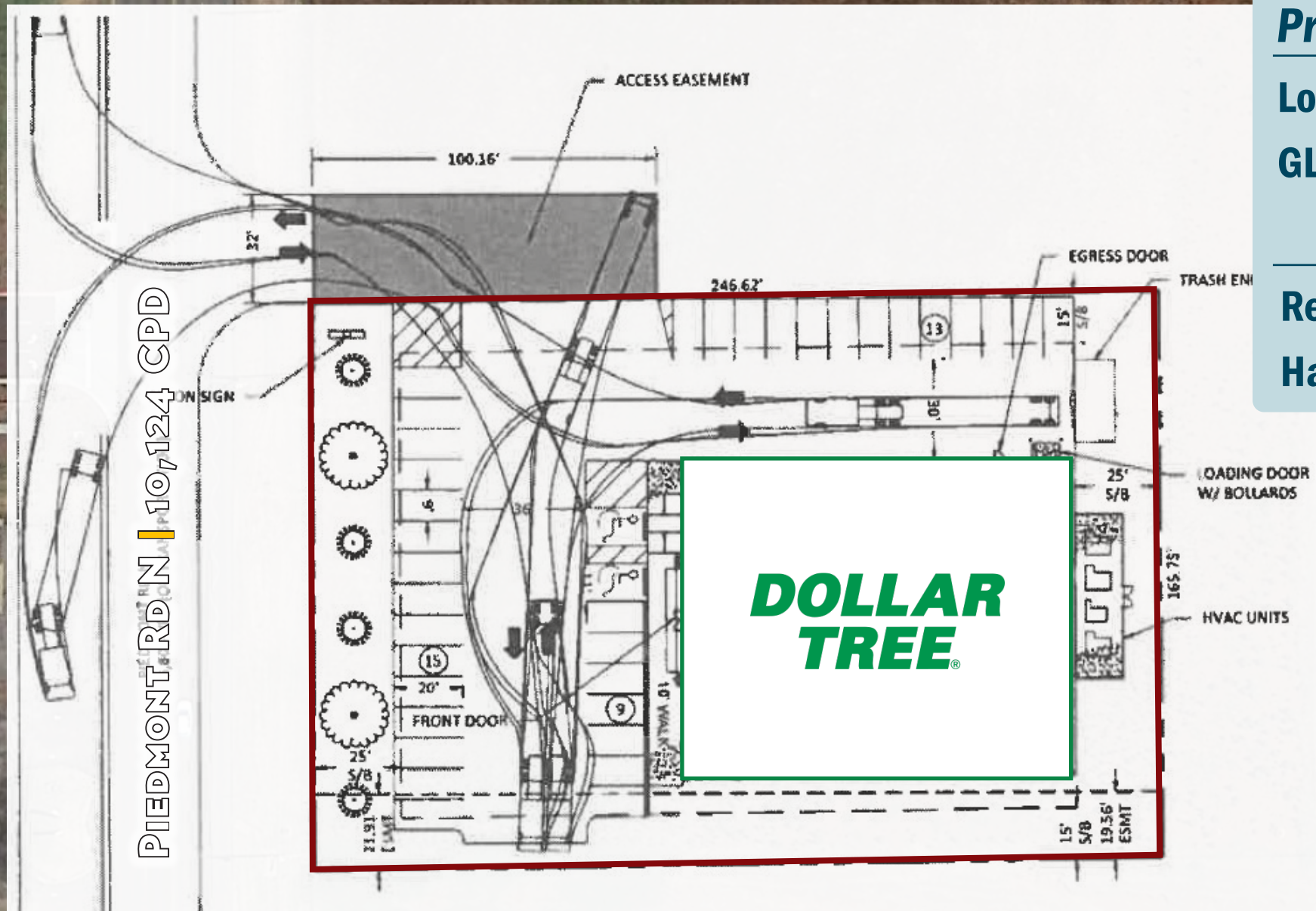
Ranked #19 in  
2025 for Top 100  
Retailers

TRADED AS	NASDAQ: DLTR
S&P CREDIT RATING	'BBB' Stable (Jan 2025)
MOODY'S RATING	'Baa2' Stable (Jul 2023)
REVENUE	\$19.3 Billion (2025)
# OF EMPLOYEES	35,181 Total Full Time Employees

With stores in thousands of communities across the U.S. and Canada, **Dollar Tree** is known for providing unparalleled values and a “thrill-of-the-hunt” shopping experience. With an ever-changing assortment of products in categories such as seasonal celebrations, party supplies, crafts, snacks, cleaning supplies, offering more thrills, more fun, and exciting new surprises every week.

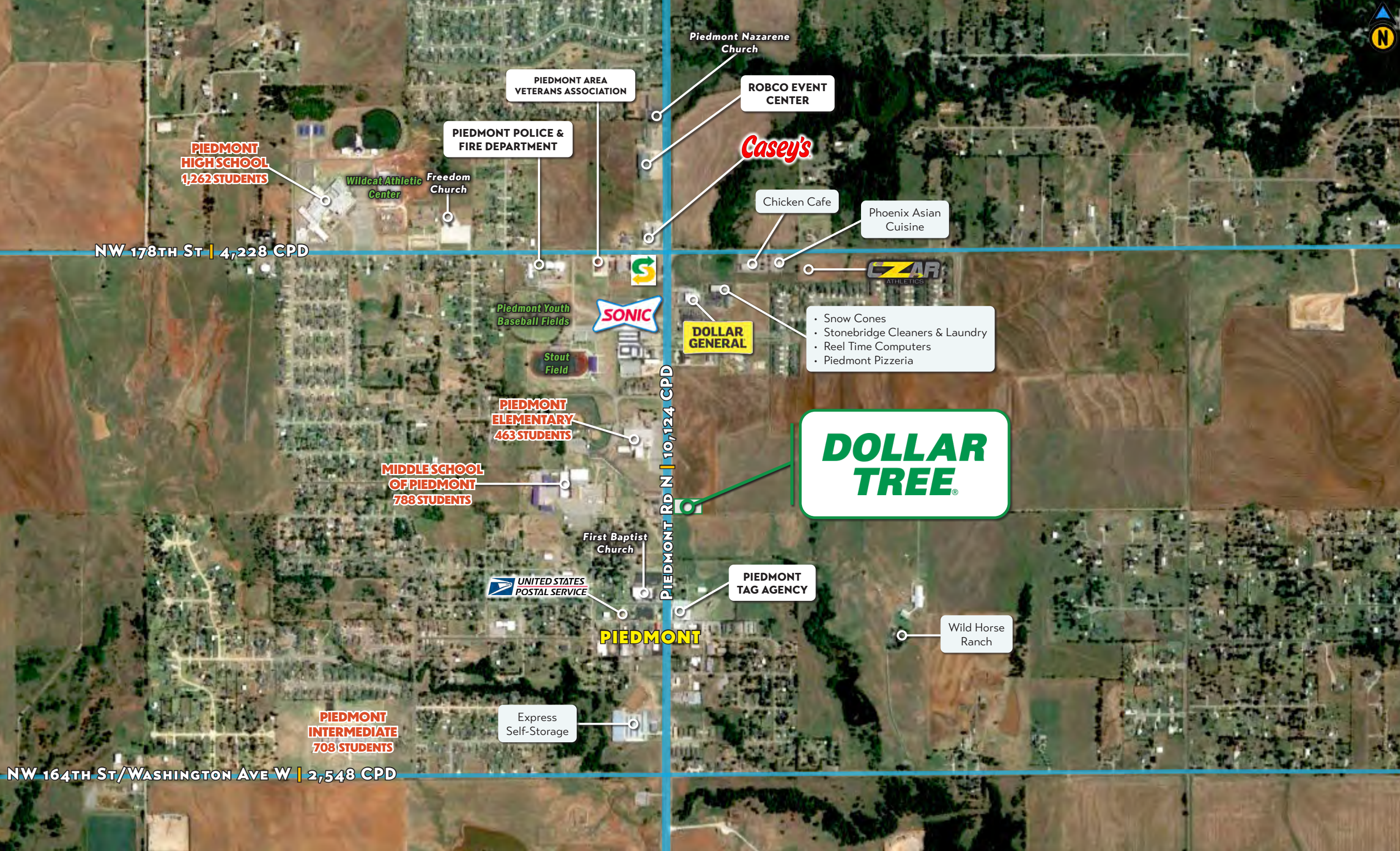
Dollar Tree was founded in 1986 and is headquartered in Chesapeake, Virginia. Dollar Tree operate more than 9,200 stores and 19 distribution centers across 48 states and 7 Canadian provinces under Dollar Tree & Dollar Tree Canada brand names as of May 14, 2026.

# Site Plan



<b>Property Specifications</b>	
<b>Lot Size</b>	<b>±0.939 acre</b>
<b>GLA</b>	<b>±10,500 SF</b>
<b>Parking Stalls</b>	
<b>Regular</b>	<b>35</b>
<b>Handicap</b>	<b>2</b>

# Piedmont



**PIEDMONT HIGH SCHOOL**  
1,262 STUDENTS

Wildcat Athletic Center

PIEDMONT POLICE & FIRE DEPARTMENT

PIEDMONT AREA VETERANS ASSOCIATION

Piedmont Nazarene Church

ROBCO EVENT CENTER

Casey's

Chicken Cafe

Phoenix Asian Cuisine

NW 178TH ST | 4,228 CPD

Piedmont Youth Baseball Fields

Stout Field

**PIEDMONT ELEMENTARY**  
463 STUDENTS

**MIDDLE SCHOOL OF PIEDMONT**  
788 STUDENTS

SONIC

DOLLAR GENERAL

- Snow Cones
- Stonebridge Cleaners & Laundry
- Reel Time Computers
- Piedmont Pizzeria

**DOLLAR TREE**

First Baptist Church

UNITED STATES POSTAL SERVICE

PIEDMONT TAG AGENCY

Wild Horse Ranch

**PIEDMONT**

**PIEDMONT INTERMEDIATE**  
708 STUDENTS

Express Self-Storage

NW 164TH ST/WASHINGTON AVE W | 2,548 CPD

# Oklahoma City Metro



**DOLLAR TREE**

**STONE RIDGE ELEMENTARY**  
546 STUDENTS

**UNIVERSITY OF CENTRAL OKLAHOMA**  
12,382 STUDENTS

**NORTHWOOD ELEMENTARY**  
441 STUDENTS

**TRACTOR SUPPLY CO**

**INTEGRIS HEALTH**  
**BAPTIST MEDICAL CENTER**  
500 BEDS

**OKLAHOMA CHRISTIAN UNIVERSITY**  
2,823 STUDENTS

City of **EL RENO**

**Oklahoma City UNIVERSITY**  
2,982 STUDENTS

**Oklahoma Children's Hospital**  
314 BEDS

**Health UNIVERSITY OF OKLAHOMA**  
**MEDICAL CENTER**  
355 INPATIENT BEDS & 78 ICU BEDS W/ 2,862 STUDENTS

**REDLANDS COMMUNITY COLLEGE**  
1,917 STUDENTS

City of **YUKON**

**OKC Fairgrounds**

**OKLAHOMA CITY**

**OKC OUTLETS**  
Featured stores such as Under Armour, Adidas, Coach, Le Creuset, Nike Factory Store, Puma Outlet, J. Crew Factory, Michael Kors Outlet, Kate Spade New York, Perry Ellis, Polo Ralph Laurent, Tommy Hilfiger, The North Face, etc.

**CANADIAN COUNTY EXPO & EVENT CENTER**

**INTEGRIS HEALTH**  
**SOUTHWEST MEDICAL CENTER**  
334 BEDS

**TINKER AIR FORCE BASE**  
Headquarters of the Air Force Materiel Command's Oklahoma City Air Logistics Center, which is the worldwide manager for a wide range of aircraft, engines, missiles, software & avionics & accessories components with an economic impact of \$6.47 billion FY 2022

**WILL ROGERS WORLD AIRPORT**  
This airport sits on 8,081 acres with 4 runways. Airlines servicing OKC include Southwest, United, Delta, American, Alaska, Allegiant, Frontier & Breeze. There were a total of 3,950,806 passengers in 2022.

**MID-AMERICA CHRISTIAN UNIVERSITY**  
2,442 STUDENTS

**OCCC**  
OKLAHOMA CITY COMMUNITY COLLEGE  
16,490 STUDENTS

# Piedmont Synopsis

**Piedmont** is a city primarily in Canadian County, partly in Kingfisher County. It is a part of the Oklahoma City Metropolitan Area.

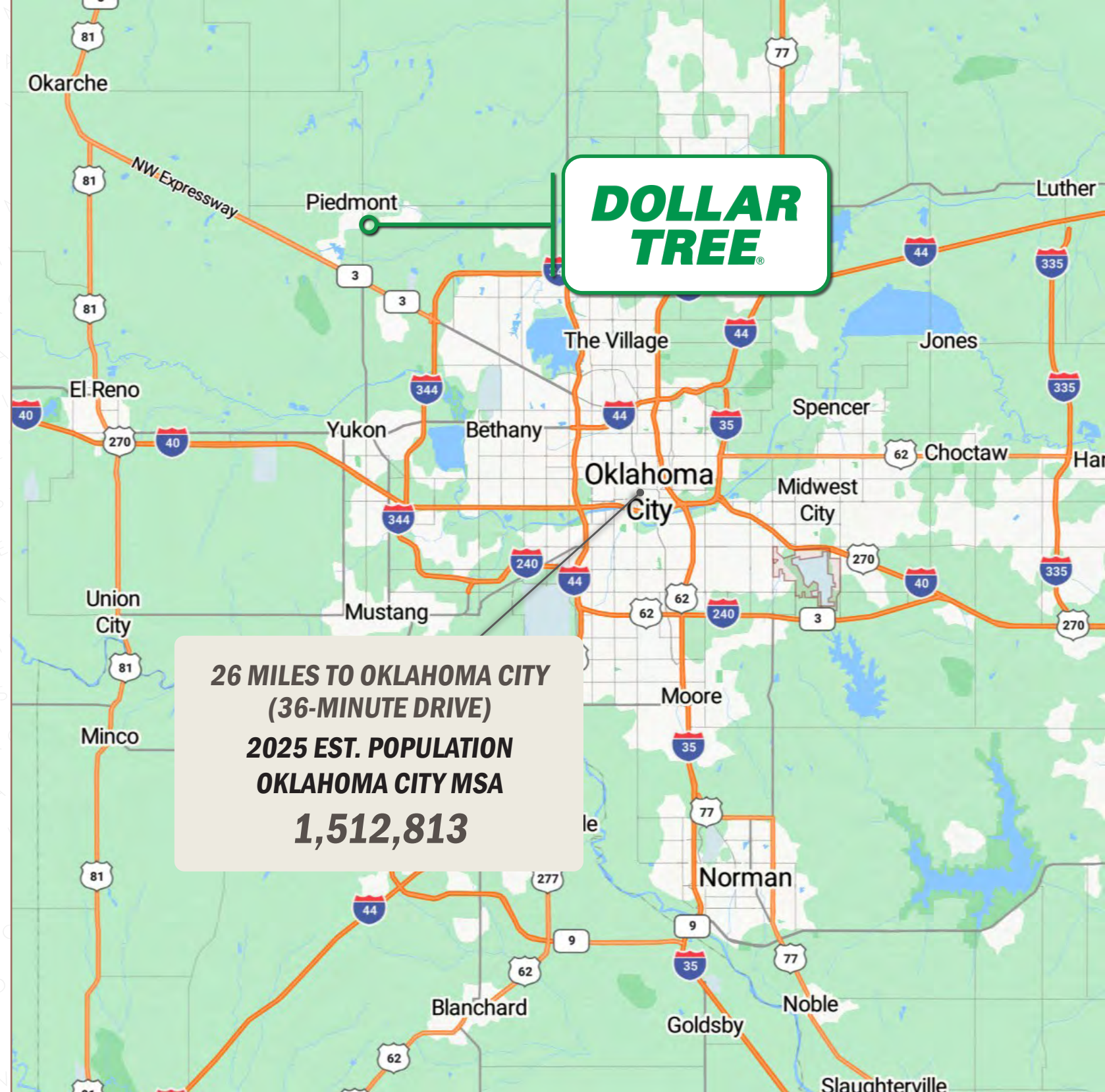
**The City of Oklahoma City (OKC)** is the capital & most populous city in Oklahoma. Oklahoma City has one of the world's largest livestock markets. Oil, natural gas, petroleum products, and related industries are its economy's largest sector. The city is in the middle of an active oil field, and oil derricks dot the capitol grounds. The federal government employs a large number of workers at Tinker Air Force Base and the United States Department of Transportation's Mike Monroney Aeronautical Center (which house offices of the Federal Aviation Administration and the Transportation Department's Enterprise Service Center, respectively).

The city is headquarters to **two Fortune 500 companies: Chesapeake Energy** and **Devon Energy**, as well as being home to **Love's Travel Stops & Country Stores**, which is ranked thirteenth on Forbes' list of private companies.

**Top 5 Employers in OKC** includes: **State of Oklahoma, United States Federal Aviation Administration, Integris Health, University of Oklahoma Health Sciences Center** and **Paycom**. Other major corporations include the **United Parcel Service, Farmers Insurance Group, Great Plains Coca-Cola Bottling Company, Deaconess Hospital, Johnson Controls, MidFirst Bank, Rose State College, and Continental Resources**.

## 2025 Demographics

	1-MI	3-MI	5-MI
Population	2,441	10,525	27,633
2030 Projected Population	2,819	13,250	34,375
Households	833	3,444	9,071
<b>Historical Annual Growth (2010-2020)</b>	<b>1.9%</b>	<b>6.0%</b>	<b>7.3%</b>
Labor Population Age 16+	1,901	8,050	20,996
Median Age	37.5	36.4	35.9
<b>Average Household Income</b>	<b>\$93,173</b>	<b>\$110,738</b>	<b>\$130,283</b>



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## FOR MORE INFORMATION:

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