

# OFFERING MEMORANDUM



**FAMILY DOLLAR - STRONG REPORTED SALES**  
READING, PENNSYLVANIA

**S** **SCHUCHERT**  
RETAIL GROUP

In Association with Brian Brockman  
A Licensed Pennsylvania Broker #RM432816

An aerial photograph of a town, likely in Pennsylvania, showing a mix of residential and commercial buildings. In the foreground, a yellow and red Family Dollar store is prominent. The town is surrounded by trees with autumn foliage, and hills are visible in the background under a blue sky with scattered clouds.

**S** SCHUCHERT  
RETAIL GROUP

**EXCLUSIVELY LISTED BY:**

**JOE SCHUCHERT, CCIM**

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172

**JIM SCHUCHERT, CCIM**

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414

**BRIAN BROCKMAN**

Bang Realty-Pennsylvania Inc.

bor@bangrealty.com

D 513.898.1551

PA License #RM432816



## INVESTMENT SUMMARY



LIST PRICE  
**\$1,094,377**



PROPERTY ADDRESS  
**433 W. DOUGLASS ST.  
READING, PA 19601**



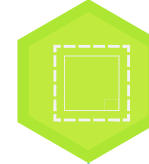
CAP RATE  
**9.00%**



ANNUAL RENT  
**\$98,494.08**



BUILDING SIZE  
**9,100 SQ. FT.**



LAND AREA  
**0.36 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**NN**



LEASE TERM REMAINING  
**3+ YEARS**



LEASE EXPIRATION  
**12/31/2027**



RENEWAL OPTIONS  
**1 - 5 YEAR**



RENT INCREASES  
**10% IN OPTION**



PARKING  
**10 SPACES**



YEAR REMODELED  
**2005**



PARCEL NUMBER  
**15530755344649**



TRAFFIC COUNTS  
**9,216 VPD**

# INVESTMENT HIGHLIGHTS

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## FAMILY DOLLAR CORPORATE LEASE:

- 3.20 Years Remaining in Existing Term (Lease Exp: 12/31/2027)
- One (1) – Five (5) Year Option at 10% Rental Increase

## LONG TERM OPERATING HISTORY - 19+ YEARS:

- Family Dollar Has Operated at This Location Since 2005
- Tenant Has Exercised Every Option with No Landlord Concessions at the 10% Rental Increase

## STRONG PERFORMING STORE:

- Tenant Required to Report Store Sales Annually (Contact Agent for Details)
- 2023 Rent to Sales Ratio = 4.90%

## NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof, Parking Lot & Structure
- Tenant is Responsible for Maintenance and Repair/Replacement of HVAC Units
- Tenant is Responsible for Snow Removal, Restriping of Parking Area

## PROXIMITY FROM READING, PENNSYLVANIA:

- Allentown, PA | 35 Miles
- Wilmington, DE | 56 Miles
- Philadelphia, PA | 58 Miles
- Newark, NJ | 113 Miles
- New York, NY | 123 Miles
- Washington, D.C. | 138 Miles
- Pittsburgh, PA | 262 Miles

## TRADE AREA DEMOGRAPHICS:

- 1-Mile: 30,675 Residents; \$66,411 Average Household Income
- 3-Mile: 138,317 Residents; \$80,435 Average Household Income
- 5-Mile: 217,742 Residents; \$92,989 Average Household Income
- 7-Mile: 256,694 Residents; \$99,433 Average Household Income

## TENANT:

- Strong Corporate Guaranty (NASDAQ: "DLTR") - Dollar Tree, Inc. Is Rated "BBB-" by Standard & Poor's
- 16,388 Stores as of August 3, 2024
- Ranked #137 on the Fortune 500 List
- In 2022, Net Sales Increased 7.6% to a Company-Record of \$28.3 Billion
- Net Income of \$1.6 Billion of 2022, a 24.3% Increase Compared to the Prior Year









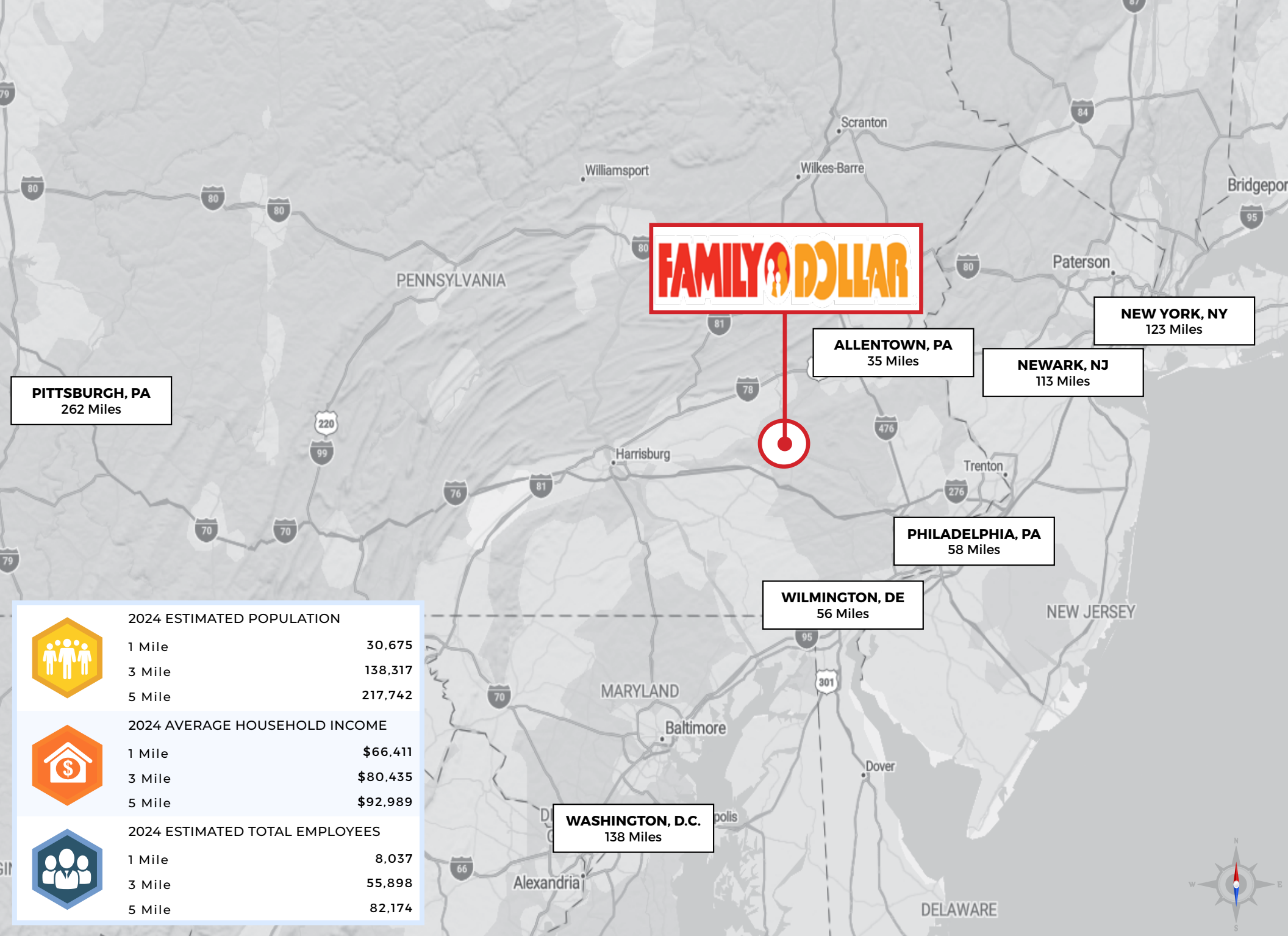




# FAMILY DOLLAR

SME





# AREA OVERVIEW



## READING, PENNSYLVANIA

Reading is a city in and the county seat of Berks County, Pennsylvania, United States. The city had a population of 95,112 at the 2020 census and is the fourth-most populous city in Pennsylvania after Philadelphia, Pittsburgh, and Allentown. Reading is located in the southeastern part of the state and is the principal city of the Greater Reading area, which had 420,152 residents in 2020.

Reading gives its name to the now-defunct Reading Company, also known as the Reading Railroad and since acquired by Conrail, that played a vital role in transporting anthracite coal from Pennsylvania's Coal Region to major East Coast markets through the Port of Philadelphia for much of the 19th and 20th centuries. Reading Railroad is one of the four railroad properties in the classic U.S. version of the Monopoly board game. Reading was one of the first localities where outlet shopping became a tourist industry. It has been known as "The Pretzel City" because numerous local pretzel bakeries are based in the city and its suburbs; currently, Bachman, Dieffenbach, Tom Sturgis, and Unique Pretzel bakeries call the Reading area home. In recent years, the Reading area has become a destination for cyclists with more than 125 miles of trails in five major preserves; the region is an International Mountain Bicycling Association ride center.



# AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2024 Estimated Population	30,675	138,317	217,742	256,694
2029 Projected Population	31,116	139,503	219,806	259,250
2020 Census Population	29,456	134,272	212,804	251,969
Projected Annual Growth: 2024 to 2029	0.28%	0.17%	0.18%	0.19%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2024 Estimated Households	11,072	50,473	82,086	96,919
2029 Projected Households	11,318	51,274	83,446	98,574
2020 Census Households	10,475	48,547	79,502	94,215
Projected Annual Growth: 2024 to 2029	0.44%	0.31%	0.33%	0.34%
Average Household Size	2.73	2.64	2.56	2.57



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2024 Average Household Income	\$66,411	\$80,435	\$92,989	\$99,433
2024 Median Household Income	\$48,392	\$60,347	\$71,174	\$76,235
2024 Per Capita Income	\$24,113	\$29,630	\$35,281	\$37,754



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2024 Housing Units	11,072	50,473	82,086	96,919
2024 Owner-Occupied Units	4,011	23,686	47,151	59,742
2024 Renter Occupied Housing Units	7,061	26,787	34,935	37,177



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2024 Businesses	917	4,580	6,824	7,827
2024 Employees	8,037	55,898	82,174	92,612

# TENANT OVERVIEW



**STOCK**  
NASDAQ: DLTR



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$14.56 Billion



**FORTUNE 500**  
#137



**YEAR FOUNDED**  
1986



**HEADQUARTERS**  
Chesapeake, Virginia



**STORES**  
16,388



**NO. EMPLOYEES**  
207,000

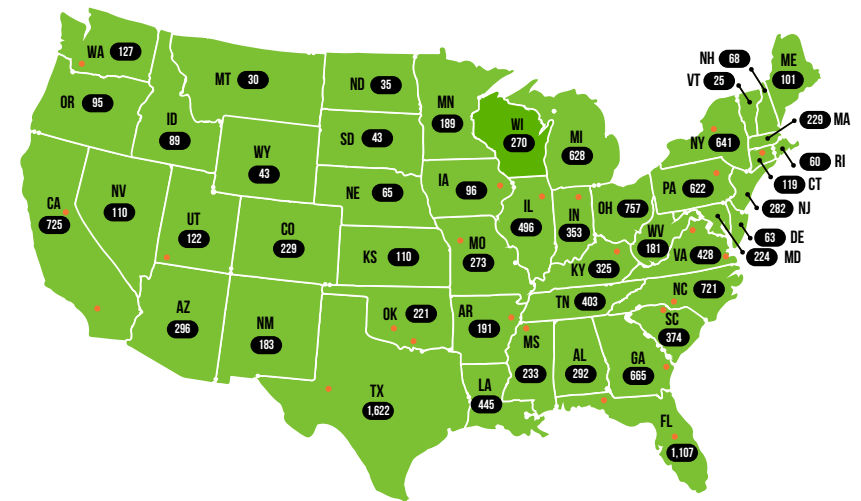
## ABOUT

Dollar Tree, Inc., ranked 137 on the Fortune 500 list, is a leading operator of discount variety stores that have served North America for more than 30 years. The Company operates more than 16,388 stores across 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 207,000 associates. With two iconic brands, Dollar Tree and Family Dollar, and a world-renowned merchandising team, the Company has transformed its store formats to serve customers in all types of geographic markets. Dollar Tree is known for its “thrill-of-the-hunt” shopping experience where customers discover new treasures every week, all at a tremendous value. Family Dollar, known as “the neighborhood discount store,” provides customers with a quality, high-value assortment of basic necessities and seasonal merchandise.

The Dollar Tree segment includes 8,627 stores operating under the Dollar Tree and Dollar Tree Canada brand and seventeen distribution centers. The Family Dollar segment includes 7,761 stores operating under the Family Dollar brand and ten distribution centers.

**16,388 STORES** | IN 48 STATES | AS OF 08/03/2024

● STORES  
● DISTRIBUTION CENTER



## CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail 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. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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**EXCLUSIVELY  
LISTED BY:**

**JOE SCHUCHERT, CCIM**  
Co-Founder & Managing Partner

joe@schuchert.com  
D 310.935.4732  
M 310.971.3116  
CA License #0197312

**JIM SCHUCHERT, CCIM**  
Co-Founder & Managing Partner

jim@schuchert.com  
D 310.321.4020  
M 310.971.3892  
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