

FAMILY DOLLAR DOLLAR TREE

3181 HIGHWAY 3630,
ANNVILLE, KY 40402



OFFERING MEMORANDUM

CBRE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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INVESTMENT SUMMARY



PRICING

\$1,572,000



CAP RATE

7.75%



NOI

\$121,800



LEASE EXPIRATION

JANUARY 2034



GUARANTEE

CORPORATE

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR | DOLLAR TREE COMBO STORE

This is a Family Dollar/Dollar Tree dual concept store, which enables shoppers access to both the low-priced everyday items from Family Dollar as well as the rotating/seasonal \$1 offerings of Dollar tree. This concept has been very successful, with approximately 1,200 combo stores opened as of 2025. Overall, the dual concept stores are reporting 20% more same store sales compared to standalone Family Dollar stores.

CORPORATE GUARANTEE FROM INVESTMENT GRADE TENANT

The lease is corporately guaranteed by Family Dollar Stores, LLC. Family Dollar's parent company, Dollar Tree, Inc., is publicly traded on NASDAQ under the ticker "DLTR" and carries an S&P investment grade credit rating of BBB.

ACROSS FROM HOTBED OF INDUSTRIAL EMPLOYERS

The site is across the street from an industrial park which features employers such as DTS Industries, Bear Precision Coating, J C Tec Industries, Jackson County-McKee Industrial Development Authority, and more. This helps to provide growth for the community and drives traffic and sales to the store.

STRATEGIC LOCATION

The subject property benefits from its location positioned with on Highway 3630, the main throughfare going through the city of Annnville. It also benefits from being within close proximity to other national retailers and prominent locations including Dollar General, Annnville Christian Academy, and Worthington Community Park.

DOUBLE NET (NN) LEASE

The subject property operates under a 10-year Double Net (NN) lease, resulting in minimal landlord responsibilities. Tenant is responsible for payment of taxes, property insurance, utilities, and most repairs & maintenance at the site. Landlord's responsibilities are limited to liability insurance and repair and maintenance of the fire sprinkler system, roof, structure, & parking areas.

PREMIER DOLLAR STORE BRAND

Dollar Tree, Inc. is an American multi-price-point discount retailer headquartered in Chesapeake, VA that operates both the Dollar Tree and Family Dollar brands. It is a nationally recognized retailer, operating over 16,300+ stores in the United States and Canada, which are supported by a network of 24 distribution centers. In 2014, Dollar Tree acquired Family Dollar for \$8.5 billion.

LEASE ABSTRACT

Tenant	Family Dollar/Dollar Tree
Address	3181 Highway 3630, Annville, KY 40402
Price	\$1,572,000
Cap Rate	7.75%
NOI	\$121,800
Gross Leaseable Area	10,500 SF
Lot Size	1.34 AC
Year Built	2023

Lease Type	Double Net (NN)
Original Lease Term	10 Years
Rent Commencement Date	January 2024
Lease Expiration Date	January 2034
Term Remaining	9 Years
Rental Increases	\$0.50 PSF Each Option
Renewal Options	Four, Four-Year
Lease Guarantor	Corporate

Taxes:	Landlord shall pay all Real Property Taxes as and when the same become due and payable, and in all events before the same become delinquent. Commencing as of the Rent Commencement Date, simultaneously with its regularly scheduled monthly payments of Base Rent, Tenant shall pay to Landlord an amount equal to one-twelfth (1/12th) of Tenant's Proportionate Share of Real Property Taxes for the current tax year as reasonably estimated by Landlord.
Insurance:	Landlord, at Landlord's sole expense, shall carry commercial general liability insurance covering the Premises, with a minimum limit of \$1,000,000 for any casualty resulting in bodily injury, death, or property damage for each occurrence and a minimum limit of \$2,000,000 general aggregate and an umbrella policy with minimum additional coverage of \$1,000,000. Tenant, at Tenant's sole expense, shall carry commercial general liability insurance covering the Premises with a minimum limit of \$1,000,000 for any casualty resulting in bodily injury, death, or property damage for each occurrence and a minimum limit of \$2,000,000 general aggregate and an umbrella policy with minimum additional coverage of \$3,000,000. Landlord shall maintain property insurance in an amount equal to 80% of the insurable value of the Premises. Tenant shall reimburse Landlord for the property insurance, however shall have no obligation to pay or reimburse Landlord for any other insurance premiums or costs.
Utilities:	Prior to opening the Premises for business, Tenant shall have all utilities serving the Premises (electric, natural gas, water, sewer, and telephone) placed in Tenant's name. Tenant shall pay all utility bills with respect to utilities consumed in the Premises during the Lease Term directly to the appropriate service provider. Landlord shall provide and maintain all necessary pipes, mains, conduits, wires, and cables leading to the Building (including those which cross the parking lot and other portions of the Premises) for water, sewer, gas, electricity, and telephone service.
Repairs & Maintenance:	Landlord shall be obligated to: a) keep the foundations, roof, floor, slab, and structural portions of the outer walls of the Building in good repair and condition, b) maintain, repair, and replace the fire sprinkler system, fire alarm system, and other fire equipment, and c) maintain, repair and replace the parking areas, drive aisles, parking lot and other exterior lighting on the Premises. Tenant shall be obligated to keep the Building in good condition and repair, including, but not limited to, exterior and interior doors, windows, plate glass, and showcases surrounding the Building, electrical, plumbing, and sewer systems, and all portions of the store front area, routine maintenance of the parking lot, including seasonal landscaping, and Tenant shall be further obligated to perform all parking lot repairs up to an aggregate sum of \$1,000 per year. Tenant shall also maintain and repair the HVAC system.
Right of First Refusal:	If Landlord receives a bona fide offer to purchase the Premises that the Landlord intends to accept, Landlord will deliver to Tenant written notice of all terms of such offer. If Tenant elects to exercise its right of first refusal, they will do so by providing written notice to Landlord within 5 Business Days after its receipt of Landlord's notice.

RENT SCHEDULE				
Period	Lease Years	Annual Base Rent	Annual Base Rent PSF	Increases
Initial Term	1-10	\$121,800.00	\$11.60	-
First Renewal Term	11-15	\$127,050.00	\$12.10	\$0.50/SF
Second Renewal Term	16-20	\$132,300.00	\$12.60	\$0.50/SF
Third Renewal Term	21-25	\$137,550.00	\$13.10	\$0.50/SF
Fourth Renewal Term	26-30	\$142,800.00	\$13.60	\$0.50/SF

SITE PLAN



TENANT OVERVIEW

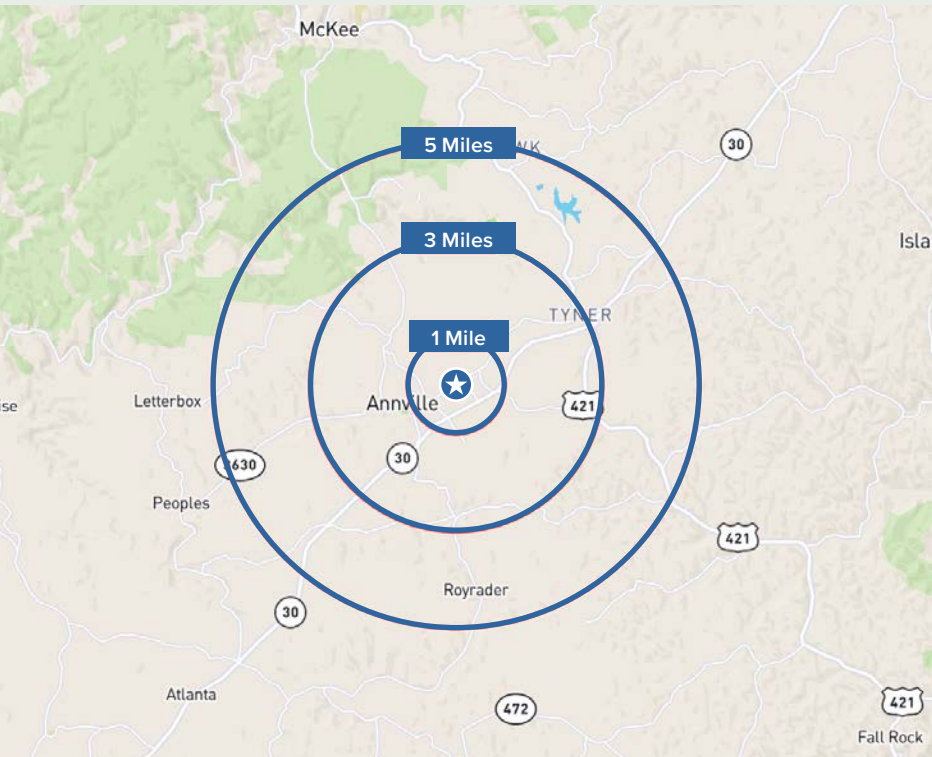


Tenant Name	Dollar Tree
Business Summary	Dollar Tree, Inc. is the operator of two discount variety retail store chains; Dollar Tree and Family Dollar. Dollar Tree, founded in 1986, has grown to over 8,600+ stores, along with 15 distribution centers in the United States. Dollar Tree offers merchandise at the fixed price of \$1.25. It sells every day goods including consumables such as candy and refrigerated food, stationary, housewares, toys and gifts, , arts and crafts supplies, as well as seasonal goods throughout the year. The company is publicly traded on NASDAQ under the “DLTR” ticker and carries an investment grade credit rating of “BBB” from S&P.
Tenant Name	Family Dollar
Business Summary	The Family Dollar portion of the business sells the same general merchandise but also an expanded range of goods, including apparel and electronics. There are over 8,200+ stores operating under the Family Dollar brand in the United States, with 11 distribution centers. Family Dollar was founded in 1959 and is headquartered out of Charlotte, NC. In 2014, Dollar Tree announced it would be buying Family Dollar for \$8.5 billion.
Lease Signatory	Family Dollar Stores of Kentucky, LP
Website	www.familydollar.com , www.dollartree.com
Guaranty	Corporate
Sector	Discount Retailer
Number of Locations	16,300+

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population - Current Year Estimate	579	2,747	5,169
HOUSEHOLD INCOME			
2024 Average Household Income	\$59,660	\$60,949	\$62,978
2024 Median Household Income	\$51,304	\$53,006	\$54,546

Source: CBRE Research



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