

DOLLAR TREE

2301 LINCOLNTON HWY CHERRYVILLE, NC 28021



REPRESENTATIVE PHOTO



VIEW DRONE
FOOTAGE



10-YEAR LEASE WITH LIMITED
LANDLORD RESPONSIBILITIES



EXCELLENT ACCESS AND
VISIBILITY TO 14,542 VPD
ALONG LINCOLNTON HIGHWAY



ADJACENT TO WALMART
SUPERCENTER WITH 37,253
RESIDENTS IN PRIMARY
TRADE AREA

► CLICK TO VIEW DRONE FOOTAGE



14,542 VPD

SUBJECT PROPERTY



LINCOLNTON HWY

RESIDENTIAL COMMUNITIES
37,253 RESIDENTS IN
PRIMARY TRADE AREA

► CLICK TO VIEW DRONE FOOTAGE



DOWNTOWN CHERRYVILLE
3 MILES



14,542 VPD

LINCOLNTON HWY



SUBJECT
PROPERTY

RESIDENTIAL
COMMUNITIES
37,253 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



2301 LINCOLNTON HWY
CHERRYVILLE, NC 28021

\$2,193,000

7.35% CAP RATE



GROSS LEASABLE AREA

9,882± SF



LOT SIZE

1.46± ACRES



YEAR BUILT

2024



NOI

\$161,175

LEASE SUMMARY

LEASE TYPE	NNN
ROOF & STRUCTURE	Landlord Responsible
TENANT	Dollar Tree Stores, Inc.
LEASE TERM	10 Year
RENT COMMENCEMENT	2/6/2025
RENT EXPIRATION	2/5/2035
INCREASES	In Renewal Options
OPTIONS	Three, 5-year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEARS 1-10	\$13,431	\$161,175
OPTION 1	\$13,843	\$166,116
OPTION 2	\$14,255	\$171,057
OPTION 3	\$14,667	\$175,998

INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- **10-Year Lease with Rent Increases in Renewal Options** – limited landlord responsibilities with roof warranty
- **Brand New 2024 Construction** – latest prototype and design
- **Investment Grade Credit Rated Tenant** – rated 'BBB' by S&P (NASDAQ: DLTR)
- **Dollar Tree Generated \$30.6 Billion Revenue in 2023** – 8% increase over 2022 revenue (\$28.33 billion)



PROXIMITY

- **37,253 Residents in Primary Trade Area** – \$82,212 average household income
- **Excellent Access and Visibility to 14,542 VPD** – along Lincolnton Highway
- **Adjacent to Walmart Supercenter** – surrounded by national tenants including Scooter's Coffee, Ace Hardware, Main St. Family Urgent Care and Murphy USA
- **Minutes to Carolina Lithium Project** – a proposed project that would be one of the world's only fully integrated lithium sites generating billions in economic impact and job creation
- **7 Miles to Gaston College** – over 1,400 students and 400 employees
- **Surrounded by Several K-12 Schools** – 1,491 combined students

ADDITIONAL PHOTOS

TAKEN OCTOBER 13TH, 2024



TENANT OVERVIEW

DOLLAR TREE

Dollar Tree, Inc. is a leading American discount retailer operating under the brands Dollar Tree, Family Dollar, and Dollar Tree Canada. With 16,397 locations across 48 U.S. states and five Canadian provinces as of August 2024, the company offers a wide range of affordable products, focusing on everyday essentials, seasonal items, and general merchandise. Dollar Tree stores are known for offering products at \$1.25 or less, while Family Dollar serves low- and middle-income customers with a variety of low-cost items.

In 2023, Dollar Tree, Inc. generated \$28.332 billion in total revenue, a 7.64% increase from the previous year. This growth was driven by store expansions, increased customer demand, and enhancements in product offerings. The company continues to strengthen its market position in the competitive retail sector by delivering value-based shopping experiences for budget-conscious consumers.

Alongside its retail presence, Dollar Tree has focused on improving operational efficiency and enhancing customer experiences through initiatives like expanding digital capabilities and optimizing inventory management. By leveraging data analytics and improving its supply chain, Dollar Tree maintains a low-cost structure while offering a diverse product range. Positioned for continued expansion, the company aims to grow its footprint across the U.S. and Canada, solidifying its leadership in the discount retail space.

WWW.DOLLARTREE.COM



TOTAL LOCATIONS

16,300+

48 STATES & 5 CANADIAN PROVINCES



HEADQUARTERS

CHESAPEAKE

VIRGINIA



2023 TOTAL REVENUE

\$28.332B

DEMOGRAPHICS CHERRYVILLE

POPULATION	3 MI	5 MI	7 MI
2024 Total	7,082	18,580	37,253
2010 Total	6,968	18,568	36,849
2000 Total	6,313	17,374	35,111
Total Daytime Population	6,708	14,983	30,478
HOUSEHOLDS	3 MI	5 MI	7 MI
2024 Total Households	2,862	7,491	15,179
INCOME	3 MI	5 MI	7 MI
2024 Median Income	\$62,487	\$63,282	\$62,208
2024 Average Income	\$78,741	\$82,413	\$82,212

HIGHLIGHTS

37,253 Total Population within 7 Miles

\$82,413 Average Income within 5 Mile

15,179 Total Households within 7 Miles



REPRESENTATIVE PHOTO

DRONE FOOTAGE



SITE OVERVIEW

LOT SIZE

1.46±

ACRES

VPD

14,542

ALONG LINCOLNTON
HIGHWAY

PARKING

40

SPACES

NEARBY TENANTS

WALMART, ACE HARWARE,
LOWE'S, WALGREENS, ALDI,
MCDONALD'S AND MORE

DAYTIME POPULATION

30,478

TOTAL



CHERRYVILLE, NORTH CAROLINA



WELCOME TO CHERRYVILLE

Cherryville, North Carolina, is a small city located in Gaston County, in the western part of the state. With a population of just over 6,000, Cherryville offers a close-knit, community-oriented environment. The town is known for its rich history, including its roots in the textile industry and its cultural traditions, such as the annual Cherry Blossom Festival and the New Year's Shooters event, a unique celebration that has been a local custom since the 1800s. Cherryville also offers scenic rural surroundings, making it a quiet yet charming place to live or visit. Its proximity to larger cities like Charlotte provides residents with access to urban amenities while maintaining a small-town atmosphere.

ATTRACTI0NS



Cherryville, offers unique attractions for visitors, including the Cherryville Historical Museum, which highlights the town's rich heritage and textile history. The town is also known for its Cherryville New Year's Shooters, a tradition featuring musket firing during New Year's celebrations. Outdoor enthusiasts can enjoy Rudisill Park's peaceful walking trails and picnic areas. The annual Cherry Blossom Festival brings the community together with live music, food, and family-friendly activities, offering an authentic small-town experience. For those seeking a quiet getaway with historical and cultural significance, Cherryville is an inviting destination.

EDUCATION



Cherryville, offers a range of educational opportunities through its public schools, which are part of the Gaston County Schools system. Cherryville Elementary, W.B. Beam Intermediate, and Cherryville High School serve the community's students, providing a solid foundation from early childhood through high school. Cherryville High School is notable for its strong athletics programs and commitment to academic excellence. The town also benefits from its proximity to higher education institutions, such as Gaston College and other nearby universities, allowing residents access to further educational and vocational training. Education in Cherryville is community-focused, with schools actively involved in local events and traditions.

ECONOMY



Cherryville's economy is a mix of small businesses, light industry, and agriculture, with deep roots in the textile industry. While manufacturing has declined, Cherryville is home to several local industries and mid-sized companies that provide employment. The town's proximity to Charlotte allows some residents to commute for work while supporting the local economy through retail and services. Agriculture, including poultry farming, also plays a role in surrounding rural areas. Cherryville benefits from local events and traditions, like the Cherry Blossom Festival, which bring visitors and economic activity to the town.

TRANSPORTATION



Cherryville, is primarily a car-dependent town, with most residents relying on personal vehicles for transportation. The town is connected to nearby cities like Gastonia and Charlotte via major roads, including NC Highway 150 and NC Highway 274, making commuting accessible. While public transportation options within Cherryville are limited, residents can access regional transit services in nearby Gastonia, which provide connections to Charlotte and other areas. The nearest major airport is Charlotte Douglas International Airport, located about 40 miles away, offering domestic and international flights. Cherryville's transportation infrastructure supports its small-town character while offering access to larger urban centers.

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