



# DOLLAR TREE FULL CORP. GUARANTEE

25332 STRAUGHN SCHOOL ROAD, ANDALUSIA, AL 36421

REPRESENTATIVE PHOTO

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY:

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## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

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CINCINNATI , OH 45241  
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## INVESTMENT SUMMARY

List Price:	\$1,536,585
Current NOI:	\$126,000
Initial Cap Rate:	8.20%
Land Acreage:	1 +/- Acre
Year Built	2024
Building Size:	10,500 SF
Price PSF:	\$146.34
Lease Type:	NN
Lease Term:	10 Years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,500 SF Family Dollar/Dollar Tree hybrid store located in Andalusia, AL. The property is encumbered with a ten year double net lease, leaving minimal landlord responsibilities. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB” which is classified as investment grade.

This Store is highly visible as it is strategically positioned along Straughn School Road in the city of Andalusia. The ten mile population is 20,770 with the ten mile average household income at \$65,824. These are above-average demographics for a Dollar Store. This investment will offer a new owner success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores.



PRICE \$1,536,585



CAP RATE 8.20%



LEASE TYPE NN



TERM REMAINING 10 Years

## INVESTMENT HIGHLIGHTS

- New Construction | Opened Q2 2024
- 10 Year NN Lease
- Investment Credit Tenant | S&P Rating: BBB
- **Rare Dollar Tree Lease Guarantee (Not Family Dollar)**
- Ten Mile Average Household Income \$65,824
- Ten Mile Population is 20,770
- Extremely Rare DOLLAR TREE CORP Guarantee

## FINANCIAL SUMMARY

INCOME		PER SF
<b>Gross Income</b>	<b>\$126,000.00</b>	<b>\$12.00</b>
EXPENSE		PER SF
<b>Gross Expenses</b>	<b>-</b>	<b>-</b>
<b>NET OPERATING INCOME</b>	<b>\$126,000.00</b>	<b>\$12.00</b>

## PROPERTY SUMMARY

Year Built:	2024
Lot Size:	1 +/- Acre
Building Size:	10,500 SF
Zoning:	Commercial
Construction Style:	Prototype

## LEASE SUMMARY

Tenant:	Family Dollar/Dollar Tree
Lease Type:	NN
Primary Lease Term:	10 Years
Annual Rent:	\$126,000.00
Rent PSF:	\$12.00
Landlord Responsibilities:	Roof, Structure, and Parking Lot
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	06/01/2024
Lease Expiration Date:	06/01/2034
Lease Term Remaining:	10 Years
Rent Bumps:	\$.50/PSF in Options
Renewal Options:	Three, 5 Year Renewal Options
Lease Guarantor:	Dollar Tree Inc.
Lease Guarantor Strength:	BBB
Tenant Website:	www.dollartree.com



**GROSS SALES:**  
\$22.25 BILLION



**STORE COUNT:**  
15,000+



**GUARANTOR:**  
DOLLAR TREE

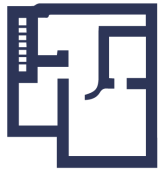


**S&P:**  
BBB

# FAMILY DOLLAR/DOLLAR TREE

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	RENT PER SF/YR
Family Dollar/Dollar Tree	10,500	2024	2034	\$126,000.00	\$12.00
<b>Totals/Averages</b>	<b>10,500</b>			<b>\$126,000.00</b>	<b>\$12.00</b>



TOTAL SF  
10,500



TOTAL ANNUAL RENT  
\$126,000.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$12.00



NUMBER OF TENANTS  
1



## OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.2 Billion
Net Income:	\$1.7 Billion
Net Worth:	\$16.3 Billion
Headquarters:	Norfolk, VA
Website:	www.DollarTree.com

## TENANT HIGHLIGHTS

- S&P Rating of BBB | Investment Grade Credit
- Recently Acquired by Dollar Tree for \$9.5 Billion
- Operates in 44 States Over 8,000 Locations
- \$22.246 Billion in Company Revenue
- Ranked #134 on Fortune 500

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
1-10	\$126,000.00	\$10,500.00
Option 1	\$131,250.00	\$10,937.50
Option 2	\$136,500.00	\$11,375.00
Option 3	\$141,750.00	\$11,812.50

## FAMILY DOLLAR

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina Opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960's, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion.

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.



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Actual Property - Photo Taken 6/29/23



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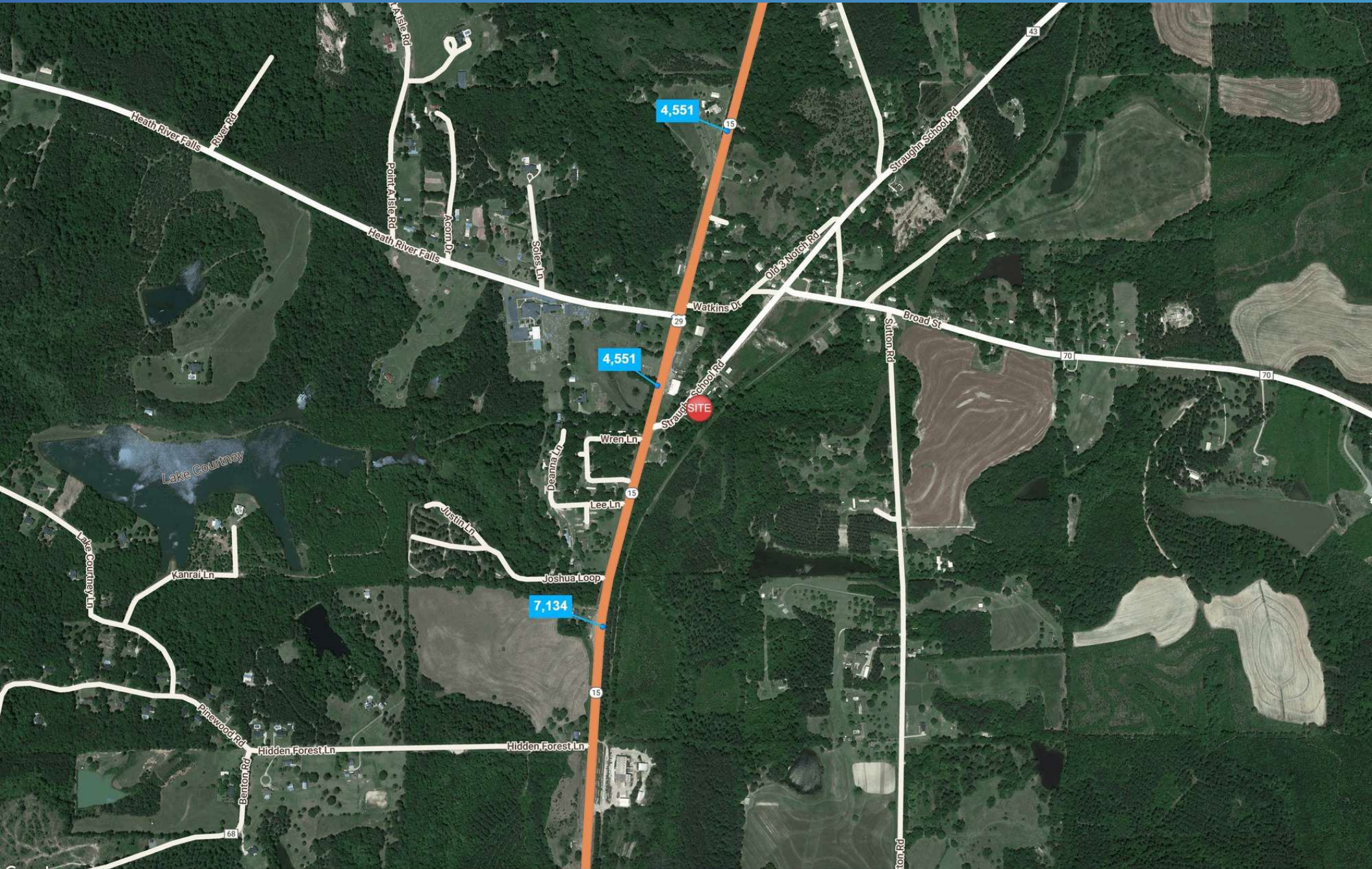
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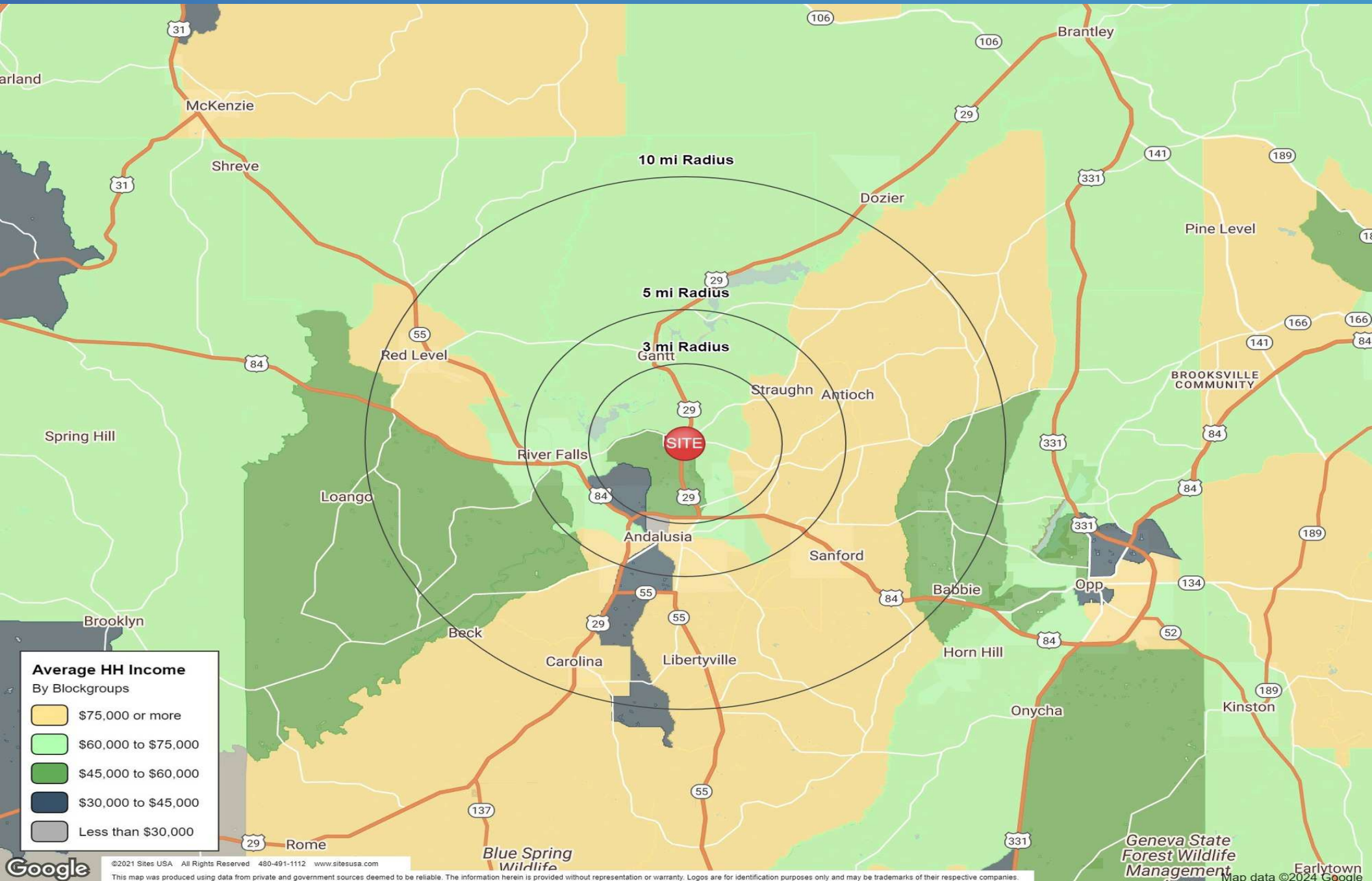
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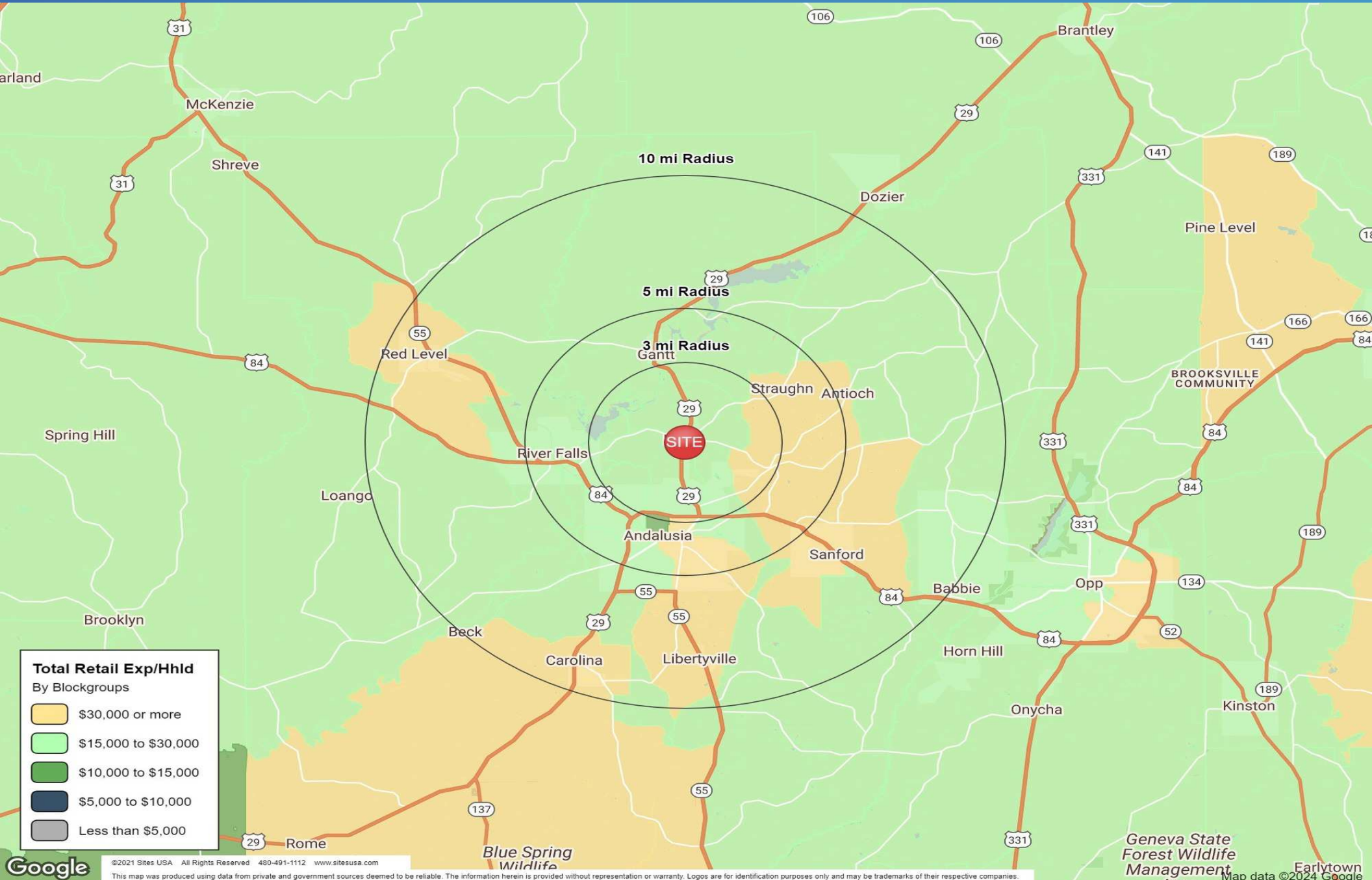
**Average HH Income**  
By Blockgroups

-  \$75,000 or more
-  \$60,000 to \$75,000
-  \$45,000 to \$60,000
-  \$30,000 to \$45,000
-  Less than \$30,000



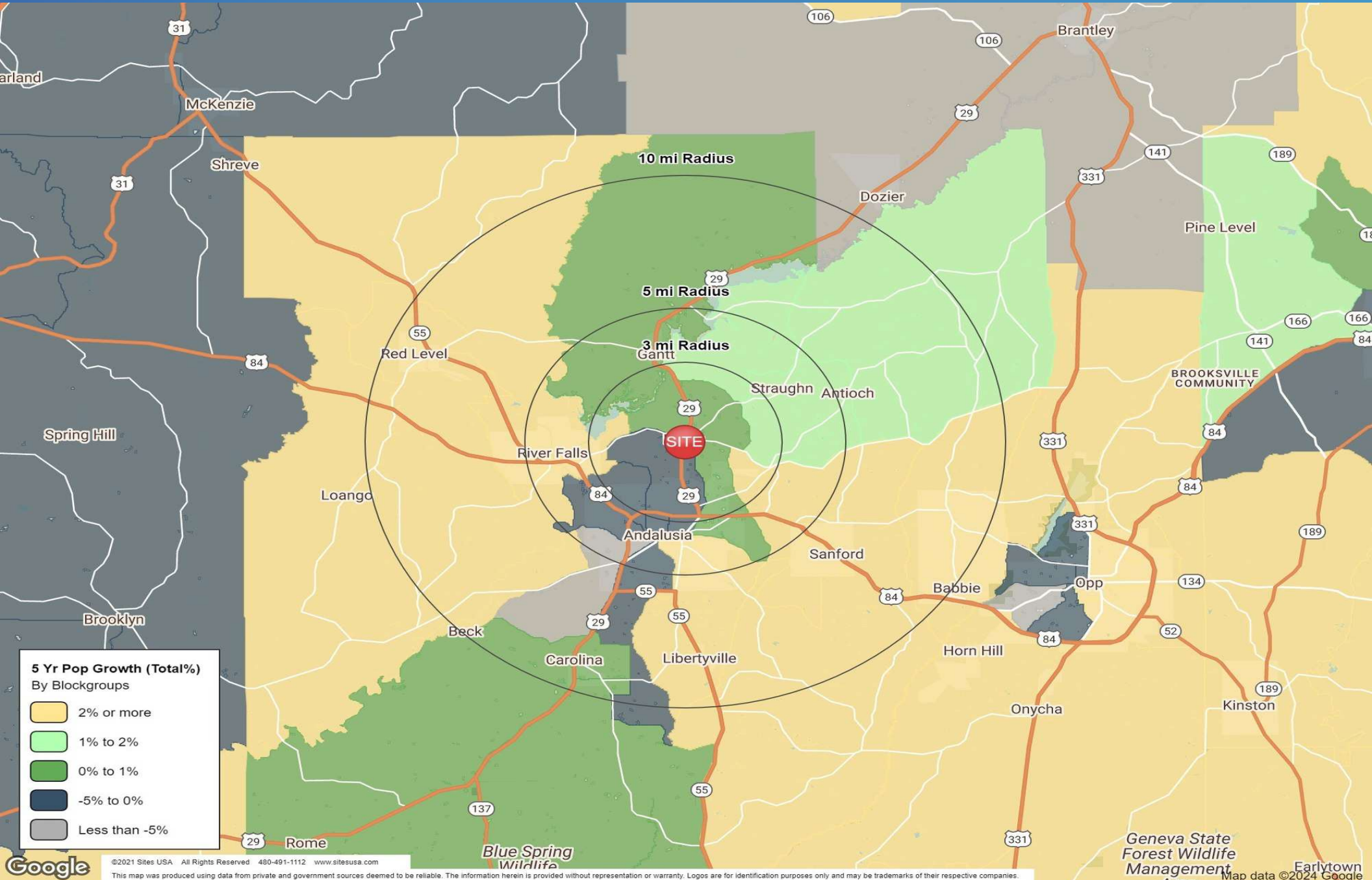
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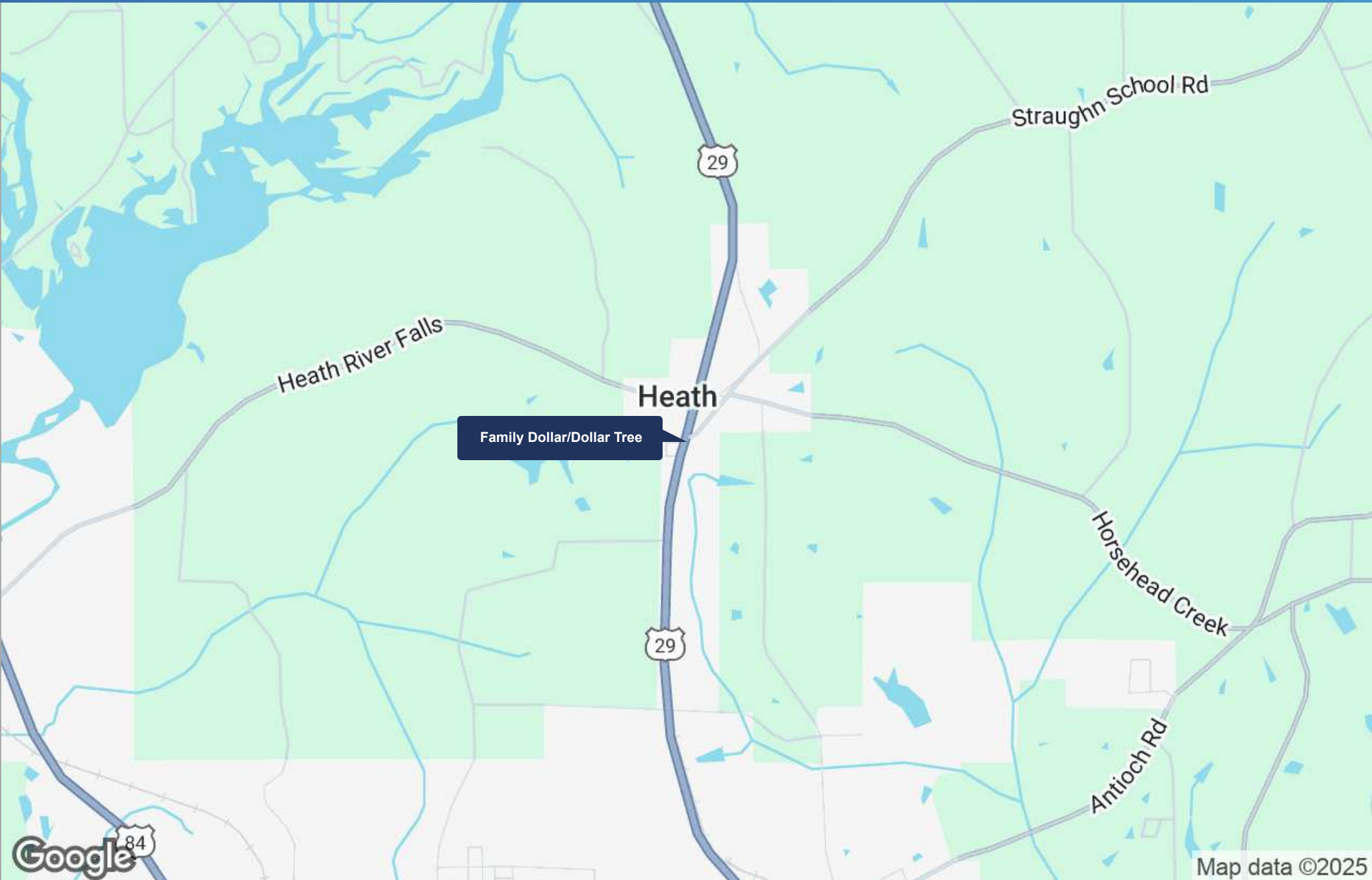
**5 Yr Pop Growth (Total%)  
By Blockgroups**

- 2% or more
- 1% to 2%
- 0% to 1%
- 5% to 0%
- Less than -5%



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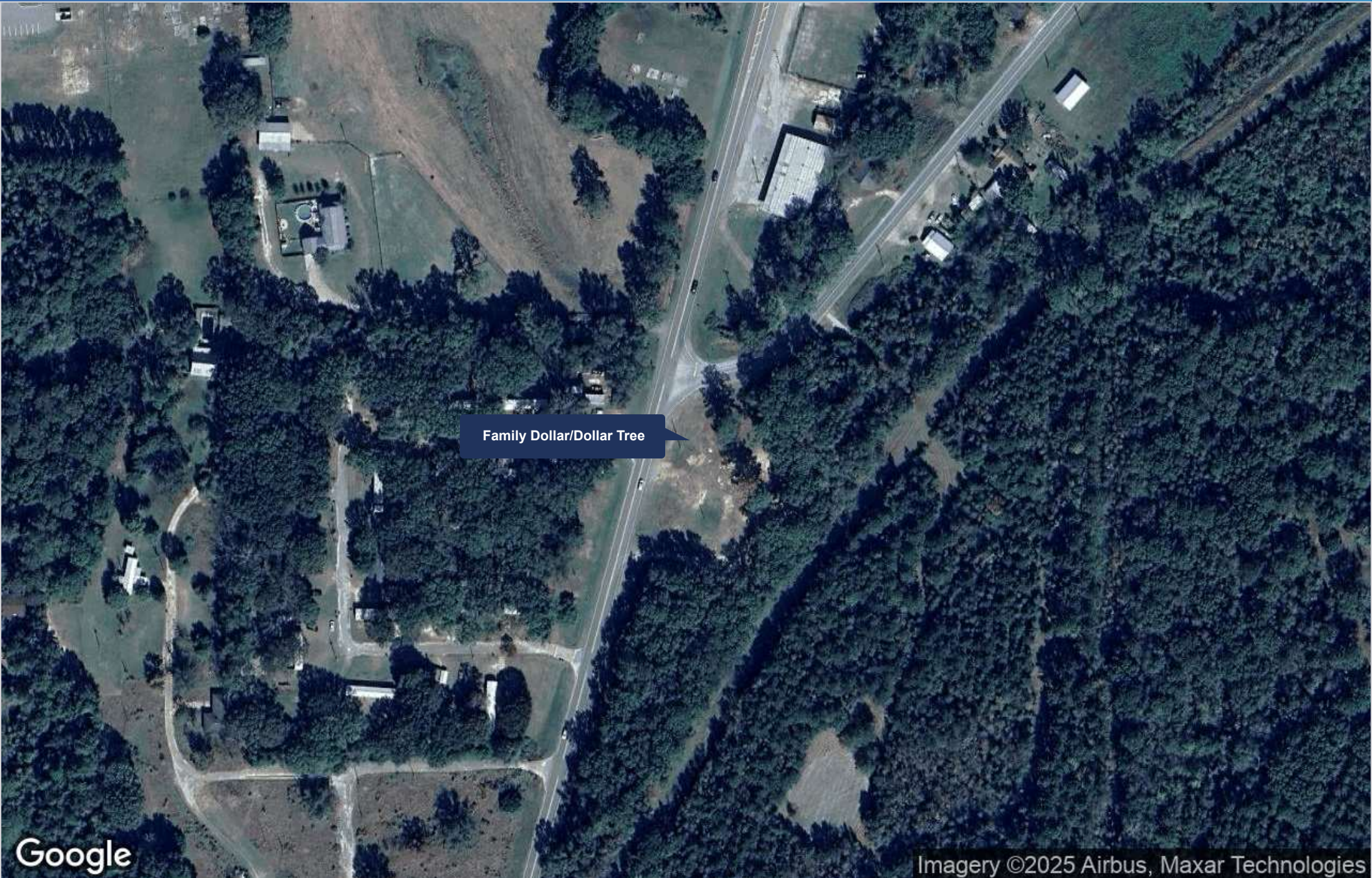


Map data ©2025



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Family Dollar/Dollar Tree





Andalusia is a city located in the southern part of Alabama, USA. Nestled in Covington County, it serves as the county seat and is known for its charming small-town atmosphere. With a population of approximately 8,900 people, Andalusia embodies a tight-knit community that takes pride in its rich history and Southern hospitality. The city boasts a diverse economic base, with sectors such as manufacturing, agriculture, and retail contributing to its stability. Visitors and residents alike can explore historical landmarks, parks, and local businesses, experiencing the unique blend of tradition and modernity that defines Andalusia.

The city has a distinct cultural character, reflected in its annual events and festivals that celebrate its heritage. Additionally, Andalusia offers recreational opportunities through parks, lakes, and outdoor activities, making it an attractive destination for those seeking a balance between community engagement and natural beauty. Overall, Andalusia, Alabama, encapsulates the essence of Southern living, with its warm community spirit, economic vitality, and a blend of historical and contemporary influences.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	2,126	10,707	20,770
Total Population 2028	2,172	10,892	21,121
Annual Growth Rate 2010-2023	0.3%	0.1%	0.1%
Annual Growth Rate 2023-2028	0.4%	0.3%	0.3%
Median Age	45.6	42.4	43
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	903	4,405	8,512
Average HH Income	\$64,666	\$64,312	\$65,824
Median House Value	\$135,823	\$132,754	\$125,276
Consumer Spending	\$25.5M	\$120.4M	\$239M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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