

# DOLLAR TREE | BELOW MARKET RENT SANFORD, FL

O F F E R I N G M E M O R A N D U M



Property Photo

**CBRE**

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# INTRODUCTION

CBRE is pleased to present the exclusive listing for the Dollar Tree located at 550 W. 1st St, in Sanford, FL. The site consists of 14,129 total square feet of building space and sits on 1.36 acres of land. The site will be subject to a 10-Year Double-Net (NN) Lease with roughly 7.4 years remaining. Starting in year one, the base rent shall be \$254,322. The lease will call for a 6.00% rental escalation in year six of the lease, with two (2), five (5)-year renewal option periods (20-year total term).

The subject property benefits from being located in a strong retail corridor surrounded by national and local tenants, shopping centers, and hospitality accommodations. Located on an out-parcel to the Downtown Sanford commercial corridor, the subject property is surrounded by the following major retailers in the immediate area, including Target and Walmart, which are both identified as major superstores serving the Sanford market. Additionally, the nearby Seminole Towne Center — a major regional mall — hosts national anchors such as Dick’s Sporting Goods, Burlington, Old Navy, JCPenney, Dillard’s, and Macy’s, all located within the broader Sanford retail trade area.

# INVESTMENT SUMMARY

<b>PROPERTY ADDRESS:</b>	550 West 1st Street, Sanford, FL 32771
<b>PRICE:</b>	<b>\$4,203,669</b>
<b>ANNUAL RENT:</b>	<b>\$254,322</b>
<b>CAP RATE:</b>	<b>6.05%</b>
<b>TENANT/GUARANTOR:</b>	Corporate
<b>RENTAL INCREASES:</b>	6% in year 6   Next Increase Scheduled 8/01/2028
<b>INITIAL LEASE TERM:</b>	10 Years
<b>REMAINING LEASE TERM:</b>	7.4± Years
<b>OPTIONS:</b>	(2) 5-Year Renewal Options
<b>RENT COMMENCEMENT:</b>	7/27/2023
<b>LEASE EXPIRATION:</b>	7/31/2033
<b>LANDLORD OBLIGATIONS:</b>	Roof & Structure
<b>BUILDING SIZE:</b>	14,129 ± SF
<b>LAND SIZE:</b>	1.26 ± acres
<b>YEAR BUILT:</b>	2023

# INVESTMENT HIGHLIGHTS

- Brand-new 2023 construction offering minimal near-term capital expenditure risk.
- Corporate-guaranteed lease providing secure, reliable income stream.
- Strong visibility and access along W. 1st Street in growing Sanford, FL market.
- Proximity to Seminole Towne Center, a major regional mall anchored by Dick’s Sporting Goods, Burlington, Old Navy, JCPenney, Dillard’s, and Macy’s, further enhancing retail synergy.
- Landlord-friendly NN structure, with landlord responsible only for roof & structure.

# RENT SCHEDULE

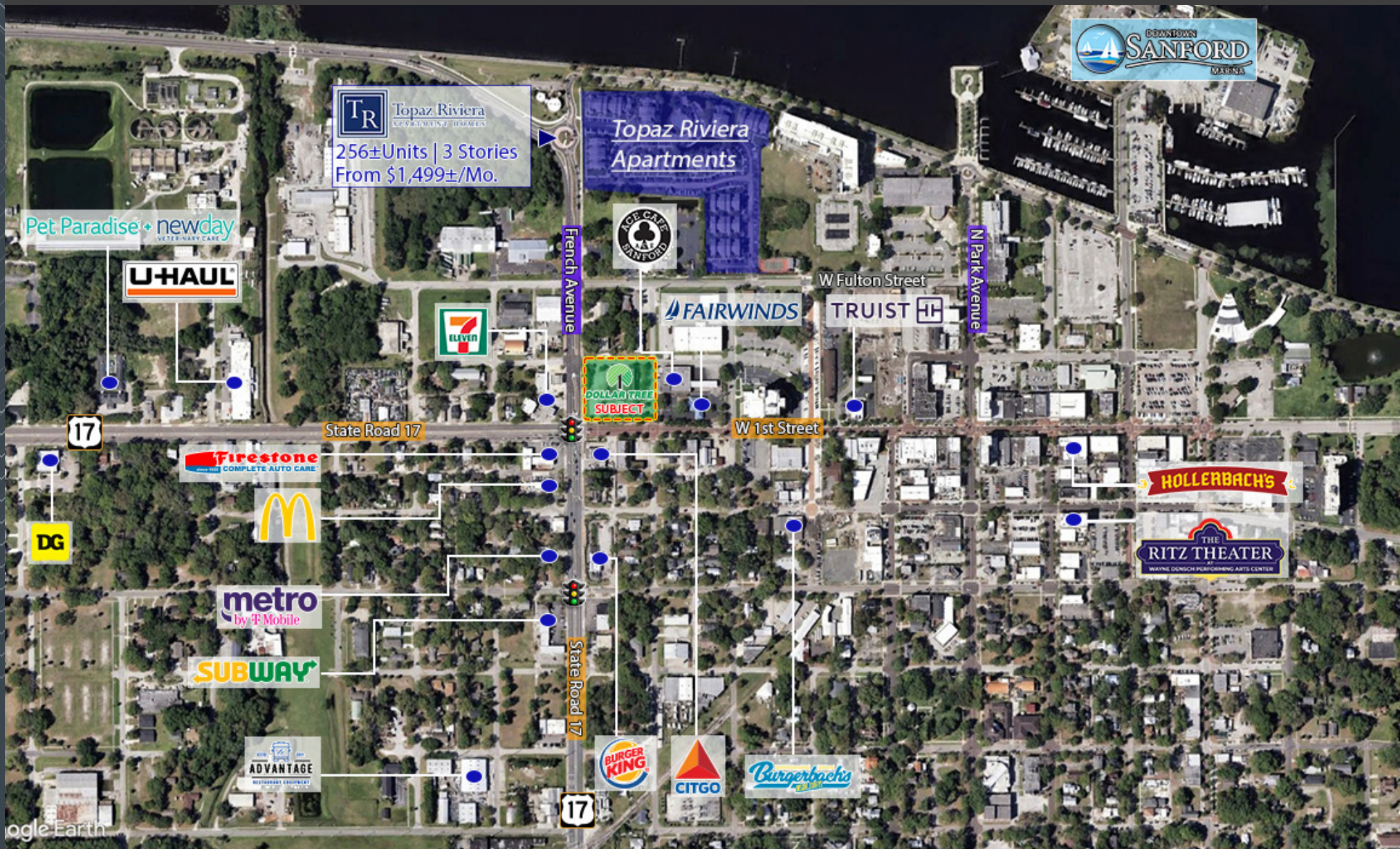
LEASE YEAR	ANNUAL RENT
YEAR 1	\$254,322
YEAR 2	\$254,322
YEAR 3	\$254,322
YEAR 4	\$254,322
YEAR 5	\$254,322
YEAR 6	\$268,451
YEAR 7	\$268,451
YEAR 8	\$268,451
YEAR 9	\$268,451
YEAR 10	\$268,451

PROPERTY IMAGES



PROPERTY IMAGES









## ABOUT THE BRAND



Dollar Tree is one of North America’s largest value retailers, operating more than 9,000 stores across 48 U.S. states and five Canadian provinces. The company is known for its fixed-price model — offering most items at \$1.25 or less — and providing a wide assortment of consumables, household goods, seasonal merchandise, and everyday essentials. Its “thrill-of-the-hunt” shopping experience, combined with strong national brand recognition, has positioned Dollar Tree as a dominant force in the discount retail sector.

Founded in 1986 and headquartered in Chesapeake, Virginia, Dollar Tree employs more than 150,000 associates and continues to expand its operational footprint through new distribution centers, technological improvements, and partnerships such as on-demand delivery from thousands of stores. The company reported \$17.6 billion in revenue in 2025, reflecting stable performance within the value-oriented retail marketplace.

### COMPANY OVERVIEW

<b>ANNUAL REVENUE:</b>	\$17.6 Billion (2025)
<b>LOCATIONS:</b>	9,000+ Stores in the U.S. & Canada
<b>FRANCHISE RATING:</b>	Publicly traded, established national value retailer with strong brand presence
<b>OWNERSHIP:</b>	Public Company (NASDAQ: DLTR)
<b>HEADQUARTERS:</b>	Chesapeake, Virginia

# AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	4,945	42,108	113,254
2030 Population (Projection)	5,034	44,431	119,351
2020-2025 Population Growth Rate	-0.77%	1.83%	1.82%
2025-2030 Population Growth Rate	.36%	1.08%	1.05%

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	2,118	15,976	52,893
Black or African American	1,882	14,394	24,983
Asian	93	1,792	7,048
American Indian & Alaskan Native	31	207	561
Pacific Islander	4	26	78
Two or More Races	532	5,919	17,593

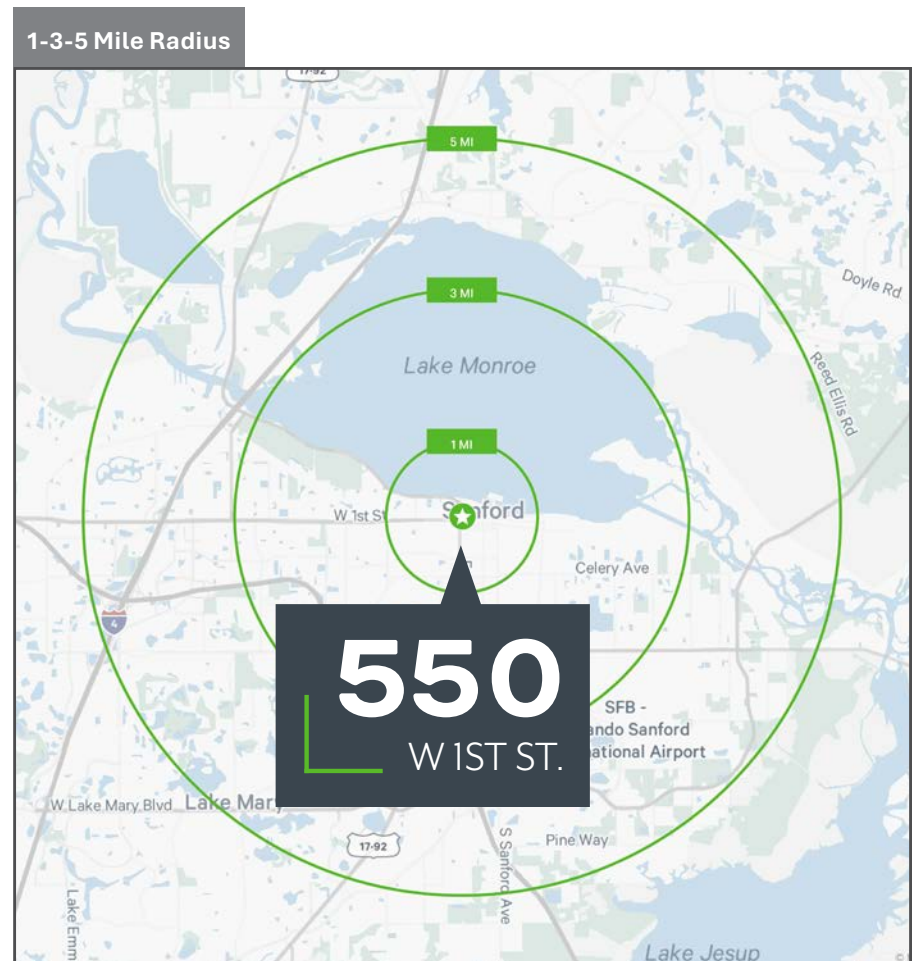
DAYTIME POPULATIONS	1 MILE	3 MILES	5 MILES
2025 Daytime Population	9,677	45,495	110,601
Daytime Workers	7,044	24,626	55,951
Daytime Residents	2,633	20,869	54,650

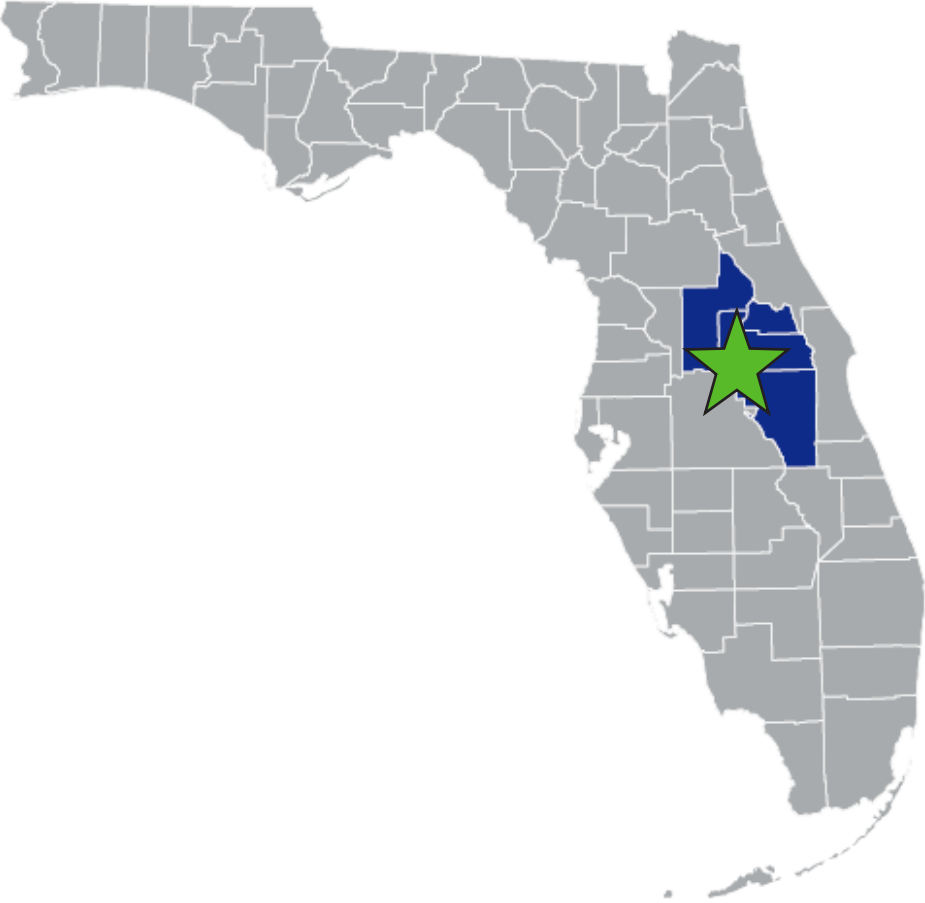
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	783	2,149	4,630
2025 Employees	6,417	19,391	44,797

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$68,625	\$82,644	\$97,026

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	42.4	37.2	38.4

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	2,317	16,144	43,974
2030 Households (Projection)	2,391	17,268	47,036
2020-2025 Annual Household Growth Rate	0.42%	2.36%	2.19%
2025-2030 Annual Household Growth Rate	0.63%	1.36%	1.36%





**Orlando** stands at the forefront of dynamic growth, innovation, and opportunity—making it one of the most compelling markets in the United States for investment and expansion. As Florida’s fastest-growing major metro, Orlando benefits from a robust economy, zero state income tax, and a thriving business environment that has seen **over 33% job growth in the past five years**. With world-class infrastructure, a highly educated workforce, and unmatched connectivity through air, rail, and highway networks, the city offers a strategic advantage for companies and investors alike. Coupled with its global tourism appeal, diverse population, and high quality of life, Orlando continues to attract talent, capital, and visionaries shaping the future.

**1st**

**Fastest-Growing Population Among Major Metros in U.S.**  
*--U.S. Census Bureau (2024)*

**2nd**

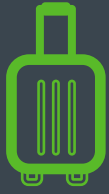
**For Tech Job Growth Among Large Metros** *--CompTIA (2024)*

**6th**

**Fastest-Growing Large Economy in U.S.** *--U.S. Department of Commerce (2023)*

Source: [cbre.com/insights/articles/explore-florida](https://cbre.com/insights/articles/explore-florida)

## Top Industries



### Tourism & Hospitality

Orlando is a global tourism powerhouse, attracting over 75 million visitors annually. The industry supports 464,000 jobs and generates \$92.5 billion in regional economic impact.



### Education & Research

With institutions like the University of Central Florida (UCF)—the second-largest university by enrollment in the U.S.—Orlando is a hub for innovation, workforce development, and academic excellence.



### Real Estate & Development

Orlando has experienced strong growth in both residential and commercial sectors, with 55.3% growth in single-family home prices since 2020 and a favorable tax climate for investors.



### Transportation & Logistics

With 176 direct flight destinations, a major international airport, and Brightline high-speed rail connectivity, Orlando is a strategic logistics and mobility hub in the Southeast.



### Technology & Innovation

Orlando ranks among the top metros for tech job growth, supported by a growing ecosystem of startups, research institutions, and talent from UCF and other universities.



### Business Services & Corporate HQ

The region is home to major corporate HQs like AAA, Tupperware, and Marriott Vacations Worldwide. Orlando's pro-business climate and tax advantages make it a magnet for corporate expansion.

## Fortune 500 Companies & Corporate HQ



#370

*Darden Restaurants*

**Industry: Restaurant**

**Ticker: DRI**

**Employees: 197,124**



#370

*Travel + Leisure Co.*

**Industry: Travel Services**

**Ticker: TNL**

**Employees: 19,000**



*Marriott Vacations  
Worldwide*

**Industry: Tourism & Hospitality**

**Ticker: VAC**

**Employees: 22,300**



**ROAD**

**Strategic Road Access**

Orlando’s central location in Florida provides excellent highway access to major cities like Tampa, Miami, and Jacksonville. The city is connected via I-4, Florida’s Turnpike, and SR 528, making it a strategic hub for regional logistics and commuting.



**AIR**

**Sky-High Connectivity**

Orlando International Airport (MCO) is one of the busiest in the U.S., offering 176 direct destinations served by 39 airlines. Despite a slight year-over-year dip, passenger volume remains strong at 57.2 million, well above pre-pandemic averages.



**RAIL**

**Next-Gen Rail Mobility**

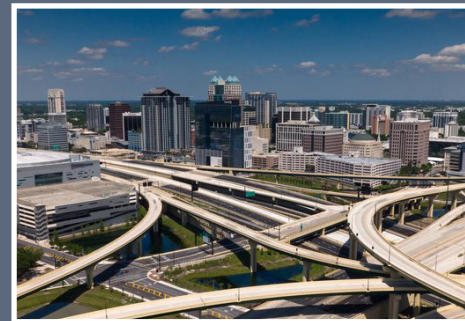
The Brightline high-speed rail now connects Orlando to South Florida, with travel times as short as 2 hours to West Palm Beach and 3.5 hours to Miami. This modern rail system enhances business and leisure connectivity across the state.



“From highway to rail corridors, airports to spaceports, Orlando’s extensive transportation network has long provided a foundation for economic growth.

— Orlando Economic Partnership

**DRIVING DISTANCES**



Tampa, FL	85 Miles
Jacksonville, FL	140 Miles
Miami, FL	235 Miles
Atlanta, GA	440 Miles
Charlotte, NC	525 Miles
New Orleans, LA	640 Miles

Source: [cbre.com/insights/articles/explore-florida](https://www.cbre.com/insights/articles/explore-florida)



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