



LEASEHOLD OFFERING

**DOLLAR TREE**

HAZLET, NEW JERSEY

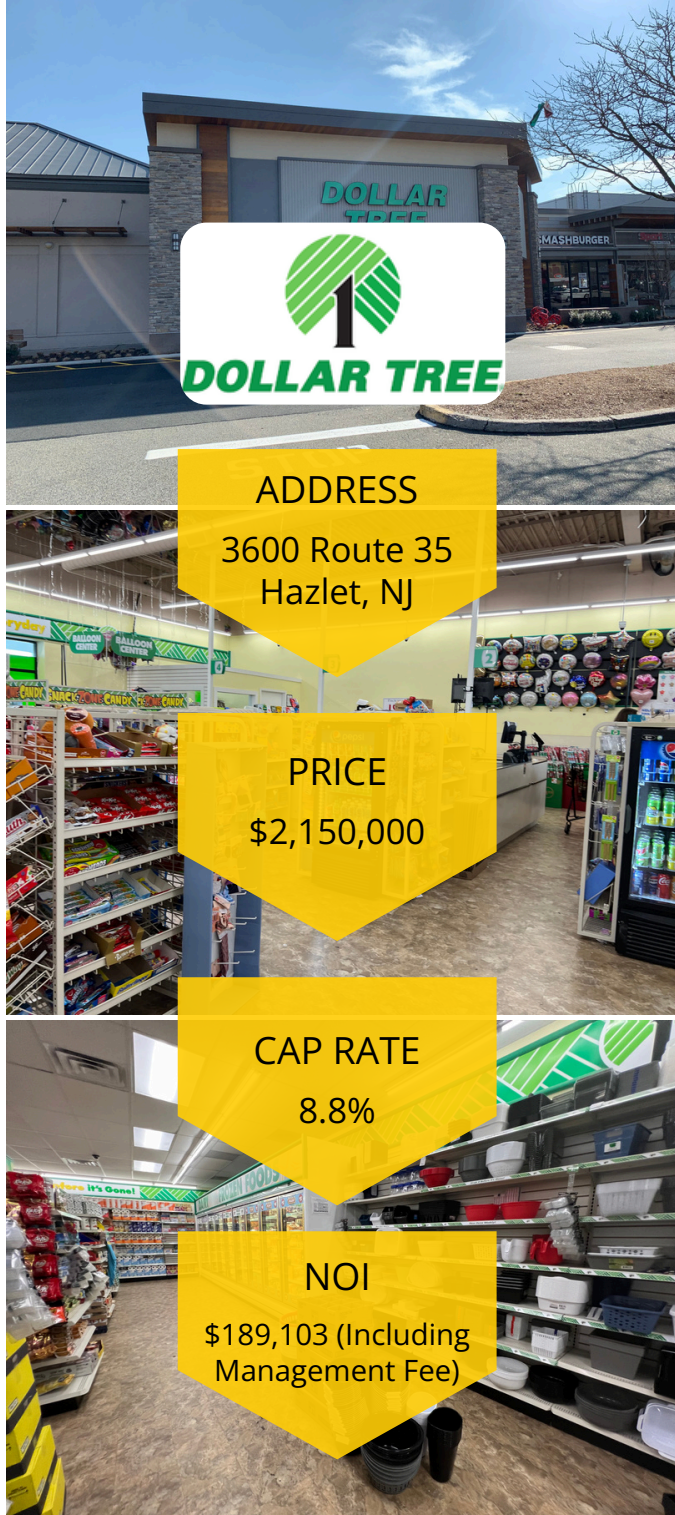




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**ADDRESS**  
3600 Route 35  
Hazlet, NJ

**PRICE**  
\$2,150,000

**CAP RATE**  
8.8%

**NOI**  
\$189,103 (Including  
Management Fee)

# FINANCIAL OVERVIEW

PRICE	\$2,150,000
CAP RATE	8.8%
GROSS LEASABLE AREA	0.38 Acres
YEAR BUILT	1997
LOT SIZE	12,000 SF

## Lease Summary

LEASE TYPE	NN
ROOF & STRUCTURE	Landlord Responsible
LEASE EXPIRATION	1/31/2031
RENT COMMENCEMENT	1/15/2001
GROUND LEASE EXPIRATION	1/31/2096
INCREASES	Please See Below
OPTIONS	3x5 years remaining
OPTION TO TERMINATE	None
Management Fee	\$9,103 pay by tenant annually

TERM	ANNUAL RENT	MONTHLY RENT
Current - 1/31/2031	\$180,000	\$15,000
Option 3	\$186,000	\$15,500
Option 4	\$192,000	\$16,000
Option 5	\$198,000	\$16,500





## TENANT OVERVIEW

OWNERSHIP: PUBLIC  
TENANT: CORPORATE  
GUARANTOR: DOLLAR TREE, INC.



HEADQUARTERS:  
CHESAPEAKE, VIRGINIA



16,000 +  
LOCATIONS



FOUNDED IN  
1986

# LEASE SUMMARY

## LANDLORD RESPONSIBILITIES

This is a double net, leasehold arrangement with the landlord responsible for the roof and structure.

The leasehold structure offers significant tax advantages, allowing for 100% depreciation of the improvements, creating excellent after-tax returns.

The landlord collects an additional management fee from Dollar Tree (\$9,103 in 2026), which is not included in the NOI. Inquire with broker for details.

## TENANT RESPONSIBILITIES

The tenant has 6 years remaining on the current lease term, with three additional 5-year renewal options. Each renewal period includes a \$6,000 rental increase, ensuring future income growth.

\$1 had been paid for the full term of the ground lease, with over 76 years remaining on the term. The lease is corporately guaranteed by Dollar Tree, an investment-grade tenant rated BBB by Standard & Poor's.

Tenant shall have an on going co-tenancy right with Home Depot commencing on 2/1/2027. Inquire with broker for details

## TAXES

Tenant shall pay all real estate taxes.

## INSURANCE

Tenant shall obtain and keep in full force liability and property insurance.

## ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease with Landlord's consent but shall remain liable for the terms of the lease.



# INVESTMENT HIGHLIGHTS

Dollar Tree, Inc., headquartered in Chesapeake, Virginia, operates over 16,000 stores across the U.S. and Canada, offering a variety of goods priced at \$1.25 or less, with some higher-priced items. Founded in 1986, the company went public in 1995 and acquired Family Dollar in 2015, solidifying its position as a major discount retailer. Dollar Tree targets budget-conscious consumers with products like food, household goods, and seasonal items. Dollar Tree has maintained its place as a dominant player in the discount retail space by leveraging its scale, offering variety and value, and adapting to changing market dynamics.

- Dollar Tree recently extended their lease for the third time showing a strong commitment to this location.
- Leasehold ownership structure creates excellent after-tax returns due to the owner's ability to depreciate the improvements 100%.
- Ideally situated in front of an established Home Depot and in close proximity to CVS, Stop & Shop, Advance Auto, Dunkin' Donuts, IHOP, and 7-Eleven, to name a few
- The ground lease has over 71 years remaining on the base term with an annual rent of only \$1.
- Highly desirable Northern NJ/NYC MSA real estate and demographics, less than 22 miles from Manhattan.
- Situated on Route 35 with traffic counts exceeding 45,047 vehicles per day and less than 1 mile from the Garden State Parkway with another 98,890 vehicles per day.
- Densely populated and affluent market with over 140,245 people and average household incomes over \$161,357 within 5 miles









CVS  
pharmacy

COUNTRY  
INN & SUITES

DEVON  
SELF-STORAGE

THE  
HOME  
DEPOT

35

45,047  
AADT

CLARK ST.

SUBJECT SITE



DOLLAR TREE

RJ RUNELLI











# Dollar Tree in Hazlet, NJ

## Placer.ai Information

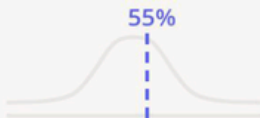
### Ranking Overview

#### Dollar Tree

State Rte. 35, Hazlet, NJ

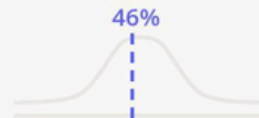
##### Nationwide

3,700 / 8,380



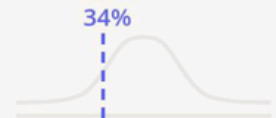
##### New Jersey

117 / 215



##### 15mi

22 / 32



Chain: Dollar Tree | Visits | Nov 1st, 2024 - Oct 31st, 2025

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Nov 1st, 2024 - Oct 31st, 2025  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

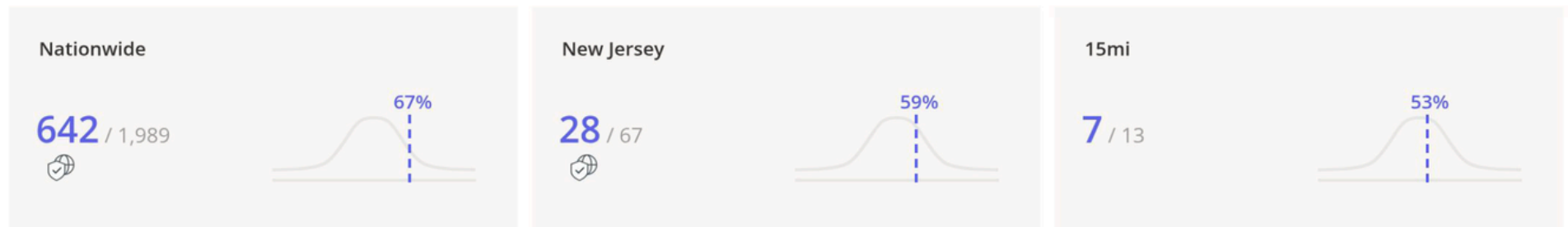


# The Home Depot in Hazlet, NJ

## Placer.ai Information

### Ranking Overview

**The Home Depot**  
Highway 35, Hazlet, NJ



Chain: The Home Depot | Visits | Nov 1st, 2024 - Oct 31st, 2025  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





## Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

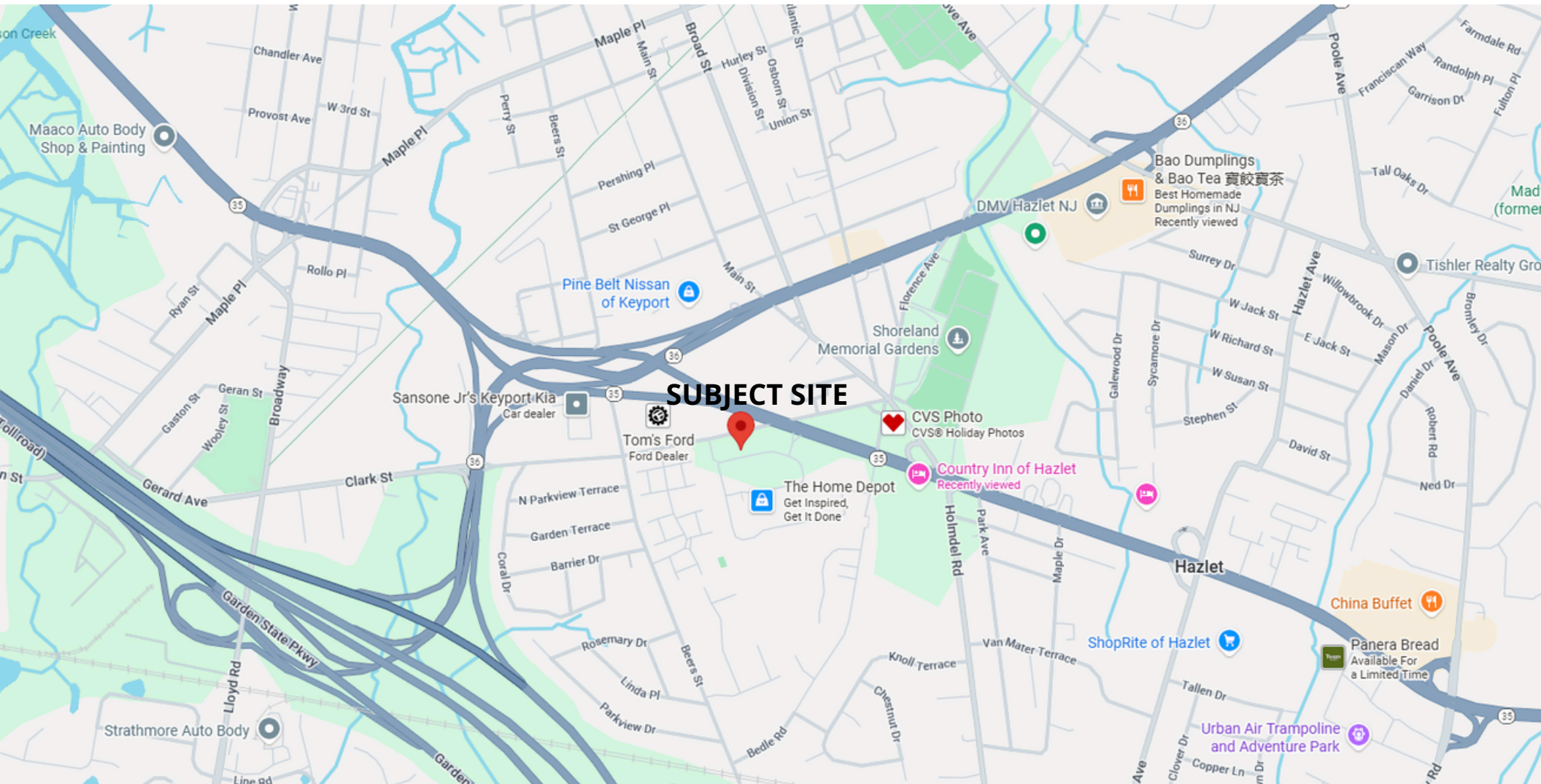
Nov 1st, 2024 - Oct 31st, 2025

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population:	13,107	73,111	140,245
HH Income:	\$130,561	\$154,501	\$161,357
Daytime Pop	12,179	60,855	111,763





# CONNECT WITH US TODAY

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