

Rare New England Net Lease
Investment Grade Tenant



Photo from Original Completion of New Construction

OFFERING MEMORANDUM



FIRST STREET

BROKERAGE

SONOMA | CA

DOLLAR TREE

121 North Street, Southbridge, MA

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PROPERTY HIGHLIGHTS

**S&P BBB Rated Tenant
(Investment Grade)**

**Across From Hotel/
Conference Center
(203 Rooms)**

**Mechanic St - 9,600 CPD
Main St - 12,900 CPD**

\$95K HH Incomes

**50 mins. From both
Hartford, CT & Boston, MA**

PROPERTY OVERVIEW

PROPERTY NAME	Dollar Tree
ADDRESS	121 North Street, Southbridge, MA 01550
BUILDING S.F.	12,240 SF
LOT SIZE	1.00 Acres
PARKING SPACES	Approximately 32 parking spaces
YEAR BUILT / REMODELED	1965 / 2019
PARCEL NUMBER	SBRI-000036-000124-000001
ZONING	Commercial

FINANCIAL OVERVIEW

PRICE	\$1,916,640
CAP RATE	7.5%
NET OPERATING INCOME	\$143,748

LEASE OVERVIEW

TENANT	Dollar Tree Stores, Inc.
PRIMARY TERM ENDS	July 2029
TENANT OPTIONS	Three 5-Year with 4% Increase per Option
LEASE TYPE	NN

RENT SCHEDULE

LEASE YEARS	RENT	Cap Rate
Current - July 2029	\$143,748	7.75%
Option 1	\$149,669	8.07%
Option 2	\$155,628	8.39%
Option 3	\$161,568	8.71%

PROPERTY PHOTOS



PROPERTY PHOTOS

Ocean State
JOB LOT
Big Y
**AUBUCHON
HARDWARE**
**FAMILY
DOLLAR**

STORZ
KARL STORZ - ENDOSKOPE

**SCHOTT ELECTRONIC
PACKAGING**

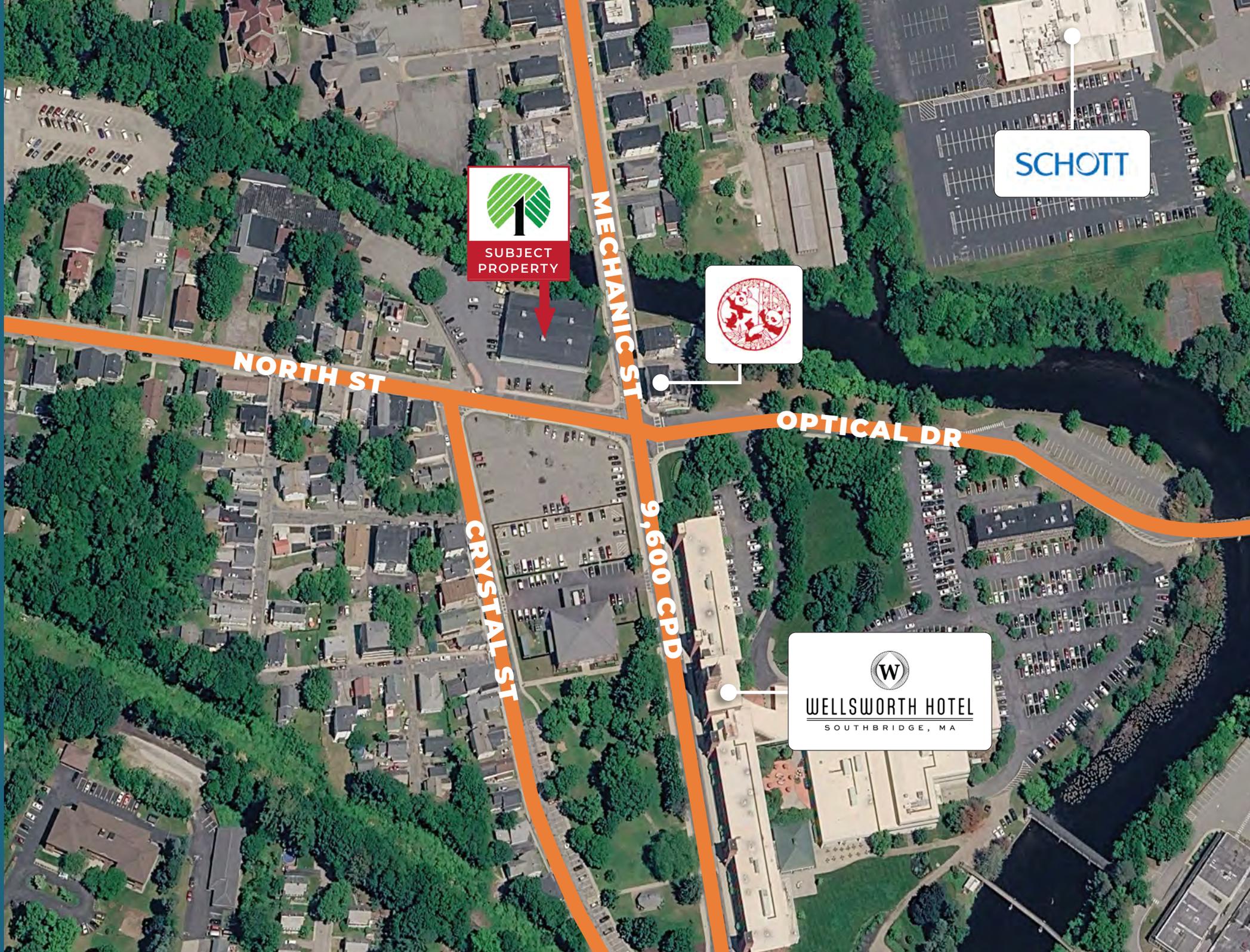
**SOUTHBIDGE HOTEL & CONFERENCE CENTER
(203 Rooms)**

3M Science.
Applied to Life.™

DOLLAR TREE



AERIAL VIEW



SUBJECT PROPERTY



SCHOTT



WELLSWORTH HOTEL
SOUTHBRIDGE, MA

NORTH ST

MECHANIC ST

CRYSTAL ST

9,600 CPD

OPTICAL DR

AERIAL VIEW



Charlton Street School
(~283 students)



**DOWNTOWN
SOUTHBRIDGE**



Southbridge High School
(~465 students)

ELM ST
MAIN ST
12,900 CPD



MECHANIC ST
19,500 CPD

Eastford Road School
(~345 students)



E MAIN ST





Dollar Tree Stores, Inc. owns and operates a chain of discount variety stores in the United States. Its stores offer housewares, glassware, dinnerware, cleaning supplies, candies, snacks, foods, health and beauty products, toys, gifts, gift bags and wraps, party supplies, stationery, craft supplies, teaching supplies, books, seasonal décor items, and more. The company also sells products online. It was formerly known as Only \$1.00 Inc. and changed its name to Dollar Tree Stores, Inc. in January 1993 it is a Fortune 500 company and operates 14,835 stores throughout the 48 contiguous U.S. states and Canada Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada. The company was founded in 1986 and is based in Chesapeake, Virginia.

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Company Type
Public (NASDAQ: DLTR)

2019 Employees
57,200

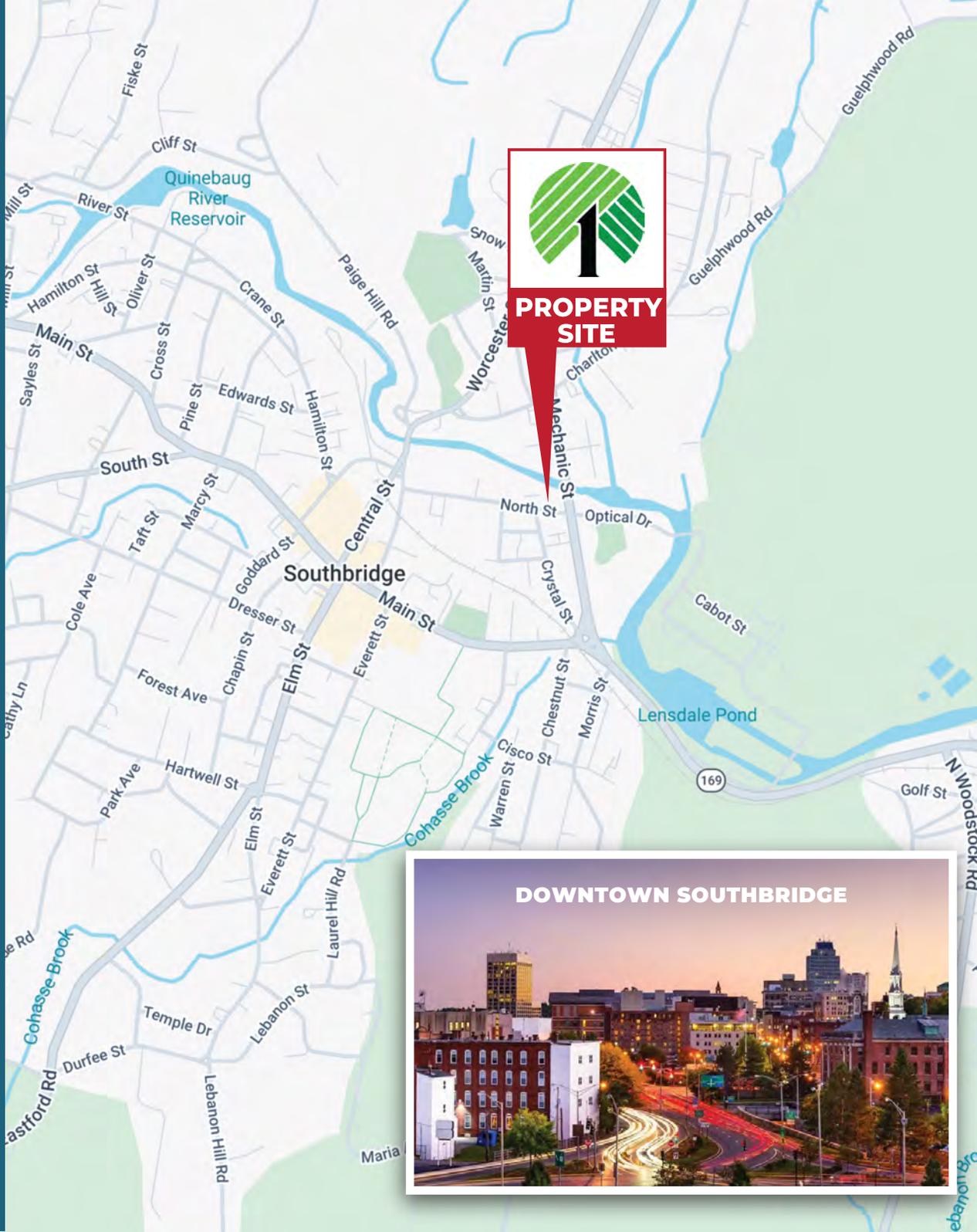
2019 Revenue
\$22.82 B

2019 Assets
\$13.50 B

2019 Equity
\$5.64 B

Credit Rating
S&P: BBB-

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SOUTHBRIDGE

The Town of Southbridge has a city form of government with a city council legislative body, but via a statute calls itself a Town. It is located in Worcester County, Massachusetts, United States. The City of Southbridge Town had a population of 16,792 as of July 1, 2018.

Southbridge has three public elementary schools, formerly “neighborhood schools” serving grades K-5. Since the 1988–1989 school year, however, all kindergarten and 1st grade classes have been at Eastford Road School; all of grades 2–3 at Charlton Street School; and all of grades 4–5 at West Street School. Grades 6–12 are at Southbridge Middle/High School. Southbridge residents can also attend Bay Path Regional Vocational Technical High School in Charlton. In addition to the public schools, a parochial private school, Trinity Catholic Academy, serves pre-k through eighth grade. On January 26, 2016, the Massachusetts Board of Elementary and Secondary Education placed Southbridge School District in state receivership. The Worcester State College offers facilities for higher studies.

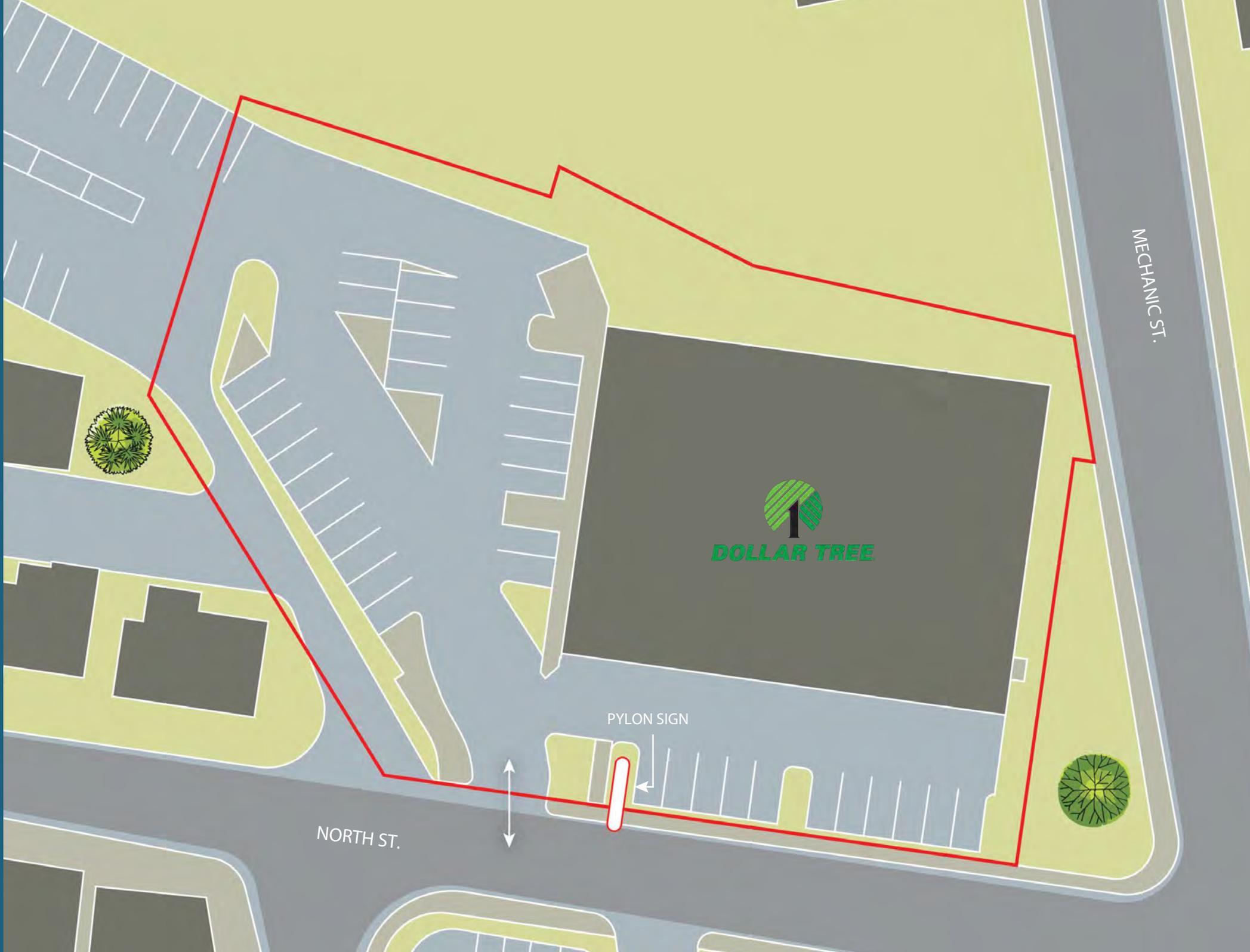
Southbridge offers facilities for activities that would appeal to a wide range of people. Parks, golf courses, theatres, and hiking trails are all available. Whether you simply want to relax or have fun, Southbridge would have an ideal opportunity waiting for you.

Southbridge is served by Southbridge Municipal Airport (3B0), a public owned airport managed through a contract with Jim’s Flying Service. Runway 02/20 has a 3501 x 75 feet asphalt surface. Air transportation is available from Worcester Regional Airport.

Worcester County is a county located in the U.S. state of Massachusetts. The largest city and traditional county seat is the city of Worcester. Worcester County is included in the Worcester, MA-CT Metropolitan Statistical Area as well as the Boston-Worcester-Providence, MA-RI-NH-CT Combined Statistical Area.

The state correctional system in the County is known as the Worcester County Jail or “House of Corrections” at West Boylston, and the Worcester County District courts (state administered) are housed at Worcester, Fitchburg and other district courts within county boundaries. The Worcester County district attorney is a county-wide position even though the district includes one town from a neighboring county. In Massachusetts, Sheriffs have more limited roles than most states and are responsible for corrections, court service and bailiffs and jail release programs.

SITE PLAN



NORTH ST.

PYLON SIGN

MECHANIC ST.


DOLLAR TREE

SOUTHBRIDGE ECONOMICS

Southbridge, Massachusetts, is a historic industrial community in Worcester County with an economy primarily driven by healthcare, manufacturing, education, and municipal services. Harrington HealthCare System serves as the town’s largest employer and a key economic anchor, supporting both local residents and surrounding communities. Manufacturing also remains an important sector, with companies specializing in medical devices, specialty metals, and precision products continuing Southbridge’s long-standing industrial tradition.

Strategically located near Interstate 90 (Massachusetts Turnpike) and Interstate 84 in nearby Connecticut, Southbridge benefits from regional access to Worcester, Hartford, and the greater New England market. The town functions as a commercial and service hub for neighboring rural areas, offering retail, public services, and workforce-based employment. Affordable real estate and a stable employment base position Southbridge as a practical market for small businesses and light industrial operations.

121 NORTH STREET | SOUTHBRIDGE, MASSACHUSETTS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>	TOP 10 EMPLOYEES IN SOUTHBRIDGE	TOTAL # OF EMPLOYEES
 2025 POPULATION	10,371	21,719	31,584	HARRINGTON HEALTHCARE SYSTEM	~1,200–1,500
 HOUSEHOLDS	4,206	8,926	12,964	SOUTHBRIDGE PUBLIC SCHOOLS	~300–500
 HOUSEHOLD INCOME	\$72,679	\$95,943	\$110,082	TOWN OF SOUTHBRIDGE	~150–250
				KARL STORZ ENDOSCOPY-AMERICA, INC.	~200–400
				UNITED LENS COMPANY	~150–250
				ATI SPECIALTY MATERIALS	~100–200
				OLD STURBRIDGE VILLAGE	~100–300
				SOUTHBRIDGE REHABILITATION & HEALTH CARE CENTER	~100–200
				SAVAGE ARMS	~100–200
				LOCAL RETAIL & DISTRIBUTION (WALMART, BIG Y, RETAIL CENTERS)	~100–300

ABOUT FIRST STREET BROKERAGE

INVESTMENT SALES

Within the First Street family of companies, First Street Brokerage is a leading boutique net leased investment services firm based in the heart of Sonoma, California. We strive to provide investors and tenants alike with the highest quality of service, the best and most up-to-date market knowledge and with unparalleled integrity. Our agents have extensive backgrounds in both single & multi-tenant properties throughout the nation.

For more than 15 years, First Street Brokerage has been conducting business in more than 30 states and have closed over 1.5 billion dollars of retail, office and industrial assets. Our focus remains of developing long-lasting & profitable relationships with tenants, merchant builders and the 1031 exchange community. First Street's competitive edge lies in its immediate access to on and particularly off market assets of all types.

LEASING

In addition to investment sales and portfolio management, First Street Inc. offers clients assistance with leasing and tenant management as part of its suite of services. First Street Inc. is adept at sourcing leasing brokers in specific markets and procuring tenants to fill vacant space on a national level. Just one of many, the Leasing division handles asset management and leasing for one particular client that owns over 200 properties located in more than 35 states.



FIRST STREET

B R O K E R A G E

S O N O M A | C A

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