

# DOLLAR TREE STORE | NN INVESTMENT OPPORTUNITY

ASHEVILLE, NC MSA | 406 PARAGON PARKWAY, CLYDE, NC 28721

10,044 SF  
FOR SALE



CONTACT:

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CHARLESTON, SC 29412





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## OFFERING SUMMARY

OFFERING	
PRICE:	\$2,959,266 \$2,912,754
NOI:	\$189,329.40
CAP:	6.4% 6.5%
TENANT:	DOLLAR TREE STORES, INC.
LEASE TYPE:	10 YEAR NN
RENTABLE AREA:	10,044 SF
LAND AREA:	+/- 1.09
YEAR BUILT:	2023
PARCEL #:	8627-40-5226
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	30



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# INVESTMENT HIGHLIGHTS



10,044 SF BUILDING




RECESSION & PANDEMIC-PROOF TENANT



INVESTMENT GRADE CREDIT TENANT



E-COMMERCE RESISTANT TENANT



VPD ON HWY 74/19 IS 38,000



HIGH BARRIER TO ENTRY MARKET



LONGSTANDING HIGH VOLUME



RELOCATION OF STORE #410

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# PROPERTY OVERVIEW

DOLLAR TREE

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30 PARKING SPACES



2023



PARCEL NUMBER

8627-40-5226



DOLLAR TREE STORES, INC.



VPD ON HWY 74/19 = 38,000

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# SITE PLAN

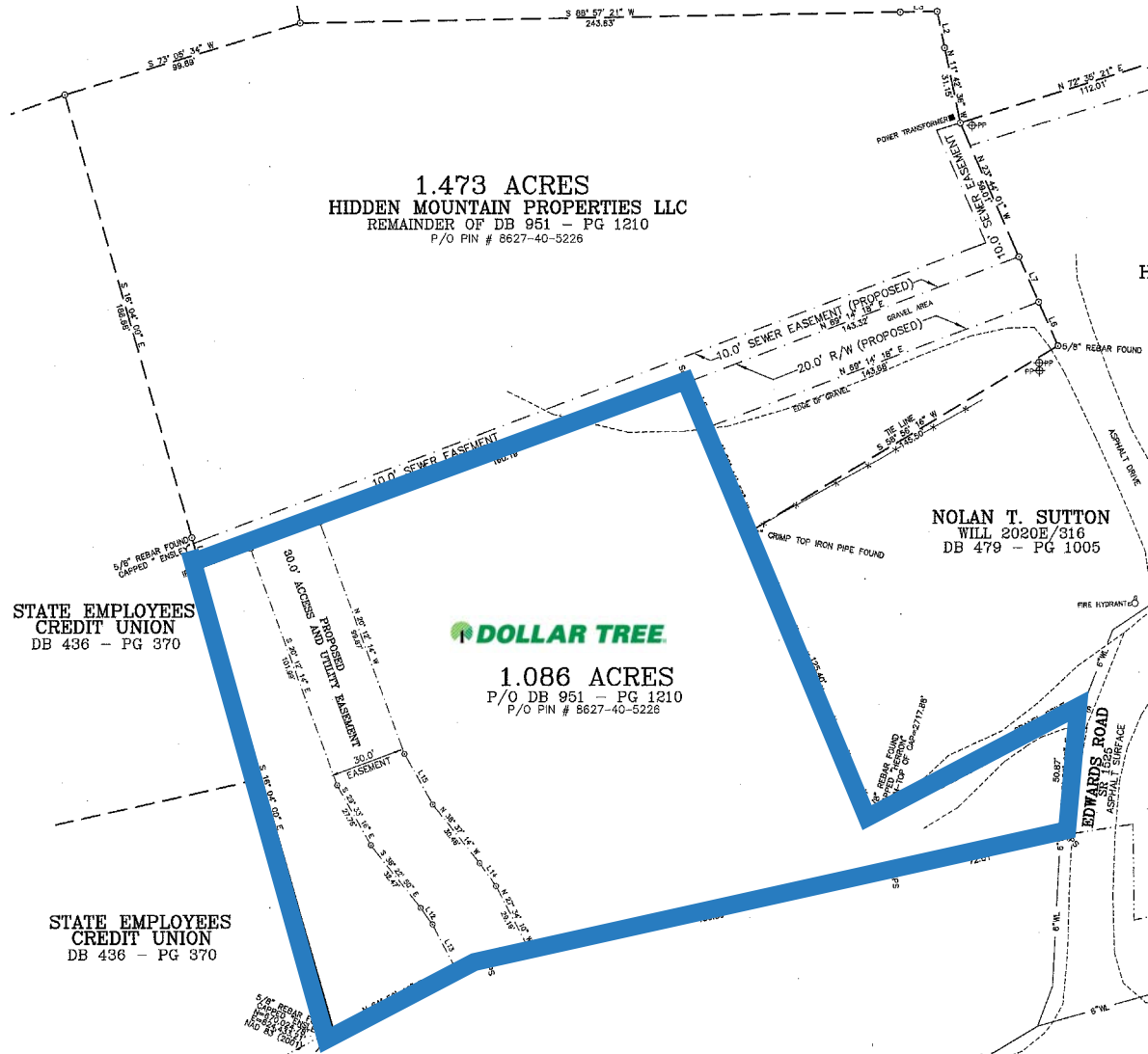
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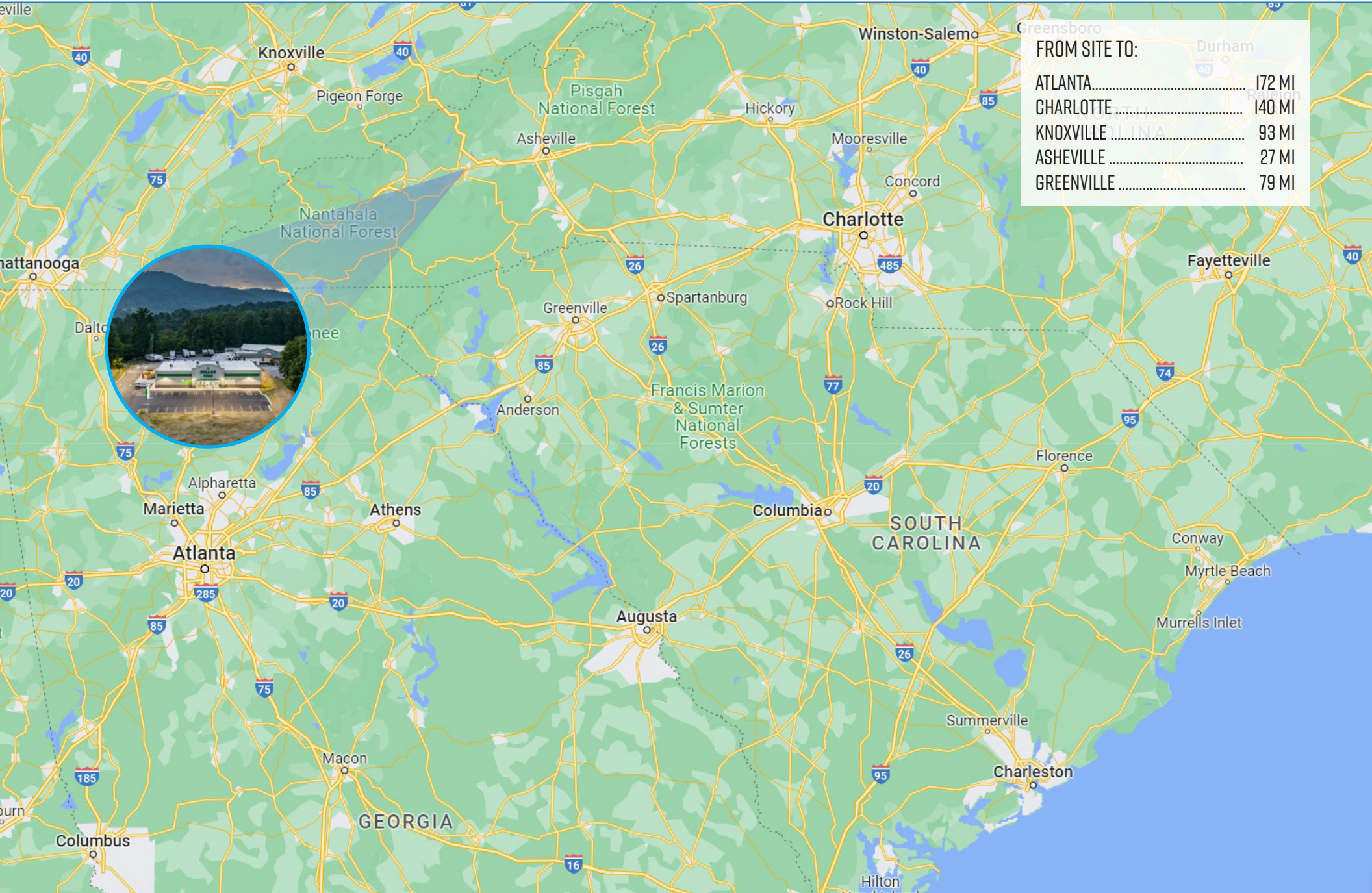
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# LOCATION OVERVIEW

## DOLLAR TREE

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# HIGH AERIAL

# DOLLAR TREE

ASHEVILLE, NC MSA | 406 PARAGON PARKWAY, CLYDE, NC 28721



# LOW AERIAL

# DOLLAR TREE

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**CATO** **ups**  
**GNC**  
LIVE WELL  
**SUBWAY**

**goodwill**

**FOOD LION**

**SITE**

**HAYWOOD BAPTIST ASSOCIATION**

**TSC TRACTOR SUPPLY CO**

**BURGER KING**

**PARAGON PARKWAY  
HIGHWAY 74/19 | 38,000 VPD**

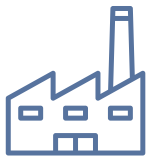
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**MISSION HEALTH HOSPITAL**

**TUSCOLA HIGH SCHOOL**

**GRABTREE RD | 13,000 VPD**

### BUSINESS



#### CLYDE

CLYDE IS A TOWN IN HAYWOOD COUNTY, NORTH CAROLINA, UNITED STATES. IT IS PART OF THE ASHEVILLE METROPOLITAN STATISTICAL AREA. PRIOR TO EUROPEAN COLONIZATION, THE AREA THAT IS NOW CLYDE WAS INHABITED BY THE CHEROKEE PEOPLE AND OTHER INDIGENOUS PEOPLES FOR THOUSANDS OF YEARS.

### LIFESTYLE / INDUSTRIES



#### PARKS

LAKE JUNALUSKA  
WAYNESVILLE GREENWAY  
PARK



#### POPULATION

28,438 ON A 5 MI RANGE



#### MEDIAN HOUSEHOLD

**INCOME**  
\$55,759 ON A 5 MI RANGE



#### AVERAGE HOUSEHOLD

**INCOME**  
\$79,717 ON A 5 MI RANGE



**HIGHWAY**  
HWY-19 (2 MI)  
I-40 (4 MI)



**TRI-CITIES**  
AIRPORT (101 MI)



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# DEMOGRAPHICS

## DOLLAR TREE

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AVERAGE HOUSEHOLD SIZE



### LEADING INDUSTRIES

RETAIL TRADE, ACCOMMODATION & FOOD SERVICES. HEALTH CARE & SOCIAL ASSISTANCE

2023 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	12,610	28,438	60,443
HOUSEHOLDS	5,502	12,555	26,548
FAMILIES	3,380	7,756	16,892
AVERAGE HOUSEHOLD SIZE	2.26	2.23	2.24
OWNER OCCUPIED HOUSING UNITS	3,971	8,724	19,353
RENTER OCCUPIED HOUSING UNITS	1,531	3,746	6,900
MEDIAN AGE	48.7	49.0	49.0
MEDIAN HOUSEHOLD INCOME	\$59,193	\$55,759	\$54,948
AVERAGE HOUSEHOLD INCOME	\$77,280	\$79,717	\$79,717
2028 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	12,641	28,527	60,258
HOUSEHOLDS	5,555	12,688	26,673
FAMILIES	3,384	7,813	16,899
AVERAGE HOUSEHOLD SIZE	2.24	2.23	2.24
OWNER OCCUPIED HOUSING UNITS	3,986	8,909	19,583
RENTER OCCUPIED HOUSING UNITS	1,520	3,725	6,797
MEDIAN AGE	49.7	49.9	50.1
MEDIAN HOUSEHOLD INCOME	\$67,636	\$64,908	\$63,606
AVERAGE HOUSEHOLD INCOME	\$87,719	\$92,295	\$92,936



### CLYDE, NC

CLYDE IS LOCATED JUST 23 MILES WEST OF ASHEVILLE, NORTH CAROLINA, IN THE GREAT SMOKY MOUNTAINS AND NEAR THE BLUE RIDGE PARKWAY. CLYDE IS A SHORT DRIVE TO HAYWOOD COUNTY'S OTHER TOWNS: MAGGIE VALLEY, WAYNESVILLE, LAKE JUNALUSKA, AND CANTON. VISITORS TO CLYDE ENJOY HIKING, FISHING, AND SHOPPING.

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## DOLLAR TREE

Dollar Tree, a **Fortune 200 Company** which acquired Family Dollar in July, 2015, now operates more than 16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, Deals, and Family Dollar with a Market Capitalization of \$25.15 BN. Dollar Tree is a leading national operator of multi price-point stores offering merchandise generally ranging in price from \$1-\$10 including consumables, home products, apparel and accessories, electronics, and seasonal goods to primarily low and middle-income consumers in convenient neighborhood stores. **Dollar Tree is known for providing unparalleled values and a “thrill of the hunt” shopping experience.**



16,000±  
STORES



\$25.15B  
MARKET CAP



211,000±  
EMPLOYEES



\$28.33B  
IN ANNUAL SALES

for quarter ending February 3, 2024

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# FINANCIALS

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<b>TENANT NAME:</b>	DOLLAR TREE STORES, INC.
<b>LEASE TYPE:</b>	NN
<b>SF:</b>	10,044 SF
<b>INITIAL LEASE TERM:</b>	10 YEARS INITIAL LEASE TERM AND FIVE (5) FIVE (5) YEAR OPTIONS
<b>RENT START:</b>	MARCH 16, 2023
<b>LEASE EXPIRATION:</b>	MARCH 31, 2033
<b>LANDLORD RESPONSIBILITIES:</b>	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS
	5% INCREASES EACH OPTION PERIOD

EXTENSION OPTIONS: FIVE (5) YEAR OPTIONS WITH \$.50 PSF INCREASES EACH EYEAEER		
<b>EXT. OPTION #1</b>	YRS:11-15	\$198,795.87
<b>EXT. OPTION #2</b>	YRS:16-20	\$208,735.66
<b>EXT. OPTION #3</b>	YRS:21-25	\$219,172.45
<b>EXT. OPTION #4</b>	YRS:26-30	\$230,131.07
<b>EXT. OPTION #5</b>	YRS:31-35	\$241,637.62

INITIAL TERM RENTAL AMOUNT	
<b>ANNUAL</b>	\$189,329.40
<b>MONTHLY</b>	\$15,777.45
<b>PER SF</b>	\$18.85



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