



NET LEASE INVESTMENT OFFERING



Dollar Tree

2414 N Telegraph Rd
Monroe, MI 48162 (Detroit MSA)





ACTUAL LOCATION

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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dollar Tree property positioned within the Detroit MSA in Monroe, Michigan. The property was constructed in 2025 specifically for Dollar Tree’s occupancy and contains a 20-year roof warranty. The property will open in late April 2025 with a new 10-year lease. The lease includes five 5-year renewal options with \$0.50 PSF rental escalations at the start of each. This property features a new upgraded prototype with decorative façade. Dollar Tree is an investment-grade tenant, boasting a “BBB” credit rating from Standard & Poor’s.

The 10,000-square-foot building benefits from its position along North Telegraph Road (US 24) which experiences over 30,000 vehicles per day. Dollar Tree is located in a dense retail corridor that is occupied by anchoring retailers Lowe’s, Walmart Supercenter, Meijer, and Kohl’s. Other notable neighboring tenants include Tractor Supply Company, Chick-fil-A, Starbucks, Panera, McDonald’s, Belle Tire, Ford, Aspen Dental, and more. The area boasts a population of over 57,000 within a five-mile radius, with an average household income of \$85,924.

Dollar Tree, Inc. is an American multi-price-point chain of discount variety stores. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 16,000 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of 24 distribution centers. Additionally, the company operates stores under the name of Dollar Bills, as well as a multi-price-point variety chain under the Family Dollar banner.

Investment Highlights

- » Positioned within the Detroit MSA – Ranked #14 in the United States for population size
- » Upgraded decorative façade
- » Investment grade tenant – S&P: BBB
- » Dollar Tree continues to perform – Q3 2024 Net Sales: Up 3.5% to \$7.56 Billion
- » New construction – 20-year roof warranty
- » 10-Year lease – Opening late April 2025
- » Located along North Telegraph Road (30,000 VPD)
- » Positioned in a dense retail corridor (Anchors include Lowe’s, Walmart Supercenter, Meijer, Kohl’s)
- » Over 57,000 people live within a five-mile radius
- » \$85,924 average household income within five miles
- » Other neighboring retailers include Tractor Supply Company, Chick-fil-A, Starbucks, Panera, McDonald’s, Belle Tire, Ford, Aspen Dental, & many others



Property Overview



ACTUAL LOCATION



PRICE
\$2,593,100



CAP RATE
7.25%



NOI
\$188,000

LEASE COMMENCEMENT DATE:	5/1/2025 (approximate) ¹
LEASE EXPIRATION DATE:	4/30/2035 (approximate)
RENEWAL OPTIONS:	Five 5-year
RENTAL ESCALATION:	\$0.50 PSF in each option
LEASE TYPE:	NN – Foundation, roof, structure, parking area (repair & replacement)
TENANT:	Dollar Tree
YEAR BUILT:	2025
BUILDING SIZE:	10,000 SF
LAND SIZE:	2.00 AC

¹⁾ Rent payments start in September 2025 – Seller will credit the rent differential at closing.

Photographs



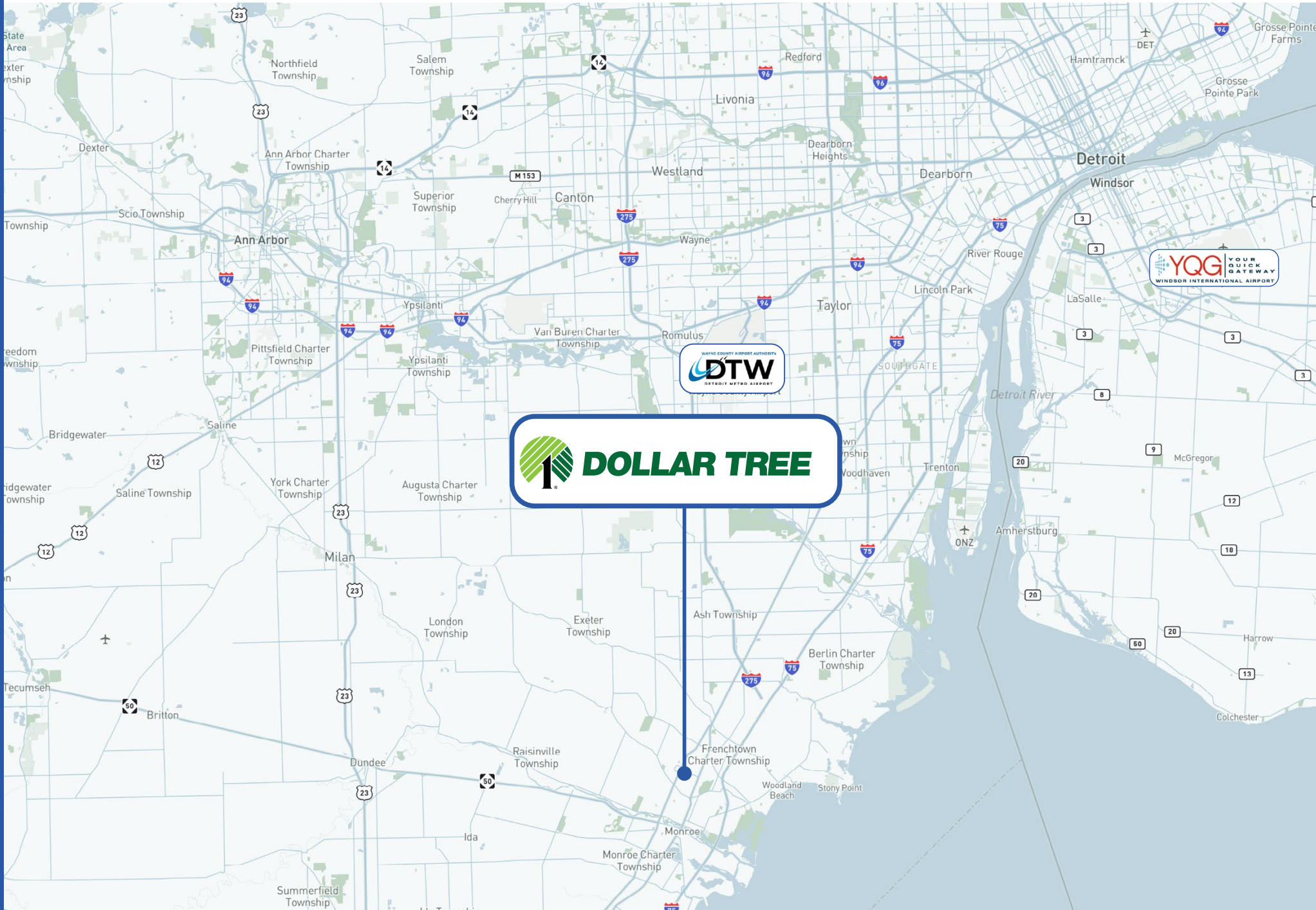
Aerial



Site Plan



Map



Location Overview

MONROE, MICHIGAN

Monroe, Michigan, is a historic city located in Monroe County, positioned along the western shore of Lake Erie. As part of the Detroit-Warren-Dearborn Metropolitan Statistical Area (MSA), Monroe benefits from its proximity to major economic hubs, including Detroit (approximately 35 miles north) and Toledo, Ohio (about 20 miles south). The city's strategic location along I-75, a major north-south transportation corridor, provides excellent connectivity and access to regional markets.

Monroe is recognized for its diversified economy, which includes manufacturing, healthcare, retail, and tourism. Notable employers in the area include DTE Energy's Fermi 2 Nuclear Power Plant, La-Z-Boy Incorporated (headquartered in Monroe), and ProMedica Monroe Regional Hospital. The area also benefits from a strong industrial presence due to its access to rail lines, ports, and highways, supporting logistics and distribution operations.

The city has a rich cultural heritage, known for its ties to General George Armstrong Custer, with attractions such as the Monroe County Historical Museum and River Raisin National Battlefield Park, which draw visitors and contribute to the local economy.

Monroe's commercial real estate market is supported by steady population growth within the Detroit MSA and demand for retail, industrial, and multifamily properties. The city offers a cost-effective alternative to larger urban centers while still providing easy access to major transportation routes and consumer bases.

Demographics



POPULATION



HOUSEHOLDS



MEDIAN INCOME

AVERAGE INCOME

3-MILE

26,547

11,359

\$61,699

\$83,004

5-MILE

57,731

23,741

\$62,346

\$85,924



MSA Overview

The Detroit Metropolitan Statistical Area (MSA) is the largest metropolitan area in Michigan and a key economic hub in the Midwest, encompassing nine counties: Lapeer, Livingston, Macomb, Oakland, St. Clair, Washtenaw, Wayne, Monroe, and Genesee. With a population exceeding 4.3 million, the Detroit MSA ranks among the top metropolitan areas in the United States, driving significant economic activity and real estate demand.

The region is globally recognized as the center of the U.S. automotive industry, home to the “Big Three” automakers—General Motors, Ford Motor Company, and Stellantis (Chrysler). Additionally, the area has diversified into sectors such as technology, healthcare, logistics, and advanced manufacturing. Major employers include Detroit Medical Center, Henry Ford Health System, Rocket Companies, and Blue Cross Blue Shield of Michigan.

The Detroit MSA benefits from a well-developed transportation infrastructure, with key highways (I-75, I-94, I-96, and I-275), the Detroit Metropolitan Wayne County Airport (DTW), and the Ambassador Bridge, which is a vital trade link to Canada. These transportation assets support robust logistics and distribution operations throughout the region.

The commercial real estate market in the Detroit MSA is diverse, with thriving industrial, office, retail, and multifamily sectors. Industrial real estate remains a standout, driven by manufacturing, e-commerce, and logistics demand. Downtown Detroit has experienced a resurgence, with significant investments in mixed-use developments, corporate relocations, and entertainment venues.

Tenant Overview



DOLLAR TREE

Dollar Tree, a Fortune 200 company, is one of the leading discount variety retailers in the U.S., operating more than 16,000 stores across 48 states and five Canadian provinces. Founded in 1986, the company specializes in offering a broad selection of products priced at \$1.25 or less, ranging from household goods and seasonal items to food, health and beauty products, and party supplies.

Dollar Tree's strong market presence is driven by its commitment to value, providing customers with everyday essentials at unbeatable prices. The retailer attracts a diverse customer base and consistently ranks as one of the most reliable and well-performing tenants in retail centers nationwide. With a robust annual revenue exceeding \$30 billion and a loyal consumer base, Dollar Tree's strategic footprint continues to grow, making it a stable and desirable tenant for commercial property owners. The company trades on the NASDAQ under the ticker symbol DLTR.

Website:	www.dollartree.com
Headquarters:	Chesapeake, VA
Number of Locations:	16,000+
Company Type:	Public (Nasdaq: DLTR)
Number of Employees:	200,000+



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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