



**FAMILY DOLLAR**  **DOLLAR TREE**

19 WADDELL ST | ANSONVILLE, NC 28007



# EXCLUSIVELY LISTED BY

## SCOTTY LATIMER

### ASSOCIATE

DIR +1 (214) 692-2927

MOB +1 (858) 866-6166

scotty.latimer@matthews.com

LIC #790608 (TX)

## JOSH BISHOP

### SVP & SENIOR DIRECTOR

DIR +1 (214) 692-2289

MOB +1 (315) 730-6228

josh.bishop@matthews.com

LIC #688810 (TX)

## JOSH EIN

### FIRST VP & DIRECTOR

DIR +1 (301) 971-0207

MOB +1 (301) 233-4713

josh.ein@matthews.com

LIC #0225242141 (VA)

## BROKER OF RECORD

### KYLE MATTHEWS

LIC # C38369 (NC)

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# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION

- 2023 built-to-suit construction for Family Dollar Tree
- 10-Year NN+ lease w/ limited landlord responsibilities
- Strategically located adjacent to Ansonville Elementary School
- Five, 5-year options with rent increases of \$5,250 (\$.50 PSF)
- Extremely strong corporately guaranteed lease
- Located ±50 miles east of Charlotte

## TENANT

- Family Dollar Tree Combo stores have proven 20% higher sales volume than non co-branded stores
- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Dollar Tree boasts an investment-grade credit rating of BBB-
- Dollar Tree has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO





ANSONVILLE ELEMENTARY SCHOOL  
162 STUDENTS



4,500 MPD



FAST AND SECURED  
ROADSIDE SERVICE

TOWN HALL



ANSONVILLE CITY PARK



# FINANCIAL OVERVIEW



**\$1,503,439**

LIST PRICE



**±8.75 YEARS**

LEASE TERM REMAINING



**7.85%**

CAP RATE

## BUILDING INFO

ADDRESS	19 Waddell St. Ansonville, NC 28007
YEAR BUILT	2023
GLA OF BUILDING	±10,500 SF
LOT SIZE	±1.62 AC



# PROPERTY SUMMARY

## TENANT SUMMARY

<b>Tenant Trade Name</b>	Dollar Tree
<b>Type of Ownership</b>	Fee Simple
<b>Lease Guarantor</b>	Corporate
<b>Lease Type</b>	NN+
<b>Roof and Structure</b>	Landlord Responsibility
<b>Original Lease Term</b>	10 Years
<b>Rent Commencement Date</b>	4/20/2023
<b>Lease Expiration Date</b>	4/30/2033
<b>Term Remaining on Lease</b>	±8.75 Years
<b>Increase</b>	\$5,250 (\$0.50 PSF in options)
<b>Options</b>	Five, 5-Year

## ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
<b>Current - 7/30/2028</b>	<b>\$9,835.00</b>	<b>\$118,020.00</b>	<b>\$5,250</b>	<b>7.85%</b>
Option 1	\$10,272.50	\$123,270.00	\$5,250	8.20%
Option 2	\$10,710.00	\$128,520.00	\$5,250	8.55%
Option 3	\$11,147.50	\$133,770.00	\$5,250	8.90%
Option 4	\$11,585.00	\$139,020.00	\$5,250	9.25%
Option 5	\$12,022.50	\$144,270.00	\$5,250	9.60%



# TENANT OVERVIEW

COMPANY NAME  
Dollar Tree, Inc.

OWNERSHIP  
Public

INDUSTRY  
Dollar Stores

HEADQUARTERS  
Chesapeake, VA

NO. OF EMPLOYEES  
±60,000



## A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

## FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

## GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

## STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



**16,000+**  
LOCATIONS



**\$30.6B**  
2023 REVENUE



**1959**  
FOUNDED



# AREA OVERVIEW

## ANSONVILLE, NC

Ansonville, North Carolina, is a rural town in Anson County with a history dating back to the early 19th century. Agriculture has long been a part of the local economy and remains significant today, with many residents also commuting to nearby cities for work. Historically,

Ansonville contributed to regional development as settlers moved westward. Local attractions include the Pee Dee National Wildlife Refuge, known for birdwatching, hiking, and nature activities. The town also hosts seasonal events and festivals that highlight its agricultural traditions, giving insight into the area's cultural identity. Ansonville offers a quiet setting connected to the surrounding natural landscape.

## DEMOGRAPHICS

### DEMOGRAPHICS

#### POPULATION

5-MILE 10-MILE

Current Year Estimate

1,355 16,926

#### HOUSEHOLDS

5-MILE 10-MILE

Current Year Estimate

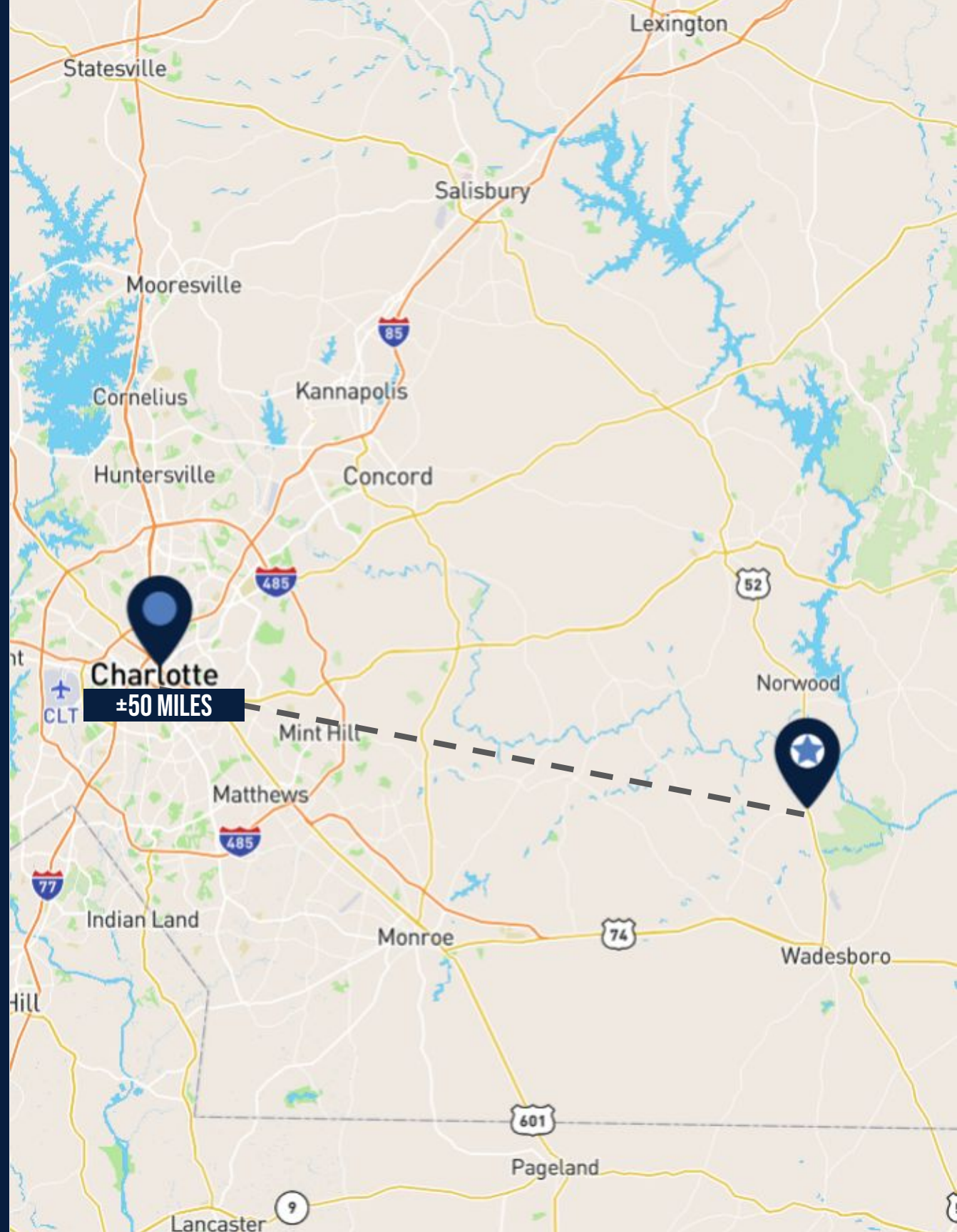
556 6,396

#### INCOME

5-MILE 10-MILE

Average Household Income

\$63,138 \$72,800





# CHARLOTTE, NC MSA



## CHARLOTTE, NC

Charlotte is the county seat and the largest city in Mecklenburg County, North Carolina. With a population of over 879,000 people, Charlotte is the largest city in North Carolina and the 16th largest city in the United States. It is also the third-largest Banking Center in the country. It is home to several headquarters of prosperous companies such as Bank of America and Truist Financial. Charlotte is known for being a world-class city through a variety of art, science, and historical attractions, all while retaining its small-town charm.

Referred to as the Queen City, Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame, and the U.S. National Whitewater Center. The quality of life enjoyed by residents of Metropolitan Charlotte is an important factor in the tremendous growth of the city and surrounding rural acreage. An undisputed hub for entertainment and culture, the city draws regional audiences to performances and events at the North Carolina Blumenthal Performing Arts Center and other venues.

1. Charlotte is the largest city in the state of North Carolina and the 17th-largest city in the United States.
2. Charlotte's population was around 900,000, making it the most populous city in North Carolina.
3. In Old Town Scottsdale **56% of residents have an associate degree or higher**
4. The city's population is known for its diversity, with a mix of different ethnicities and cultures contributing to its vibrant community.
5. Charlotte is a major financial hub, often referred to as the "Wall Street of the South"
6. The city hosts the headquarters of several prominent financial institutions, including Bank of America and Wells Fargo.
7. Other industries, such as energy, technology, and healthcare, also contribute significantly to Charlotte's economy.
8. The NASCAR Hall of Fame, located in Uptown Charlotte, celebrates the history and achievements of NASCAR and its drivers, reflecting the city's connection to motorsports.
9. Uptown Charlotte, the city's central business district, offers a mix of cultural attractions, dining, and entertainment options.
10. Freedom Park, covering 98 acres, is a popular outdoor destination with walking trails, sports fields, a lake, and various events throughout the year.

## BUSINESS

North Carolina boasts a diverse and thriving business landscape. Its economy encompasses technology, finance, healthcare, manufacturing, and agriculture. Research Triangle Park anchors the state's tech industry, fostering innovation and research collaboration among universities and corporations. The financial sector flourishes in cities like Charlotte, a national banking center. Biotechnology and healthcare are significant, with world-class medical facilities and research institutions. Manufacturing remains pivotal, encompassing industries like furniture, textiles, and automotive. Agriculture ranges from tobacco to poultry. Overall, North Carolina's business ecosystem reflects a balanced blend of traditional industries and modern innovation, contributing to its economic resilience and growth.



# ECONOMIC DEVELOPMENT



## CHARLOTTE, NC

Charlotte has become a major U.S. financial center with the third most banking assets after New York City and San Francisco. The nation's second-largest financial institution by total assets, Bank of America, calls the city home. Charlotte has become the regional headquarters for East Coast operations of Wells Fargo, which is headquartered in San Francisco, California. Charlotte also serves as the headquarters for Wells Fargo's capital markets activities including sales and trading, equity research, and investment banking. Bank of America's headquarters, along with other regional banking and financial services companies, are located primarily in the Uptown central business district. Microsoft's East Coast headquarters are in Charlotte as well. Charlotte has six Fortune 500 companies in its metropolitan area. Listed in order of their rank, they are: Bank of America, Lowe's in suburban Mooresville, Duke Energy, Nucor, Sonic Automotive, and Sealed Air Corp.



**#2 IN BEST PLACES TO LIVE IN NC**  
**#30 IN BEST PLACES TO LIVE**  
**#24 IN FASTEST GROWING PLACES**

EMPLOYERS	EMPLOYEES
Atrium Health	35,700
Wells Fargo	23,500
Charlotte-Mecklenburg Schools	18,495
Wal-Mart Stores	17,100
Bank of America	15,000
Novant Health/Presbyterian Regional Healthcare Corporation	11,698
American Airlines	11,000
Delhaize America, Inc / Food Lion LLC	9,078
Harris Teeter, Inc.	8,239
Lowe's Companies, Inc.	7,801



## UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE

The University of North Carolina at Charlotte, also known as UNC Charlotte, is a public research university located in Charlotte with more than 30,000 students. UNC Charlotte is the third-largest university in the state system.

The University offers 23 doctoral, 64 masters', and 140 bachelor's degree programs through nine colleges: the College of Arts + Architecture, the College of Liberal Arts & Sciences, the Belk College of Business, the College of Computing and Informatics, the Cato College of Education, the William States Lee College of Engineering, the College of Health and Human Services, the Honors College, and the University College. UNC Charlotte is the largest institution of higher education in the Charlotte region and has experienced rapid enrollment growth of 33.4% over the past 10 years, making it the fastest-growing institution in the UNC System.



## ECONOMIC DEVELOPMENT

UNCC is involved in research initiatives across multiple disciplines, including engineering, health sciences, data science, and more. The university collaborates with industries and institutions in the region to drive innovation and economic growth. UNCC plays a significant role in the educational and economic landscape of Charlotte and the surrounding region. It contributes to workforce development and fosters partnerships with local businesses and organizations.



# CHARLOTTE TOP ATTRACTIONS



**NASCAR HALL OF FAME**



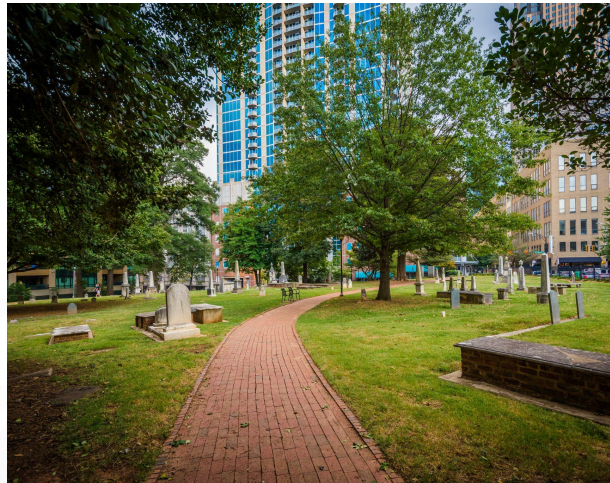
**U.S. NATIONAL WHITEWATER CENTER**



**DISCOVERY PLACE SCIENCE**



**FREEDOM PARK**



**CHARLOTTE'S HISTORIC FOURTH WARD**



**CAROWINDS**



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum. Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.





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OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY

SCOTTY LATIMER

ASSOCIATE

DIR +1 (214) 692-2927

MOB +1 (853) 866-6166

scotty.latimer@matthews.com

LIC #790608 (TX)

JOSH BISHOP

SVP & SENIOR DIRECTOR

DIR +1 (214) 692-2289

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josh.bishop@matthews.com

LIC #688810 (TX)

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FIRST VP & DIRECTOR

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MOB +1 (301) 233-4713

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KYLE MATTHEWS

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