

FOR SALE | *DOLLAR TREE*



OFFERING MEMORANDUM



FOR SALE |

DOLLAR TREE
PALM BEACH COUNTY, FL

**DOLLAR
TREE**

224

For More Information:

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Broker

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TENANT OVERVIEW | DOLLAR TREE



Dollar Tree

Dollar Tree, Inc. is a Fortune 500 Company in the discount retail sector with two primary retail concepts: Dollar Tree and Family Dollar. Each concept is unique in the retail sector. The Dollar Tree company was founded in 1986 with its headquarters in Chesapeake, VA. Dollar Tree concept focuses on its consistent low price point and is known for its price point of \$1.25. Dollar Tree offers household merchandise to the consumer and a variety of other products. Its product offerings range from everyday household products such as food, health and personal care, candy, paper products to toys, housewares, gifts, stationery, party goods, arts and craft supplies.

- Founded in 1986
- Fortune 500 Company
- Over \$8 Billion in Sales
- 11% increase in Sales over 2023
- Over 16,000 locations
- 48 Contiguous States, 5 Canadian Provinces
- Ticker: DLTR
- BAA2/BBB Credit Rating

DOLLAR TREE

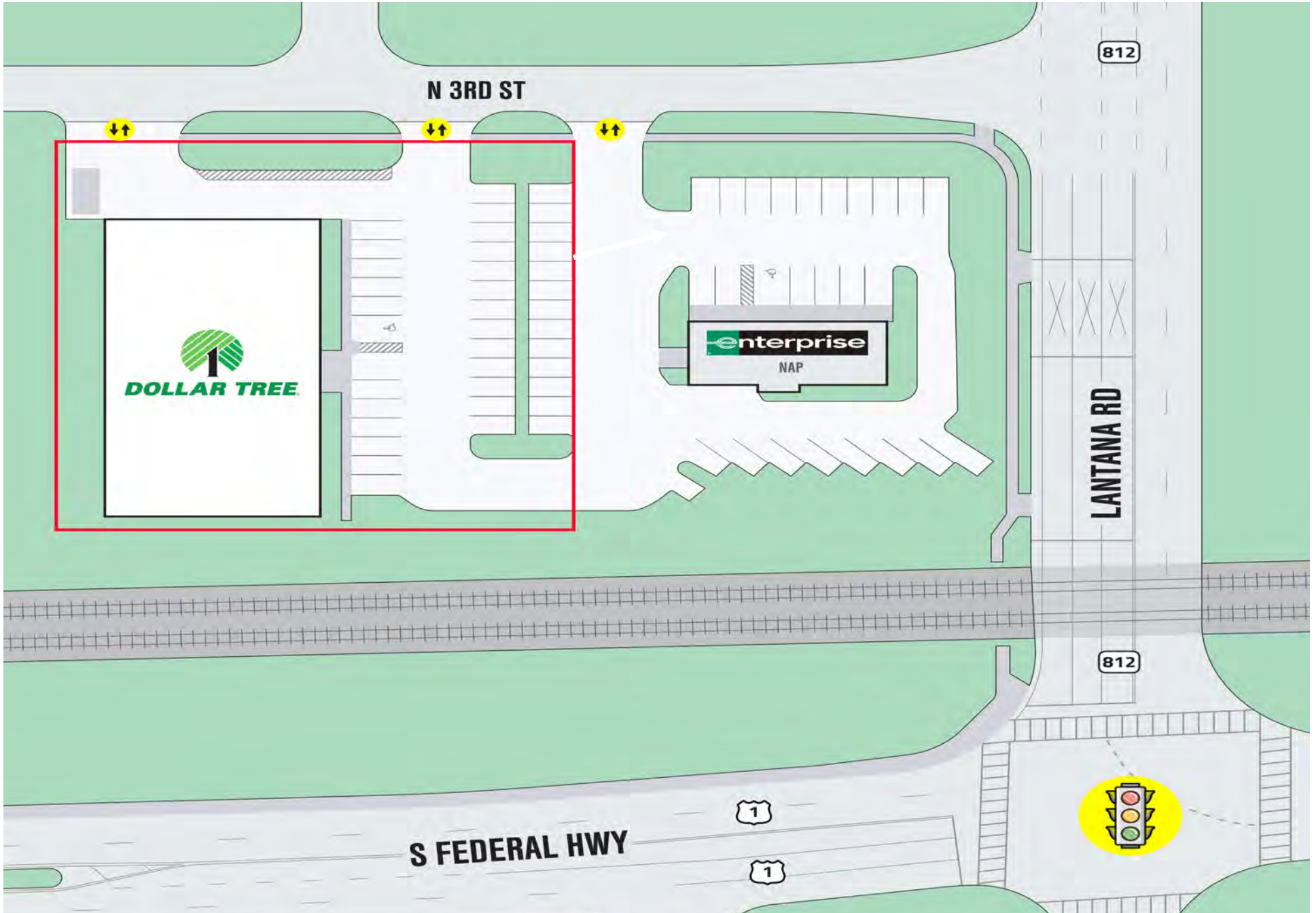
224 N. 3RD STREET, LANTANA, FLORIDA

INVESTMENT SUMMARY

PRICE: \$2,284,300 | NOI: \$137,058

TENANT:	Dollar Tree Stores, Inc.	
GUARANTOR	Corporate	
LEASE STRUCTURE	NN	
LEASE COMMENCEMENT	March 1, 2019	
LEASE EXPIRATION	February 28, 2029	
REMAINING LEASE YEARS	4.5 years	
RENEWAL OPTIONS	Three (3) Five (5) years	
LANDLORD RESPONSIBILITIES	Roof & Structure, Parking Lot, Fire System	
BASE RENT SCHEDULE		
Original Term:	\$11,421.50/mth	\$13.25 psf
First Renewal Term:	\$11,852.50/mth	\$13.75 psf
Second Renewal Term:	\$12,283.50/mth	\$14.25 psf
Third Renewal Term:	\$12,714.50/mth	\$14.75 psf
Building Size	10,344 SF	
Parcel Size	0.74 acres	
Year Built	2018	
Parking Spaces	39	





DOLLAR TREE | SITE PLAN

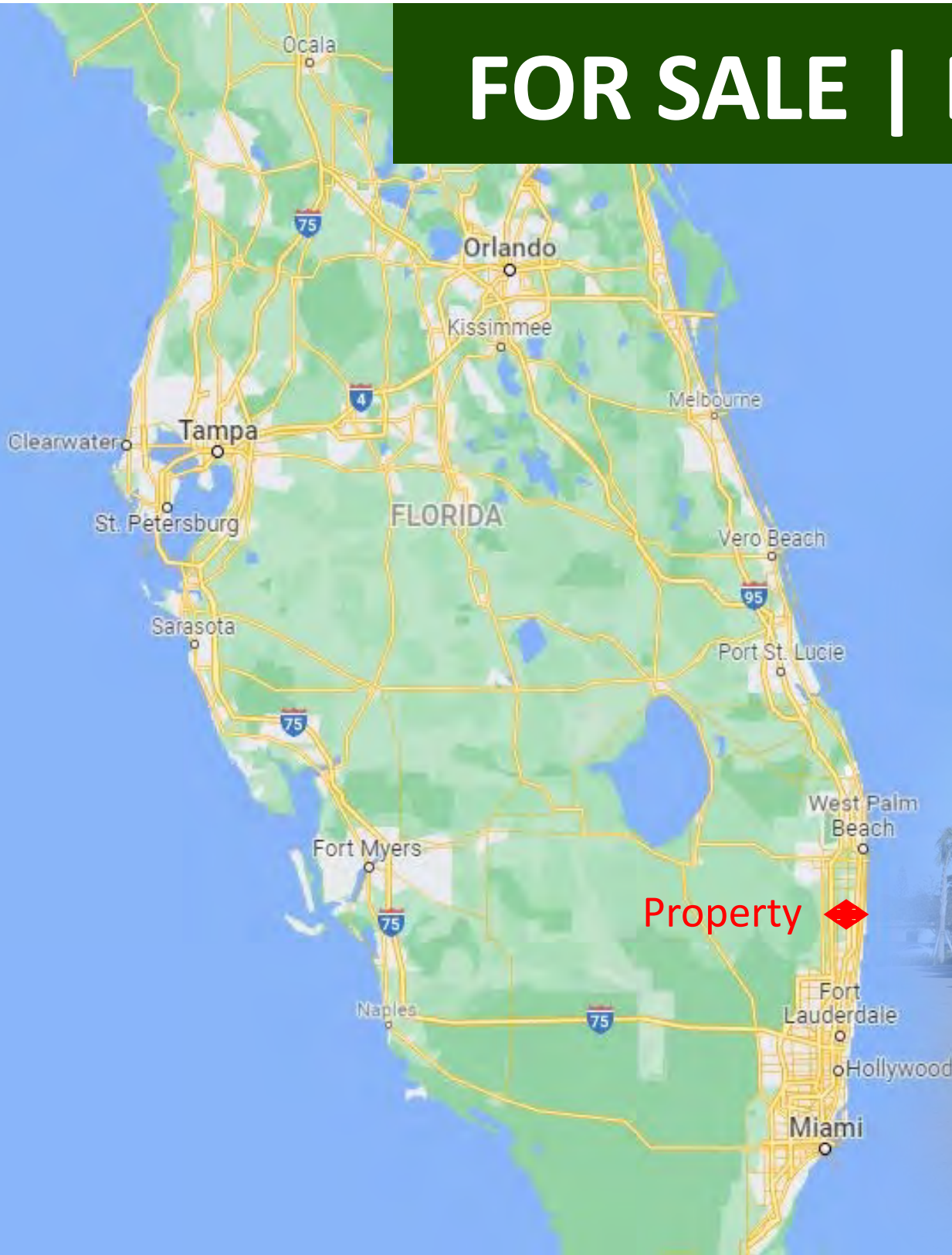
DOLLAR TREE | LANTANA, FLORIDA



Population: 28k (1M) 121k (3M) 239k (5M)
Median Income: \$63K (1M) \$65k (3M) \$67k (5M)
Median Age: 39 (1M) 39 (3M) 39 (5M)

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PALM BEACH COUNTY
FLORIDA
Town of Lantana



DISCLAIMER

All information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Strategic Realty Service, LLC has not verified, and will not verify, any of the information contained herein, nor has Strategic Realty Services, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information contained in this Offering Memorandum. Any and all prospective buyers must perform its own investigation and due diligence to verify all of the information contained within the Offering Memorandum.

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