

CORPORATE NN LEASE
DUAL-BRANDED FORMAT STORE



ACTUAL SITE

ADVISORY TEAM



JUSTIN ZAHN
Vice President

COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY

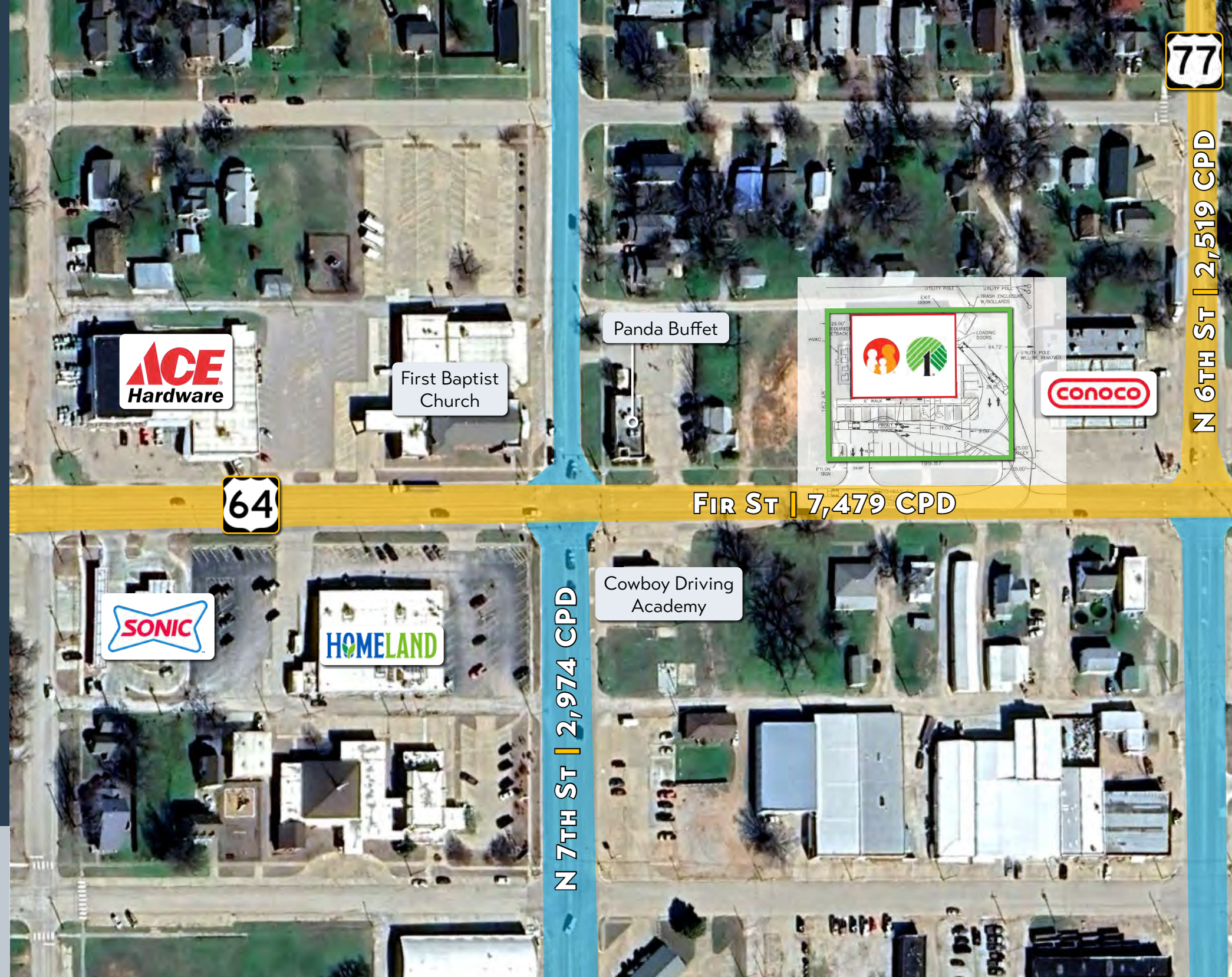
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In Conjunction with:



HIGHLIGHTS



PRICE	CAP RATE	NOI
\$1,494,000	8.00%	\$119,490

POINTS OF INTEREST

Retailers | Entertainment: Perry has retailers such as Dollar General, True Value, Tractor Supply Co., Homeland Grocery; Dining options include McDonald's, Sonic Drive-In, Pizza Hut, Subway, Braum's Ice Cream; Accommodations include Holiday Inn Express, Comfort Inn & Suites, Microtel Inn, Super 8

Public Education: Perry has Perry Elementary (580 students); Perry Junior High School (168 students) & Perry High School (292 students) with a total of 1,040 students within 1.5-mile radius

Healthcare: Less than 1 mile from Stillwater Medical Perry - 26 beds

1½ mile from Ditch Witch Manufacturing Facility - a 240-acre lot with more than 1,300 employees. Ditch Witch designs, manufactures & markets directional drills, drill pipe, trenchers & HDD tooling to name a few.

CORPORATE GUARANTEED NN LEASE

8 years remaining on initial 10-year NN lease with \$0.50 PSF rental escalations every 5 years in renewal options

CORPORATE TENANT

In July 2015, Dollar Tree (NASDAQ: DLTR | S&P Credit Rating BBB | Moody's Baa2 Rating | Fortune 200 Company) completed the acquisition of Family Dollar, creating combined organization **operating 16,397 stores across 48 states and five Canadian provinces as of May 4, 2024**. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

UPDATED PROTOTYPE

Latest dual-branded format store offering both Family Dollar/Dollar Tree merchandise under one roof! Opened in 2022

TRAFFIC COUNTS

Well-positioned just off a signalized, hard corner (US 77 & US 64) with great visibility/ access on Fir St with traffic counts of 4,960 CPD!

2024 DEMOGRAPHICS (5-MI)

Population	129,276
Households	44,135
Average Household Income	\$89,825

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	607 Fir Street Perry, Oklahoma
TENANT	Family Dollar Stores of Oklahoma, LLC
GUARANTY	Family Dollar Stores, Inc.
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±10,500 SF
LOT SIZE	±0.75 acre
YEAR BUILT REMODELED	2022
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is a NN lease . Landlord is responsible for Roof, Structure, Gutters, Downspouts and Parking Lot. (Tenant to reimburse up to \$1,000 per annum of Parking Lot Repairs). Tenant is directly responsible for Landscaping, Snow Plowing, Removing Trash & Debris from the Parking & Landscaped Areas; Restriping the Parking Area & Repairing Parking Area Lights.
LEASE TERM	8 years remaining
RENTAL INCREASES	In Options with \$0.50 PSF every 5 years
RENT COMMENCEMENT DATE	September 3, 2022
EXPIRATION DATE	September 30, 2032
OPTIONS	Five 5-year renewal options



RENT ROLL

TERM		ANNUAL RENT	CAP RATE
Years 1-10	09/03/22 to 09/30/32	\$119,490	8.00%
RENEWAL OPTIONS			
1st Option	10/01/32 to 09/30/37	\$124,740	
2nd Option	10/01/37 to 09/30/42	\$129,990	
3rd Option	10/01/42 to 09/30/47	\$135,240	
4th Option	10/01/47 to 09/30/52	\$140,490	
5th Option	10/01/52 to 09/30/57	\$145,740	

TENANT OVERVIEW



TYPE	Public	INDUSTRY	Retail: General Merchandise
TRADED AS	NASDAQ: DLTR (Parent Company)	MARKET CAP	22.38B (08/04/24)
S&P CREDIT RATING	BBB Stable (03/14/24)	# OF LOCATIONS	16,397 across 48 states & 5 Canadian provinces (05/04/24)
MOODY'S RATING	Baa2 Stable (07/07/23)		

Dollar Tree, Inc. operates discount variety retail stores. It operates in two segments, Dollar Tree and Family Dollar. The **Dollar Tree** segment offers merchandise at the fixed price of \$ 1.25. It provides consumable merchandise, which includes everyday consumables, such as household paper and chemicals, food, candy, health, personal care products, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine’s Day merchandise. It operates stores under the Dollar Tree and Dollar Tree Canada brands, as well as distribution centers in the United States and Canada.

This segment operated over 8,000 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and 2 distribution centers in Canada.

Dollar Tree, Inc. was founded in 1986 and is headquartered in Chesapeake, Virginia.



The **Family Dollar** segment operates general merchandise retail discount stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. It also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine’s Day merchandise, as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys.

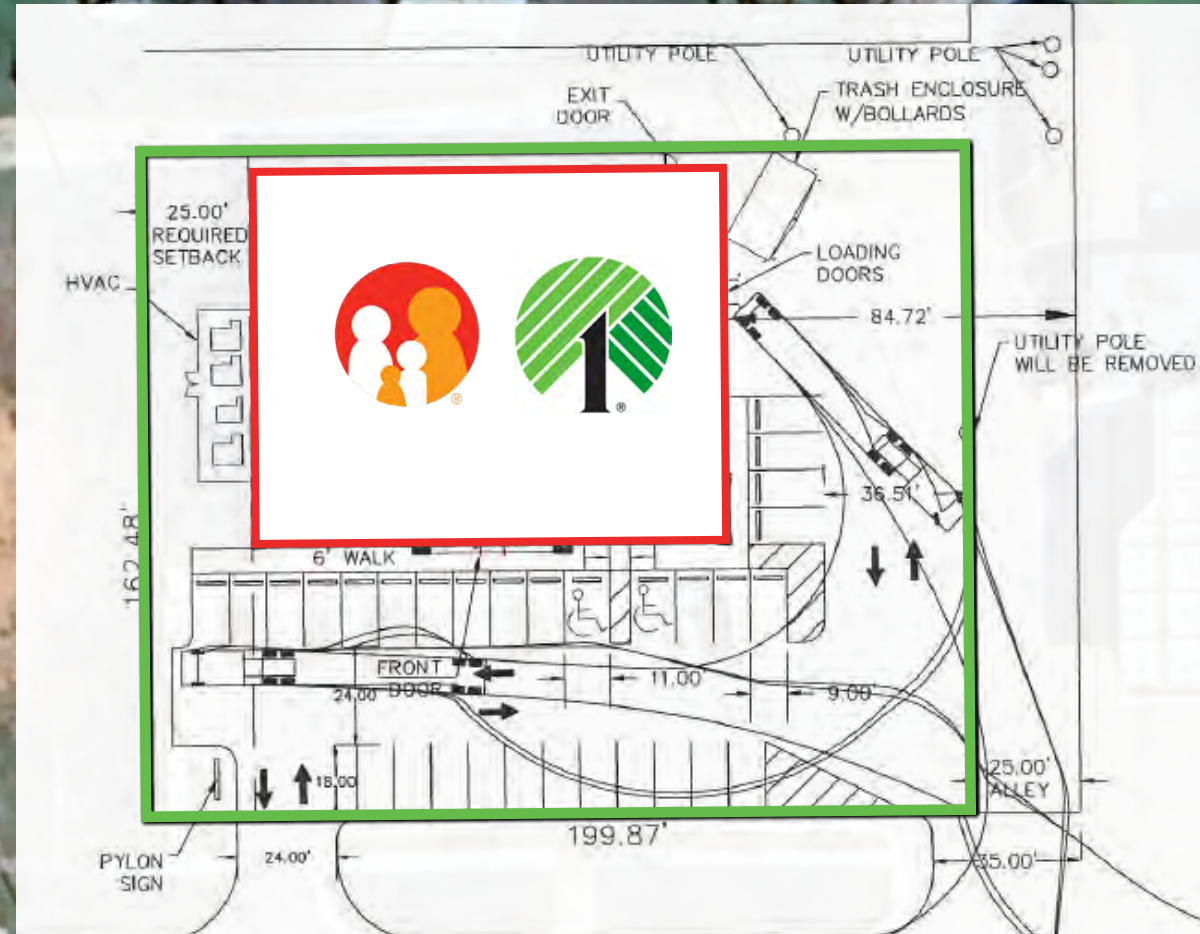
This segment operated over 8,300 stores under the Family Dollar brand; and 11 distribution centers.

The company was founded in 1986 and is based in Chesapeake, Virginia.

SITE PLAN

N 7TH ST | 2,974 CPD

N 6TH ST | 2,519 CPD



FIR ST | 7,479 CPD

PERRY



**Ditch Witch**

Ditch Witch invented the underground utility construction industry, and today the Ditch Witch Division designs, manufactures and markets the most complete line of directional drills, drill pipe, HDD tooling, Underground Awareness electronics, vacuum excavators, trenchers, surface miners, fluid recycling systems, chain, teeth and sprockets, stand-on skid steers and vibratory plows.

- 240-acre lot
- 1,300+ employees



**PERRY UPPER/LOWER
ELEMENTARY**
580 STUDENTS

PERRY JUNIOR HIGH
168 STUDENTS

**PERRY RODEO
GROUNDS**



**NOBLE COUNTY
FAIRGROUNDS**



**CHERRY STRIP
MUSEUM**



**Perry BMAC
Baseball
Complex**



Stillwater Medical
PERRY - 26 BEDS

**PERRY
HIGH SCHOOL**
292 STUDENTS



**OKLAHOMA
TRANSPORTATION
DEPARTMENT**

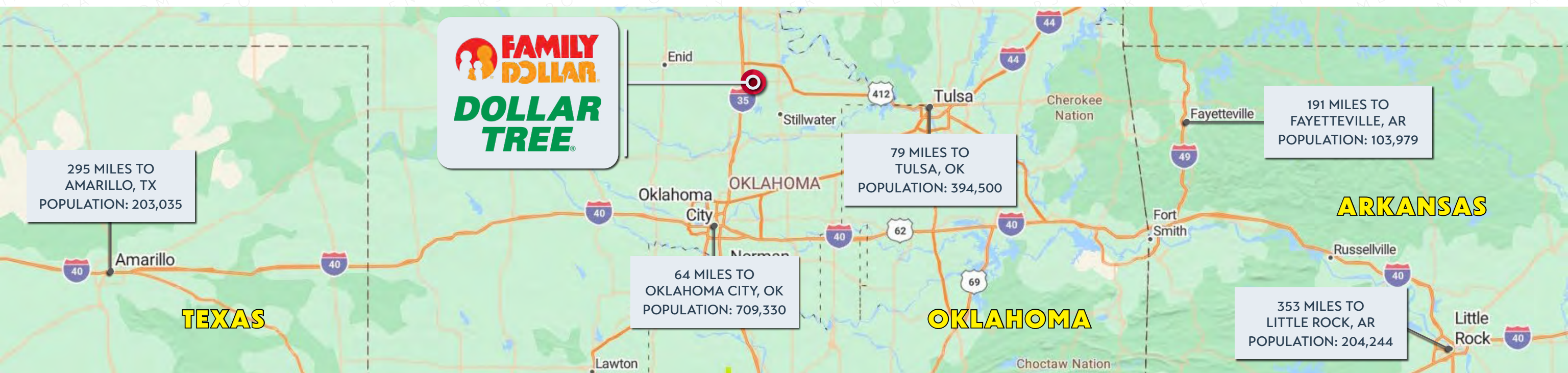
**OKLAHOMA
HIGHWAY PATROL**



Manufactures truck flat
beds, bale beds, trailers
& cattle feeders



PERRY SYNOPSIS



Perry is the seat of Oklahoma’s Noble County. Named for J.A. Perry, a member of the Cherokee Strip Commission, the town was founded in 1893. Perry is a shipping centre for agriculture produce and contains several manufacturing plants such as **Subsite Electronics, Ground Zero Shelters, Noble County Meats, Mid-Continent Packaging**, etc.

Nestled just 2 miles off Highway 77, Perry Lake is a hidden gem for those interested in outdoor activities. Perry Lake offers camping as well as RV parking. Boating, skiing, swimming & fishing are just a few activities visitors can engage in.

The city is home to **Charles Machine Works**, which is the headquarters and manufacturing facility of Ditch Witch machinery and employs over 1,300 people.

2024 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	3,727	4,874	5,406
Households	1,614	2,106	2,332
Labor Population Age 16+	2,980	3,886	4,317
Median Age	39.8	40.3	40.8
Average Household Income (2024)	\$85,419	\$88,821	\$89,825
Projected Average Household Income (2029)	\$88,373	\$91,763	\$92,627

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FOR MORE INFORMATION:

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