



Not an actual photo just a depiction of the tenant

Family Dollar Tree

11464 Scott Highway | Helenwood, TN 37755

Brande Benson | Vice President
brande.benson@avisonyoung.com | 865.406.9010
630 S Concord Street, Knoxville, TN 37919





Confidential information and disclaimer

Avison Young (“Agent”) has been engaged by Ownership (“Seller”) as the exclusive agent for the sale of 11464 Scott Highway Helenwood, TN 37755, (the Property”, “The Family Dollar”, the “Building”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested

party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner’s obligations there under have been satisfied or waived.

By taking possession of an reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent’s authority to act on its behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

Avison Young
Attn: Brande Benson
Vice President
630 S Concord Street
Knoxville, TN 37919

865.406.9010
Brande.benson@avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

Tenant Profile

Company Information

Company Name	Dollar Tree, Inc.
Industry	Discount Retail
Headquarters	Chesapeake, VA
Website	www.dollartree.com
Employees	207,000
Ownership	Public
NASDAQ	DLTR



While the company has been in business under the name Dollar Tree, Inc. since 1993, its history as a retail store dates back even further to 1953. During these 70 years the company has built its associate pool to more than 207,000 people, with over 16,000 stores across the continental United States and five Canadian provinces. The company added 464 stores in 2022 alone. These locations are currently operating under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada, bringing in a net sales sum of \$28.3 billion for the year leading Dollar Tree being ranked 137 on the Fortune 500 list for 2022.

Dollar Tree locations operate as discount retail stores, providing a wide range of products for the entire family, but focusing on keeping items at a standard price point. Stores carry everything from school supplies to glassware and cleaning products. Family Dollar was added to the Dollar Tree company in 2015 and began opening hybrid Family Dollar Tree locations in recent years.



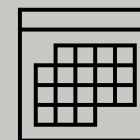
\$28.3 B
Net Sales 2022



464
Stores Added
in 2022



16,000+
Total Locations



1953
Founded
as K&K 5&10

Family Dollar Tree

11464 Scott Highway | Helenwood, TN 37755

Price: \$1,943,283.58

CAP: 6.7%

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Executive Summary

Financial Summary

Rent	\$12.50 /SF
Gross Income	\$130,200.00
Expenses	\$0 /SF
Gross Expenses	\$0
NET OPERATING INCOME	\$130,200.00

Lease Summary

Tenant:	Family Dollar Tree
Primary Lease Term:	10 years
Annual Rent:	\$130,200.00
Initial Rent PSF:	\$12.50
Tenant Responsibilities:	Utilities, CAM, Taxes, Insurance
Landlord Responsibilities	Structure, Roof
Lease Start Date:	10/26/23
Lease Expiration Date:	10/31/2033
Lease Term Remaining:	10 years
Rent Bumps:	\$0.50
Renewal Options:	Four Five Year Options
Lease Guarantor:	Dollar Tree
Lease Guarantor Strength:	BBB-
Tenant Website:	dollartree.com

Property Summary

Year Built:	2023
Lot Size:	1.31 +/- acres 57,159 +/- square feet
Building Size:	10,500 SF
Traffic Count:	12,075
Roof Type:	Metal seamed
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
HVAC:	Rear of building

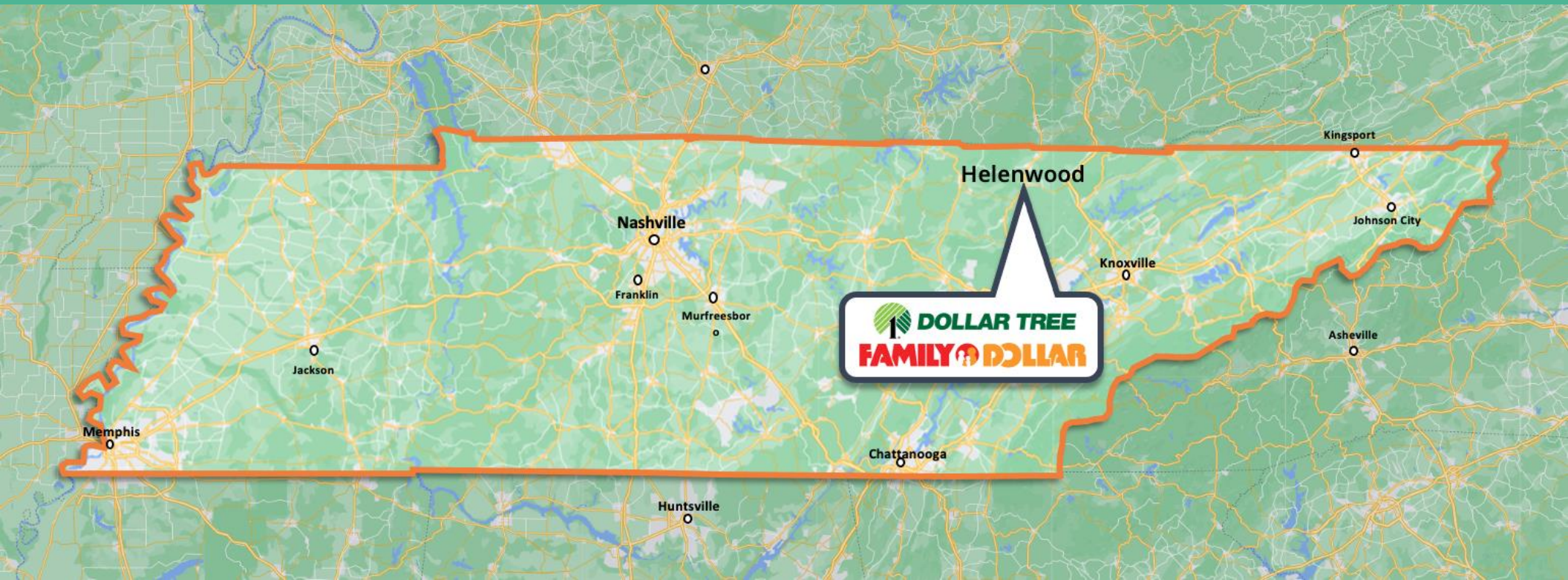
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Attractions Nearby



90 mi. to
Pigeon Forge



90 mi. to
Dollywood



23 mi. to Big
South Fork
National River
and
Recreational
Area



11 mi. to
Brown Pond



69 mi. to
McGhee Tyson
Airport



100 mi. to
Ober Mountain

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Regional Map



Family Dollar Tree

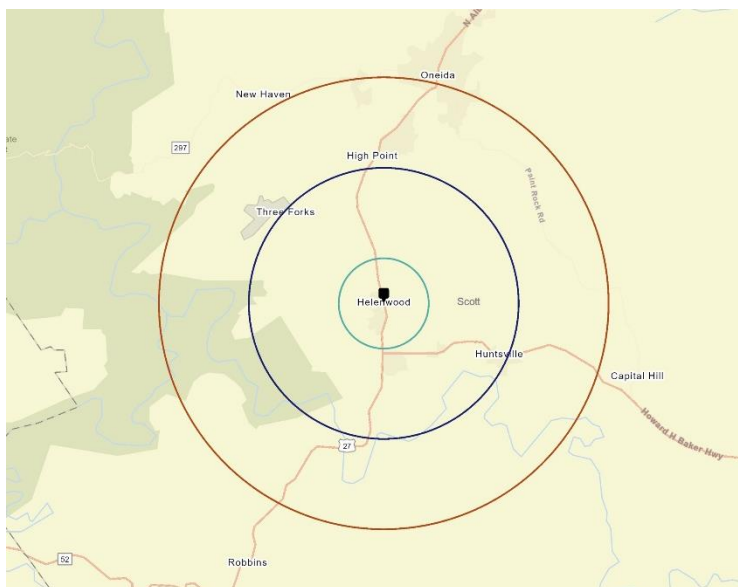
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Helenwood Retail Map



Location Highlights & Demographics



Helenwood, TN is located in Scott County in NE Tennessee. Kentucky is 14 miles to the north, and North Carolina is less than 120 miles to the east. Scott County is home to Barna Log Homes (the world’s largest log home manufacturer), Armstrong Wood flooring (hardwood flooring that is in many homes across the US), Great Dane Trailers, and Tennier Industries. It’s proximity to Knoxville, Nashville, and Lexington KY make Helenwood a great place to live and work. Big South Fork National River and Recreation Area is a popular destination due to it being a four-season park for tourists and locals alike.



Scott County Highlights

672
Total Employer Establishments

\$37,333
Personal Income per Capita

\$97,300
Median Home Value

22%
Employed by Retail Companies

Demographics
539 <i>Population</i>
\$28,663 <i>Median Household Income</i>
\$27,315 <i>Average Household Income</i>
26 min <i>Average commute</i>



For questions, contact:

Brande Benson | Vice President | brande.benson@avisonyoung.com | 865.406.9010

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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