

Investment Opportunity | Sale Summary

## Dollar Tree

6259 N. Linder Road | Meridian, ID



## Tenant Summary

<b>Tenant</b>	Dollar Tree Stores, Inc.
<b>Lease Type</b>	NNN
<b>Guarantee</b>	Corporate
<b>Initial Lease Start</b>	2017 (New Construction)
<b>Base Term</b>	July 2017 - June 2027
<b>Basis</b>	NNN Subject to Annual Expense Caps
<b>Lease Options</b>	Three, five-year tenant options to renew:

## Pricing Summary

<b>Property Address</b>	6259 N. Linder Road
<b>Offering Price</b>	\$2,800,000
<b>Cap Rate</b>	5.0%
<b>Net Operating Income</b>	\$140,000.00
<b>Building Size</b>	10,000 SF
<b>Construction Year</b>	2017
<b>Lot Size</b>	51,716 SF

View Offering  
Memorandum

**David McDonald**  
208 720 2000  
david.mcdonald@colliers.com

**Moe Therrien**  
208 859 7935  
moe.therrien@colliers.com

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