



DOLLAR TREE

9067 HWY 19 NORTH, COLLINSVILLE, MS 39325

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In Association with ParaSell, Inc. | A Licensed
Mississippi Broker #23372



DOLLAR TREE[®]

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PROPERTY INFORMATION

SECTION 1



DOLLAR TREE

PROPERTY HIGHLIGHTS

- New 10 Year Net Leased Dollar Tree
- Minimal Landlord Obligations
- Corporate Guarantee
- Scheduled Increases in Rent
- New Construction
- Excellent Visibility
- Easy Ingress/Egress Points

OFFERING SUMMARY

Sale Price:	\$2,057,601
Building Size:	10,000 SF
NOI:	\$128,600.04
Cap Rate:	6.25%

DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Total Households	1,046	2,049	7,339
Total Population	2,738	5,362	18,956
Average HH Income	\$30,795	\$83,787	\$68,277



PROPERTY DESCRIPTION

This is the opportunity to purchase a new 10 year net leased Dollar Tree in Collinsville, Mississippi. The lease calls for minimal landlord obligations. The tenant has six, 5 year options to renew and there are scheduled increases in rent every five years including during the options. The site benefits from its location on Highway 19 with excellent visibility and easy ingress/egress points.

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LOCATION DESCRIPTION

Collinsville is an unincorporated community and census-designated place in Lauderdale County, Mississippi, United States.



LOCATION INFORMATION

SECTION 2





FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW

Price	\$2,057,601
Net Operating Income	\$128,600,04
CAP Rate	6.25%
Lease Term	10 Years
Lease Start & End	01/15/2024 - 01/15/2034
Options	Six, 5-Year
Increases	\$.50 per Square Foot Increases, Every 5 Years

RENT SCHEDULE

Years 1-5	\$128,600
Years 6-10	\$133,600
Option 1	\$138,600
Option 2	\$143,600
Option 3	\$148,600
Option 4	\$153,600
Option 5	\$158,600
Option 6	\$163,600



DEMOGRAPHICS

SECTION 4

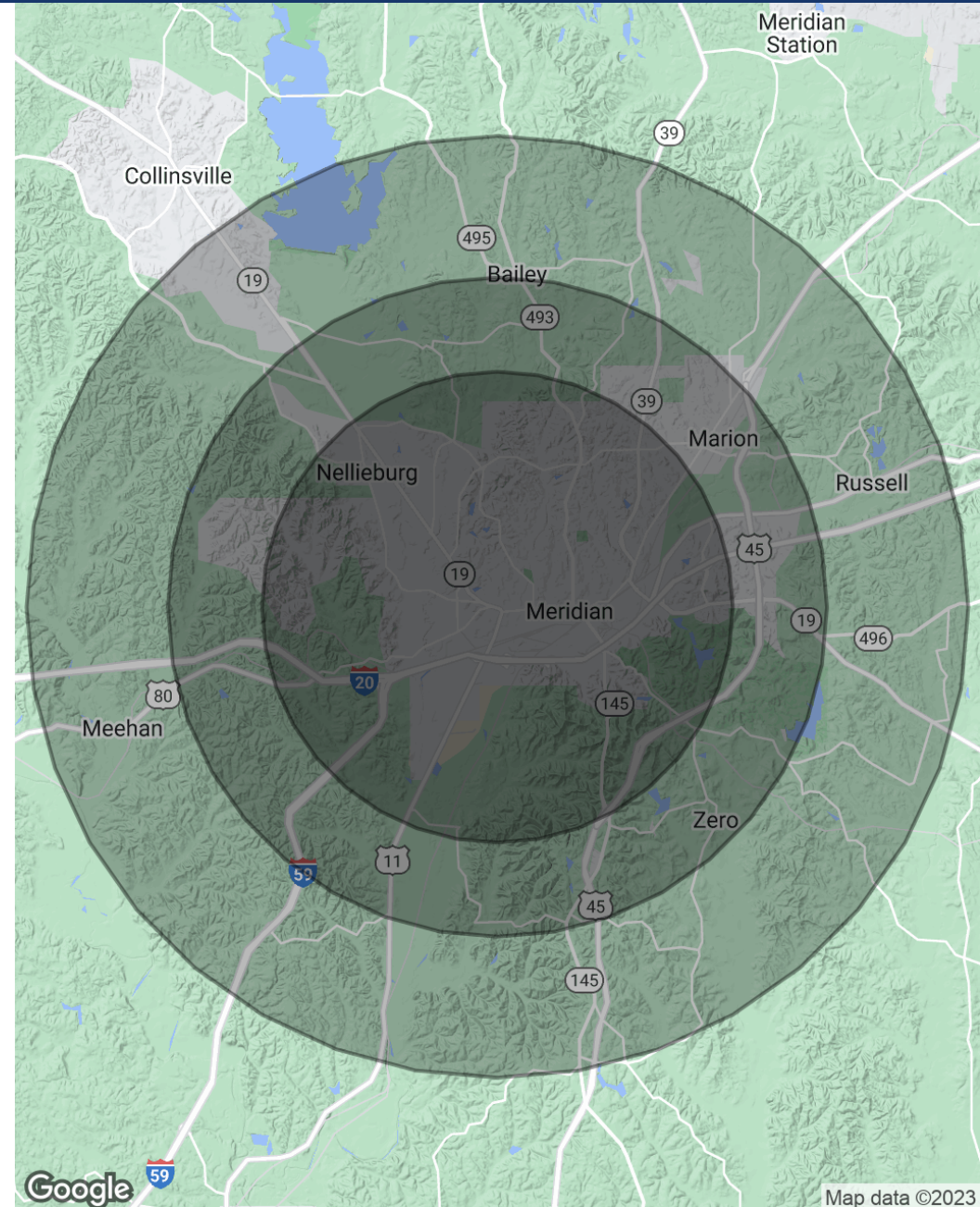
DEMOGRAPHICS MAP & REPORT

9067 HWY 19 NORTH
COLLINSVILLE, MS 39325

POPULATION	5 MILES	7 MILES	10 MILES
Total Population	2,738	5,362	18,956
Average Age	42.3	42.4	42.9
Average Age (Male)	42.3	42.4	42.9
Average Age (Female)	42.3	42.4	42.9

HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	1,046	2,049	7,339
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$30,795	\$83,787	\$68,277
Average House Value	\$188,644	\$206,239	\$151,869

* Demographic data derived from 2020 ACS - US Census





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