

SINGLE TENANT NNN

Investment Opportunity



(S&P: BBB | NASDAQ: DLTR)

Over 4 Years Remaining | Strong Traffic Counts | Corporate-Guaranteed Lease



2383 Lake Harbin Road

MORROW GEORGIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. BK3120739

WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920

SAM WILSON

**Vice President
National Net Lease**

sam.wilson@srsre.com

M: 470.668.0710

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 402999



NATIONAL NET LEASE

Qualifying Broker: Michael Berk, SRS National Net Lease Group LP | GA License No. 82412

OFFERING SUMMARY



9,200

LOCATIONS
IN U.S. & CANADA

\$17.5B

2025
REVENUE

S&P: BBB

CREDIT
RATING

OFFERING

Pricing	\$1,677,846
Net Operating Income	\$109,060
Cap Rate	6.50%

PROPERTY SPECIFICATIONS

Property Address	2383 Lake Harbin Road, Morrow, Georgia 30260
Rentable Area	10,906 SF
Land Area	2.5 AC
Year Built	1997
Tenant	Dollar Tree
Guaranty	Corporate
Lease Type	NNN
Landlord Responsibilities	Roof and Structure Insurance and property taxes are reimbursed to the LL
Lease Term Remaining	4+ Years
Increases	5% Every 5 Years
Options	2 (5-Year)
Rent Commencement	July 2, 2015
Lease Expiration	July 31, 2030

[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar Tree	10,906	7/2/2015	7/31/2030	Current	-	\$9,088	\$109,060	2 (5-Year)
(Corporate Guaranty)				Option 1	5%	\$9,543	\$114,513	
				Option 2	5%	\$9,997	\$119,996	
5% Increase Beg. of Each Option								

10-Year Operating History | 4+ Years Remaining | Corporate Guaranteed | Options to Extend

- Dollar Tree has operated at this location for 10 years and has 4 years remaining on their current lease
- Lease was extended in March 2024, 9 months before the notice date.
- The lease is corporate guaranteed by Dollar Tree, Inc. (NASDAQ: DLTR), an investment grade (S&P: BBB), nationally recognized, and an established discount store with 9,200 stores and 18 distribution centers across 48 contiguous states and seven Canadian provinces
- The lease offers two (5-year) options to extend, with 5% rental increases at the beginning of each option period

NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities are limited to the roof and structure, and the tenant reimburses the landlord for insurance and property taxes as additional rent
- Ideal, low-management investment for a passive investor

Clayton State University | Dense Retail Corridor | High Traffic Counts | Signalized, Hard Corner Location

- The site is located less than 2 miles from Clayton State University with more than 6,000 students, creating a consumer pool of faculty, teachers, and students
- Dollar Tree benefits from being located in a retail corridor with other national/credit tenants such as Walmart Supercenter, TJ Maxx, Taco Bell, and more
- The asset is located on a signalized hard corner of Lake Harbin Road and Maddox Road for a combined average of 16,100 vehicles per day
- The property has easy access to Interstate-75, which has an average of 160,000 vehicles per day

Local Demographics In 5-mile Trade Area

- More than 170,000 residents and 52,000 employees support the trade area
- \$76,059 average household income



DOLLAR TREE

dollartree.com

Company Type: Public (NASDAQ: DLTR)

Locations: 9,200+

2025 Employees: 64,434

2025 Revenue: \$17.57 Billion

2025 Assets: \$18.64 Billion

2025 Equity: \$3.97 Billion

Credit Rating: S&P: BBB

Dollar Tree, Inc. (NASDAQ: DLTR), headquartered in Chesapeake, VA, is one of North America's largest and most loved value retailers, known for delivering great value, convenience, and a "thrill-of-the-hunt" discovery shopping experience. With a team of approximately 150,000 associates, Dollar Tree operates more than 9,200 stores and 18 distribution centers across 48 contiguous states and seven Canadian provinces under the brands Dollar Tree and Dollar Tree Canada. The company is committed to being a responsible steward of its business – supporting its people, serving its communities, and creating lasting value.

Source: corporate.dollartree.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Morrow, Georgia
Clayton County
Atlanta-Sandy Springs-Roswell MSA

ACCESS



Lake Harbin Road: 1 Access Point
Maddox Road: 1 Access Point

TRAFFIC COUNTS



Lake Harbin Road: 10,300 VPD
Maddox Road: 5,800 VPD
Interstate 75/State Highway 401: 160,000 VPD

IMPROVEMENTS



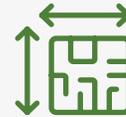
There is approximately 10,906 SF of existing building area

PARKING



There are approximately 67 parking spaces on the owned parcel.
The parking ratio is approximately 5.98 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 12-117A- B-007
Acres: 2.5
Square Feet: 108,900

CONSTRUCTION



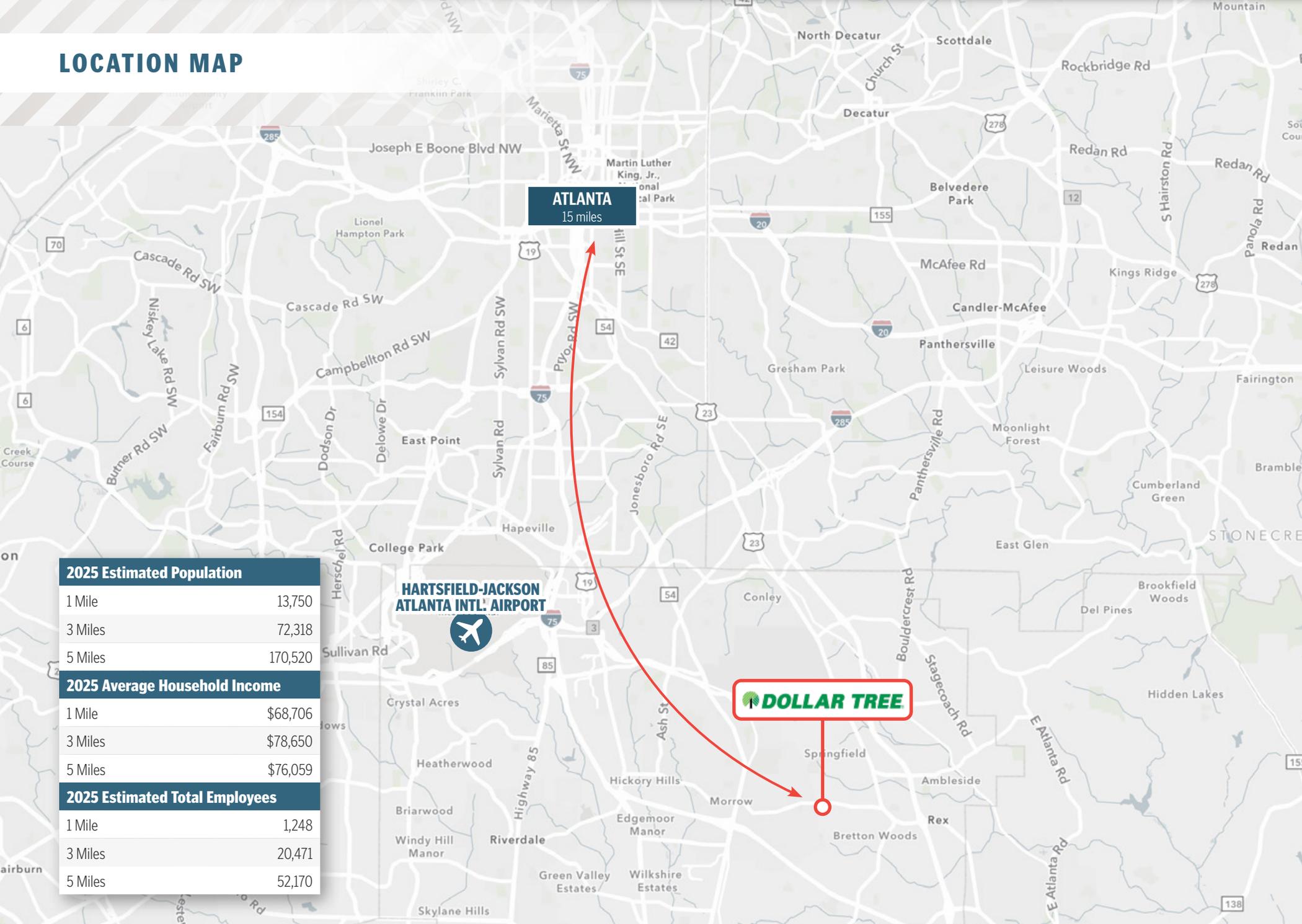
Year Built: 1997

ZONING



BG – General Business District

LOCATION MAP



ATLANTA
15 miles

**HARTSFIELD-JACKSON
ATLANTA INTL. AIRPORT**



DOLLAR TREE

2025 Estimated Population

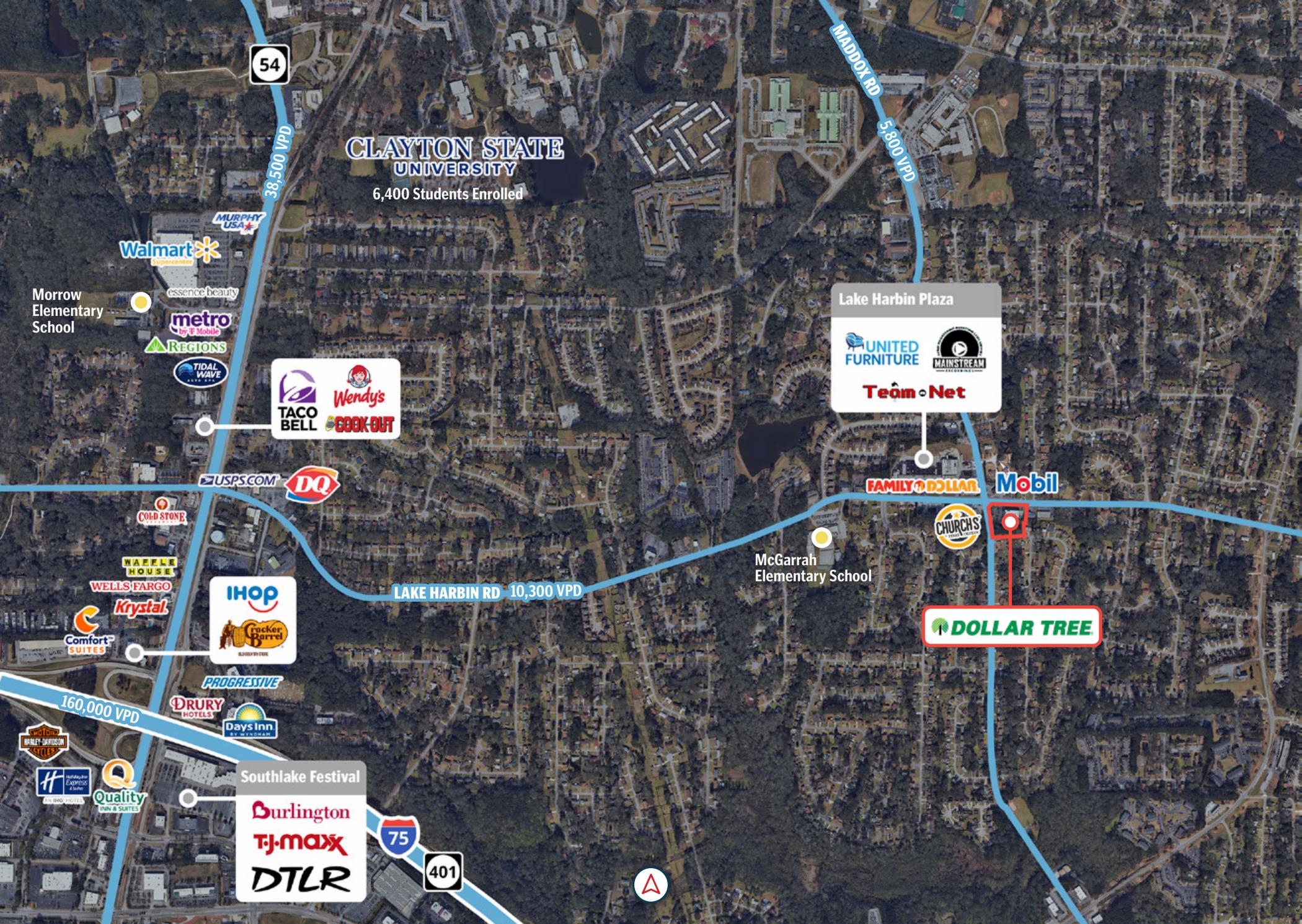
1 Mile	13,750
3 Miles	72,318
5 Miles	170,520

2025 Average Household Income

1 Mile	\$68,706
3 Miles	\$78,650
5 Miles	\$76,059

2025 Estimated Total Employees

1 Mile	1,248
3 Miles	20,471
5 Miles	52,170





LAKE HARBIN ROAD 10,300 VPD

MADDOX ROAD 5,900 VPD

Pylon Sign

Pylon Sign



BURTON CIRCLE



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	13,750	72,318	170,520
2030 Projected Population	13,888	73,819	173,478
2025 Median Age	35.2	35.2	35.5
Households & Growth			
2025 Estimated Households	4,770	25,756	61,502
2030 Projected Households	4,852	26,567	63,186
Income			
2025 Estimated Average Household Income	\$68,706	\$78,650	\$76,059
2025 Estimated Median Household Income	\$51,324	\$63,293	\$60,171
Businesses & Employees			
2025 Estimated Total Businesses	140	1,799	4,825
2025 Estimated Total Employees	1,248	20,471	52,170



Clayton State University

MORROW, GEORGIA

Morrow is a city in Clayton County, Georgia, United States. It is part of the Atlanta metropolitan area. Morrow has a 2026 population of 6,113. It is the home of Clayton State University and the Georgia Archives.

Morrow has a robust economy with key industries that include retail, healthcare, education, and logistics. The presence of the Southlake Mall, one of the largest shopping centers in the region, underscores the city’s strength in retail. Meanwhile, the healthcare and education sectors are bolstered by local institutions and facilities providing essential services and employment opportunities to the community. Notable companies in the city include TOTO USA, a leading manufacturer of bathroom fixtures, and Fresh Express, which operates a significant distribution center in the area. Clayton State University is also a key economic driver, providing jobs and supporting workforce development. Morrow’s proximity to Atlanta and continued commercial growth help maintain a stable and expanding economic base. Its proximity to Hartsfield-Jackson Atlanta International Airport, one of the world’s busiest airports, further enhances its connectivity and appeal to businesses and residents alike.

Morrow offers an exceptional quality of life, marked by a variety of recreational and outdoor activities. Residents enjoy access to numerous parks, walking trails, and community centers. Morrow’s cultural and arts scene, including local museums and galleries, enriches the community’s social fabric. Top attractions near Morrow, GA, include the 146-acre Reynolds Nature Preserve, world-class performances at Spivey Hall, and history at the National Archives at Atlanta.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



© 2026 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC (“SRS”) and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets