



REAL ESTATE SERVICES FOR TODAY'S WORLD

Dollar Tree FOR SALE

700 Central Avenue, Pawtucket, RI



Highlights

- **High Sales Volume store consisting of 9,975 SF plus full basement with dry storage**
- Second renewal exercised August 2022.
- Below market rents
- 50+ car parking on a 38,000SF double lot
- On local RIPTA bus route
- 1 mile: 24,670 population, Median HH inc. \$60,703
- 3 mile: 117,252 population, Median HH inc. \$55,194
- Price: \$1,625,000
- Annual Rent: \$94,762.50, \$9.50NN
- Cap rate: 5.83%
- Term: Through 7-31-27, one, five year option with rental increases



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice.

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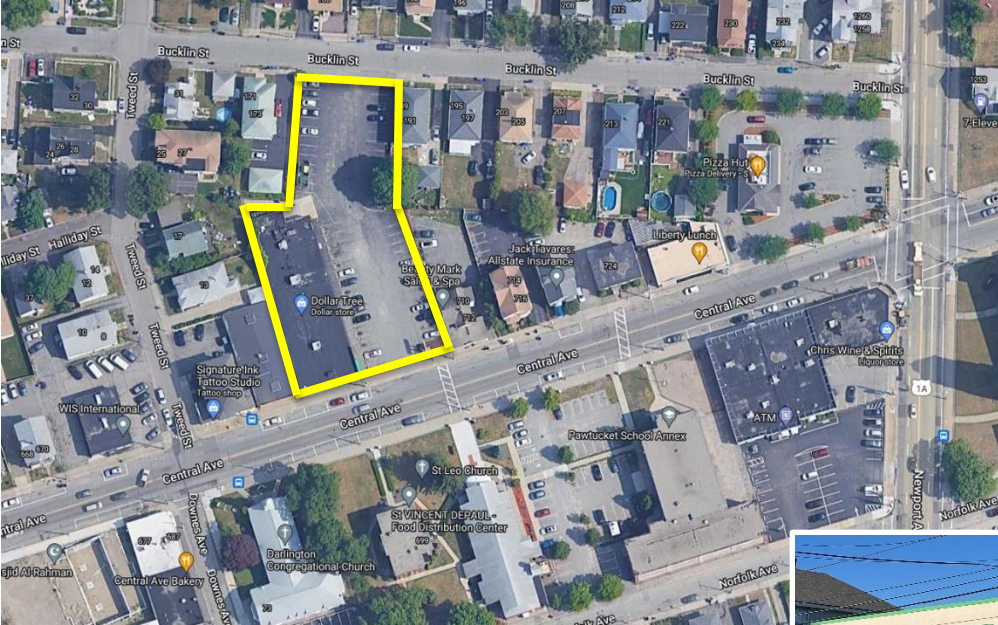


CAPSTONE
PROPERTIES

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Dollar Tree has been at this location since 2012 and has built a solid customer base serving the trade area with affordable household necessities. Dollar Tree, Inc. (NASDAQ: DLTR) is a Fortune 500 Company with over 15,250 stores in US and Canada. DLTR market capitalization: \$32.89B



For more information, please contact:

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