

DOLLAR TREE – GRAND OPENING JULY 2025

8900 OLD GEORGETOWN ROAD SUNSET BEACH, NC, CALABASH, NC 28468

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

ROBERT BENDER
MANAGING PARTNER
D: 248.254.3406
RBENDER@FORTISNETLEASE.COM

DOUG PASSON
MANAGING PARTNER
D: 248.254.3407
DPASSON@FORTISNETLEASE.COM

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$2,411,400
Current NOI:	\$168,800
Initial Cap Rate:	7.00%
Land Acreage:	1.5
Year Built	2025
Building Size:	10,000 SF
Price PSF:	\$241
Lease Type:	NN
Lease Term:	10 Years
Average CAP Rate:	7.0%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present an exceptional investment opportunity! This 10,000 SF free standing building, constructed in 2025. This site offers a prime location in the Calabash area for retail investors. Perfect for those seeking a high-traffic, high-visibility property, this building boasts 100% occupancy, making it a turnkey investment. Its versatile layout and solid construction present a lucrative foundation for a variety of businesses.

The population in Calabash has exploded (has grown 7.8% annually the last five years) and is predicted to continue this incredible growth. It is estimated that the population within a 3 mile radius of the subject property will grow by more than 6% every year for the next five years. This is very good for Dollar Tree's business model.



PRICE \$2,411,400



CAP RATE 7.00%



LEASE TYPE NN



TERM REMAINING 10

INVESTMENT HIGHLIGHTS

- Brand New Construction
- 6.4% Annual Population Growth (2024-2029)
- Rent Commences July 2025
- Prime Intersection In The Calabash area
- Surrounded By New Multi-Family Developments
- Currently 39,000 People Within 5 Miles
- DT Stock Is Performing VERY Well In 2025

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	-	-
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$168,800.00	\$16.88

PROPERTY SUMMARY

Year Built:	2025
Lot Size:	1.5 Acres
Building Size:	10,000 SF
Zoning:	HC

LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	NN
Primary Lease Term:	10 Years
Annual Rent:	\$168,800.00
Rent PSF:	\$241
Rent Start Date:	August 1, 2025
Rent Expiration Date:	August 1, 2035
Lease Term Remaining:	10 Years
Renewal Options:	Four 5-Year Options
Tenant Website:	https://www.dollartree.com/



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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE YEARS	ANNUAL RENT
Dollar Tree	10,000	Aug 2025	Aug 2035	Years 1-10	\$168,800.00
				Option 1	\$173,800.00
				Option 2	\$178,800.00
				Option 3	\$183,800.00
				Option 4	\$188,800.00
Totals/Averages		10,000		\$168,800.00	



TOTAL SF
10,000



TOTAL ANNUAL RENT
\$168,800.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$241



NUMBER OF TENANTS
1



TENANT BACKGROUND

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$28+ billion dollar company and a premier operator in its industry.

OVERVIEW

Company: Dollar Tree

Founded: 1986

Total Revenue: \$30.60 Billion

Net Income: \$1.89 Billion

Headquarters: Chesapeake, Virginia

Website: www.DollarTree.com

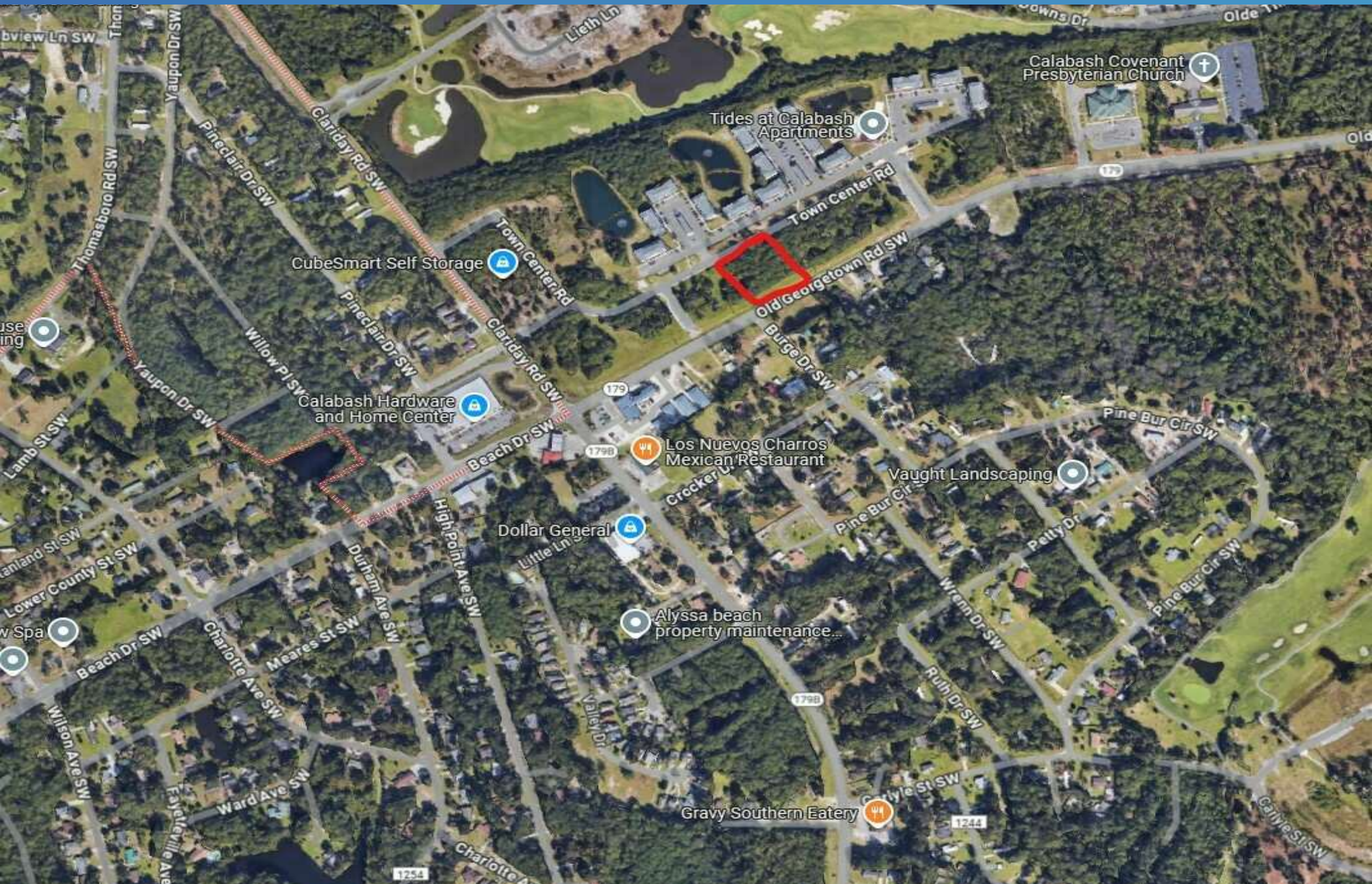
TENANT HIGHLIGHTS

- \$31.28+ Billion Market Capital in 2022
- Same Store Sales Increases 9.0% in 2022
- Ranked #134 on Fortune 500 in 2020
- Over 16,000 Locations in the USA
- Boasts a staggering TTM revenue exceeding \$28 billion

DOLLAR TREE

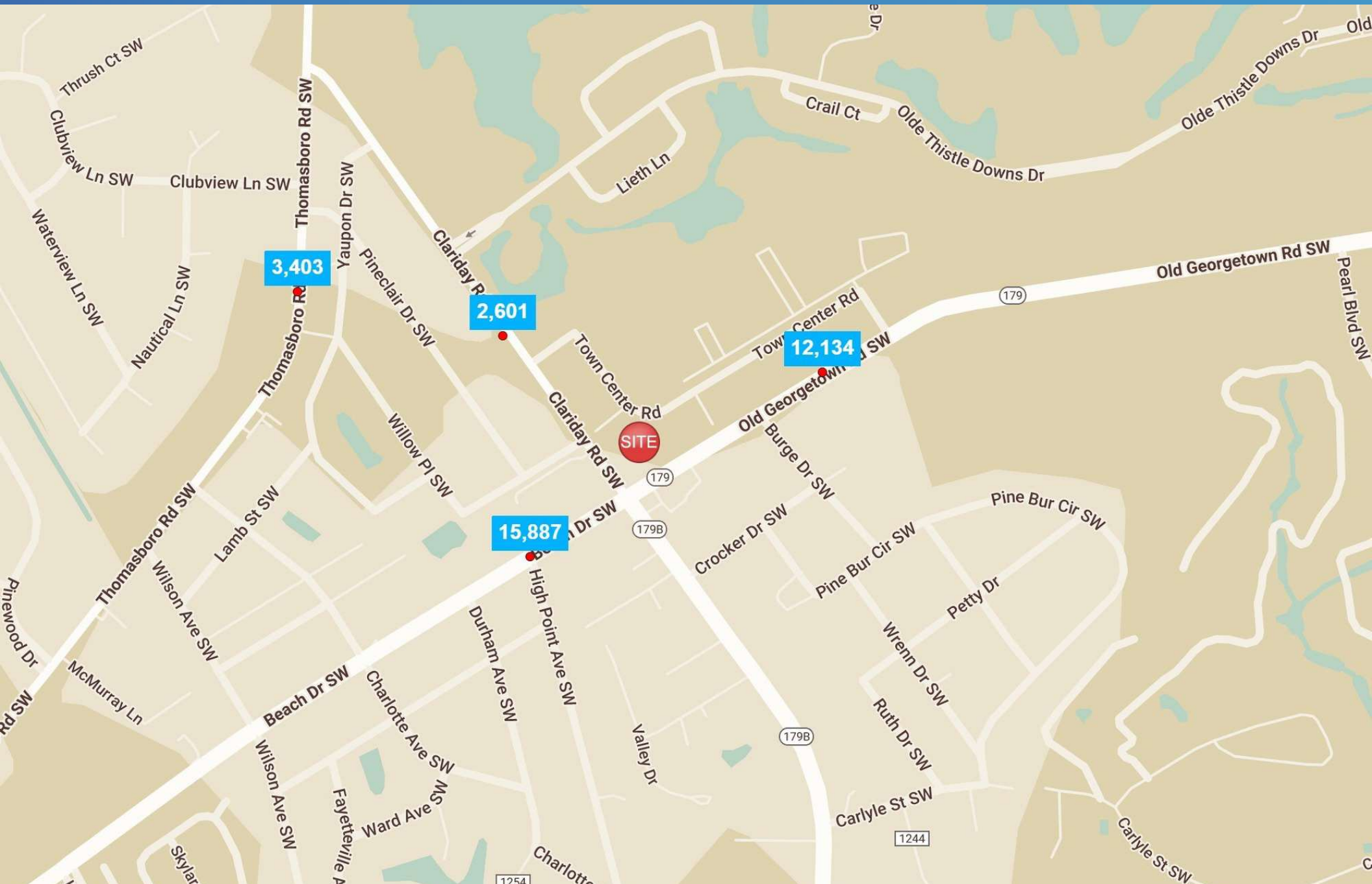
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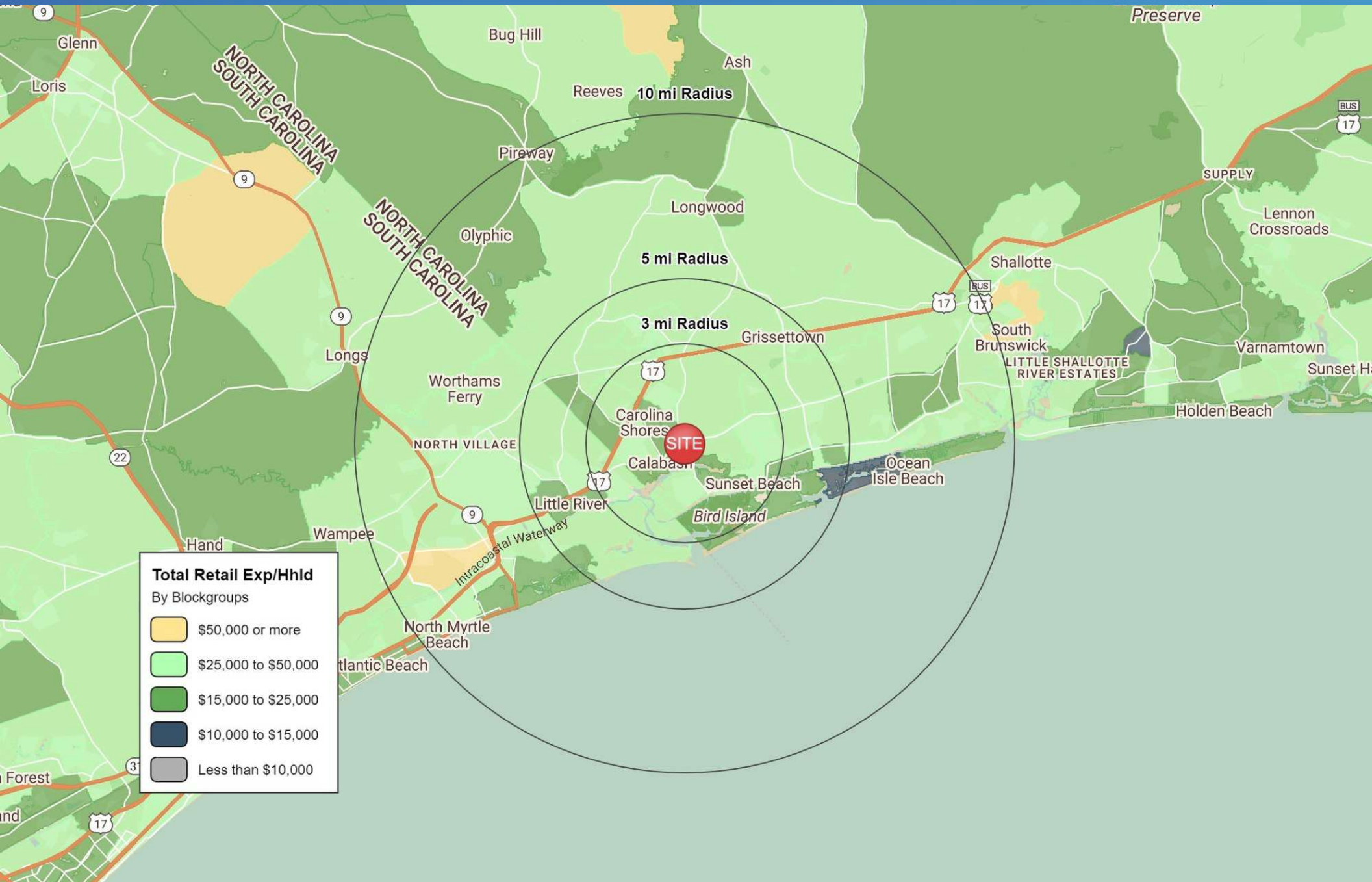
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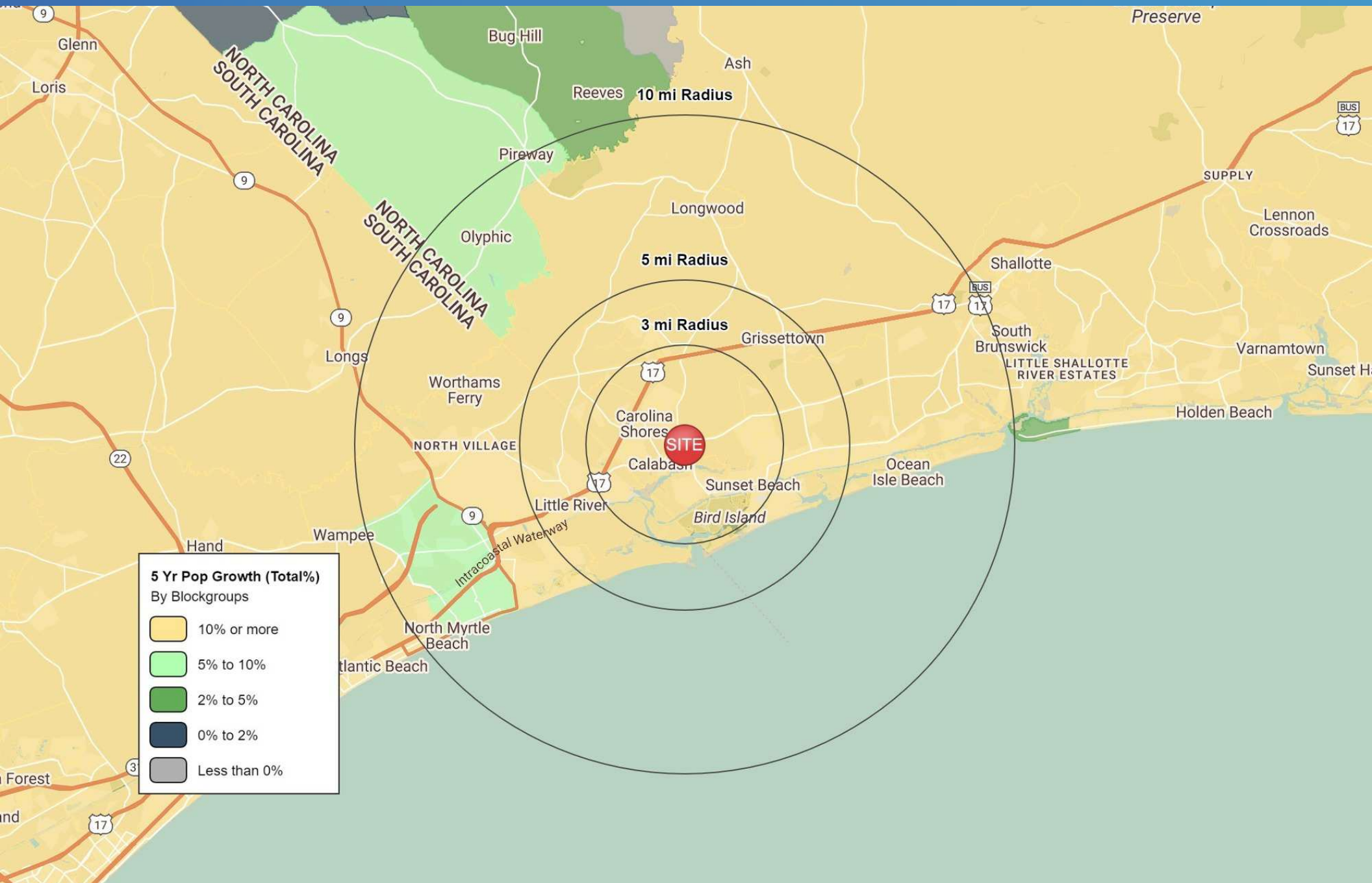


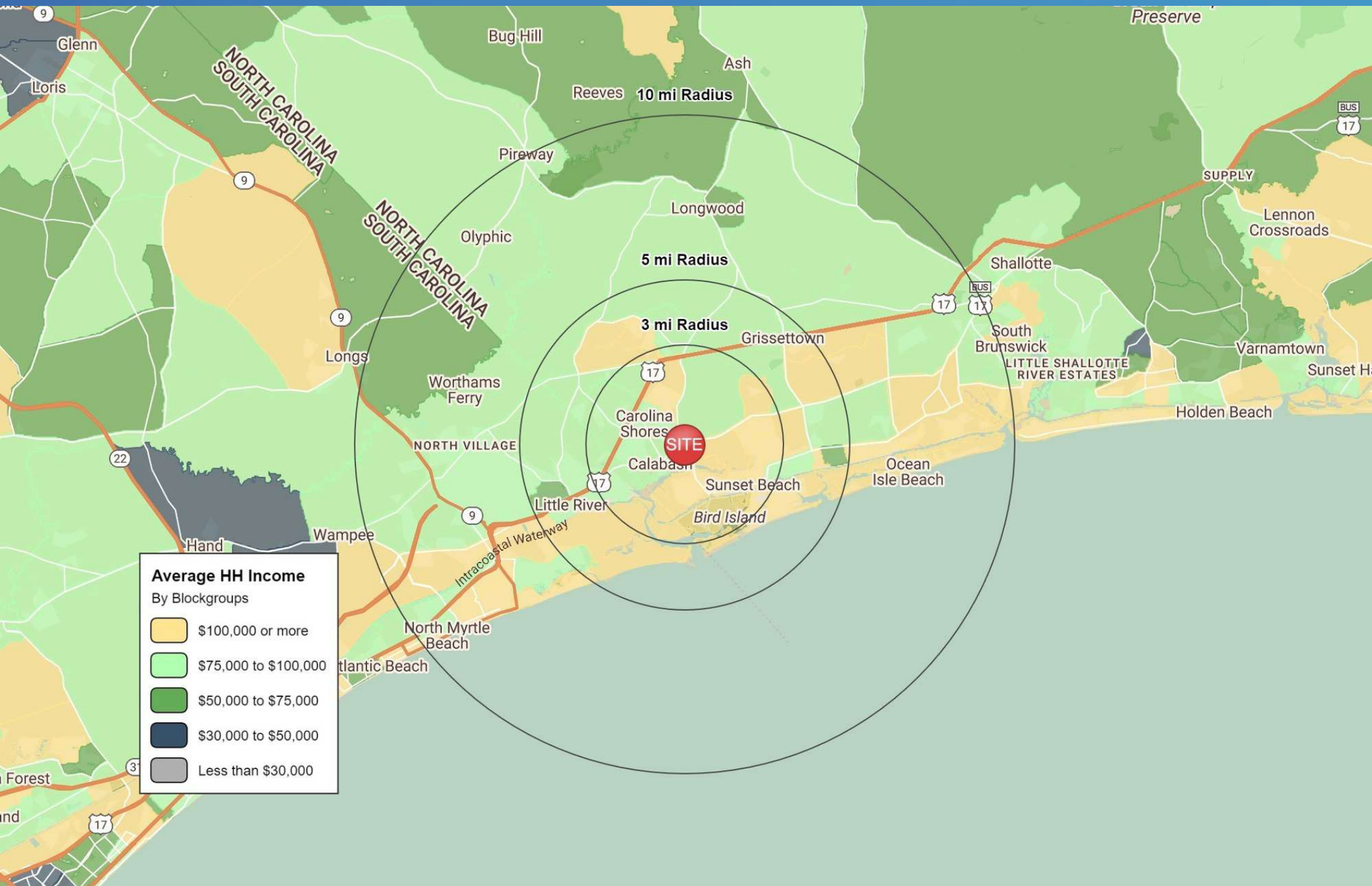
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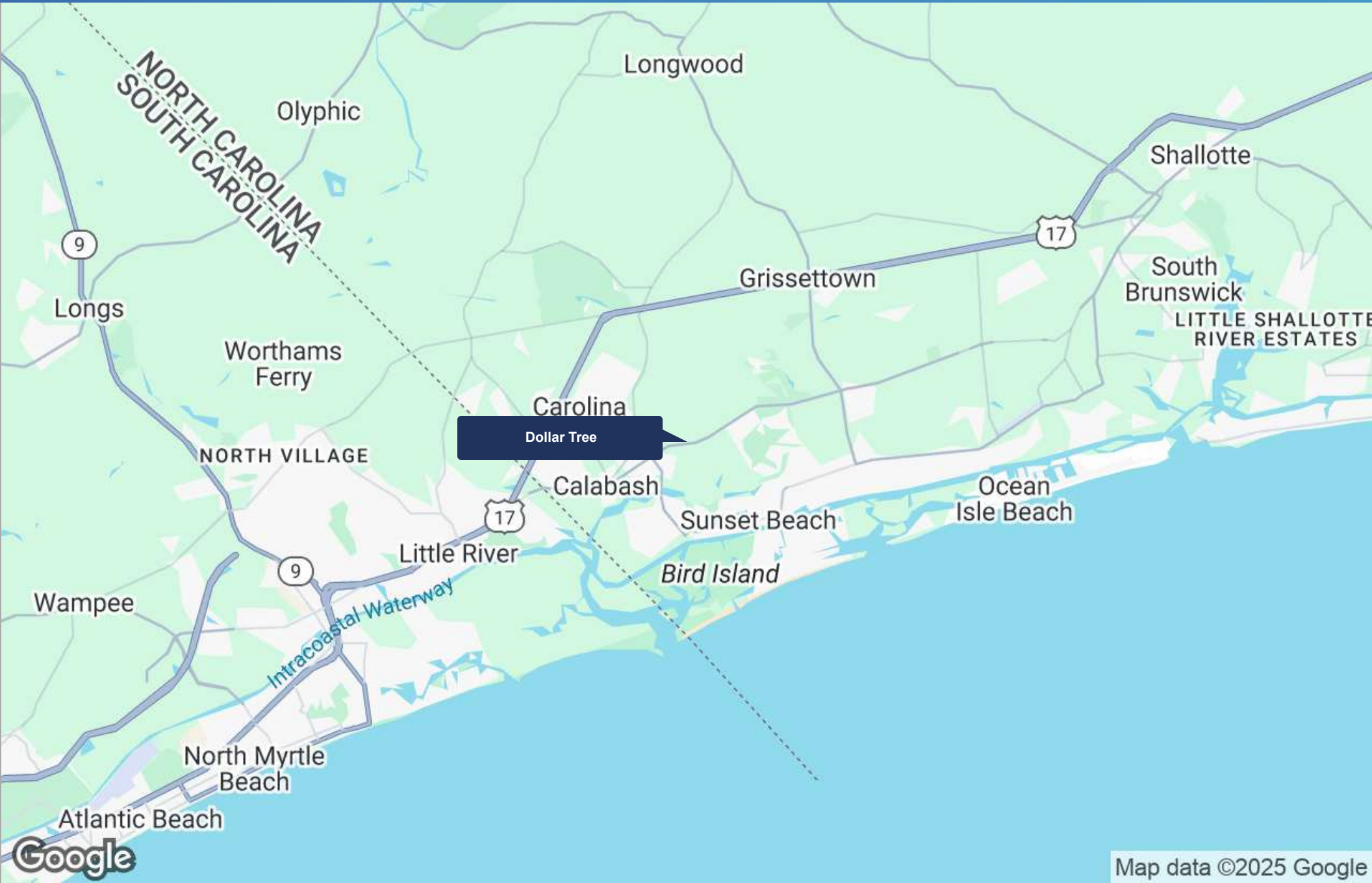






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Calabash, North Carolina, is a charming coastal town known for its small-town appeal and stunning waterfront views. Located near the South Carolina border along the Intracoastal Waterway, Calabash is famous for its unique style of lightly-breaded and deep-fried seafood, dubbed "Calabash-style." This tradition has made the town a destination for seafood lovers, with many restaurants offering fresh catches and classic southern hospitality. The town's quaint streets are lined with locally owned shops, galleries, and cozy eateries, all contributing to its relaxed and welcoming atmosphere.

Beyond its culinary appeal, Calabash is also known for its scenic natural beauty and outdoor activities. With easy access to both the Atlantic Ocean and marshlands, visitors can enjoy boating, fishing, and wildlife watching. The town is just a short drive from popular beaches like Sunset Beach and Ocean Isle Beach, making it a great base for exploring the coastal Carolina area. Calabash's close-knit community and slower pace of life offer a peaceful retreat, attracting both vacationers and those looking for a quieter place to call home.

POPULATION	3 MILES	5 MILES	10 MILE
Total Population 2025	17,989	37,923	94,032
Total Population 2030	23,597	49,192	120,155
Annual Growth Rate 2020-2024	7.4%	7.8%	8.5%
Annual Growth Rate 2024-2029	6.2%	5.9%	5.6%
Median Age	65.7	64.3	61.6
# Of Persons Per HH	2	2	2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILE
Total Households	8,984	18,702	44,821
Average HH Income	\$81,655	\$79,504	\$80,694
Median House Value	\$68,584	\$65,576	\$64,054
Consumer Spending	\$272M	\$552.2M	\$1.3B





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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