



8+ YEARS REMAINING ON BASE TERM	DOLLAR TREE CORPORATE GUARANTEE (S&P BBB)	BUILDING WARRANTIES IN PLACE	RECENT 2024 CONSTRUCTION	MAIN RETAIL CORRIDOR LOCATION
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701 Lincoln Avenue
Cadiz, OH 43907

OFFERING MEMORANDUM

Marcus & Millichap
THE KLINK GROUP



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OFFERING SUMMARY

\$1,806,000
OFFERING PRICE

7.50%
CAP RATE

BUILDING SUMMARY

Address	701 Lincoln Avenue Cadiz, OH 43907
Building Size	+/-10,500 SF
Year Built	2024
Lot Size	2.44 Acres
County	Harrison
Parcel	05-0002441.000



The Klink Group of Marcus & Millichap is pleased to exclusively present the opportunity to acquire a newly constructed, single-tenant Dollar Tree located in Cadiz, Ohio. Completed in 2024, the Property is secured by a 10-year double-net (NN) lease with more than eight years of remaining primary term, providing investors with durable, predictable cash flow backed by one of the nation's leading discount retailers.

The offering combines stable income, limited management responsibilities, and minimal near-term capital expenditure risk. Dollar Tree is responsible for real estate taxes, insurance reimbursements, utilities, common area maintenance, and all HVAC maintenance and replacement, while the landlord's responsibilities are limited primarily to the roof, structure, parking lot. Ownership also benefits from a in place building & roof warranties on the recently completed construction.

Strategically positioned along Lincoln Avenue, Cadiz's primary retail corridor, the Property is surrounded by national retailers including Tractor Supply, DG Market, Dunkin', Wendy's, McDonald's, Huntington Bank, and Marathon. Located immediately off U.S. Route 22, the site serves as a regional retail destination with direct access between the Columbus and Pittsburgh metropolitan areas.

As the county seat of Harrison County, Cadiz serves as the region's commercial and governmental hub. The local economy is supported by a diverse mix of energy production, healthcare, agriculture, government services, and retail trade, with ongoing investment in the oil and gas fields it helps strengthen the area's economic foundation and support long-term demand for necessity-based retailers.

With recent 2024 construction, a long remaining lease term, limited ownership responsibilities, and a nationally recognized necessity-based tenant, this offering presents investors with an exceptional opportunity to acquire a high-quality net lease asset designed to deliver stable cash flow and long-term portfolio stability.

HIGHLIGHTS



INVESTMENT HIGHLIGHTS

- 10-Year Lease with 8+ Years Remaining
- Minimal Landlord Responsibilities (Warranties in Place)
- Four, Five-Year Renewal Options with \$.50/SF Increases
- Investment-Grade Corporate Guaranty from Dollar Tree, Inc.
- Tenant Responsible for CAM, Property Taxes, Insurance and HVAC
- Limited Landlord Expense Responsibilities
- Main Thoroughfare and Commercial Corridor Location
- County Seat Location Provides Regional Draw for Entire Harrison County

PROPERTY HIGHLIGHTS

- 2024 Construction on 2.44 Acres
- Transferable Warranties In Place
- Cadiz is the County Seat of Harrison County
- Main Corridor Location and Surrounded by National Retailers & Lodging
- Synergistically Positioned Adjacent to Tractor Supply, DG Market, and McDonald's
- Strong Market Traffic Counts-Lincoln Avenue +/-5,800 VPD and SR 22 +/-7,300 VPD





McDonald's



Huntington
Banks

DUNKIN'



ORME
HARDWARE
ESTABLISHED 1869

DG market

Advance
Auto Parts

Party Center Liquor Store

MICROTEL[®]
BY WYNDHAM

Lincoln Avenue

DOLLAR TREE

TSC TRACTOR
SUPPLY CO.





DG market

Advance Auto Parts

TSC TRACTOR SUPPLY CO

DOLLAR TREE

HEESEY CHIROPRACTIC

Lincoln Avenue

MICROTEL BY WYNDHAM

Domino's Pizza

Party Center Liquor Store

LEASE SUMMARY

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Lease Type	Double-Net
Tenant	Dollar Tree, Inc.
Guarantor	Corporate
Lease Commencement	September 15, 2024
Lease Expiration	September 30, 2034
Term Remaining	8+ Years
Rental Increases	\$.50/Ft. In Options
Renewal Options	Four, Five-Year
Tenant Responsibilities	CAM, Property Tax, Insurance, HVAC
Landlord Responsibilities	Roof, Structure, Parking Lot

RENT SCHEDULE

Dates	Annual Rent	Cap Rate
Current - September 30, 2034	\$135,450	7.50%

OPTIONS

Option 1 (October 01, 2034 - September 30, 2039)	\$140,700	7.79%
Option 2 (October 01, 2039 - September 30, 2044)	\$145,950	8.08%
Option 3 (October 01, 2044 - September 30, 2049)	\$151,200	8.37%
Option 4 (October 01, 2049 - September 30, 2054)	\$156,450	8.66%

Current Annual Rent	\$135,450
Cap Rate	7.50%



TENANT SUMMARY



Founded in 1986 and headquartered in Chesapeake, Virginia, Dollar Tree is one of North America's largest and most recognizable discount retailers. The company operates more than 9,000 stores throughout the United States and Canada under the Dollar Tree and Family Dollar banners, serving millions of customers each week with a broad assortment of value-priced merchandise.

Dollar Tree stores offer a wide selection of everyday essentials, including household consumables, food and beverages, health and beauty products, cleaning supplies, party goods, seasonal merchandise, kitchenware, home décor, toys, stationery, and other general merchandise. The retailer's value-oriented business model attracts a broad customer base seeking convenience and affordability across a variety of economic environments.



As one of the largest discount retailers in North America, Dollar Tree benefits from significant purchasing power, an extensive distribution network, and strong brand recognition. The company's scale and operational efficiencies have enabled it to maintain a prominent position within the value retail sector despite changing consumer preferences and economic cycles.

For investors, Dollar Tree represents a nationally recognized credit tenant with a long operating history, a proven retail concept, and a business model centered on necessity-based retailing. These characteristics have helped make Dollar Tree a sought-after tenant among net lease investors seeking stable occupancy and dependable cash flow.



1986
FOUNDED

\$19.4 Billion
2025 Net Sales

Chesapeake, VA
Headquarters

9,000+
LOCATIONS

BBB
S&P Credit Rating

dollartree.com
Website

DEMOGRAPHICS



ABOUT CADIZ, OHIO

Cadiz is the county seat of Harrison County in eastern Ohio and serves as the commercial, governmental, and healthcare hub for the surrounding rural communities. Conveniently located along U.S. Route 250, approximately 20 miles west of Steubenville and within driving distance of the Pittsburgh metropolitan area, Cadiz benefits from its strategic location in the heart of the Appalachian Basin.

The local economy is supported by a diverse mix of energy production, agriculture, healthcare, education, government services, and retail trade. Harrison County has experienced significant investment related to the Utica and Marcellus shale formations, with natural gas processing, pipeline infrastructure, and energy-related businesses contributing to regional employment and economic activity. This energy sector investment has strengthened the area's commercial base while supporting demand for essential retail services.

Cadiz's combination of regional accessibility, county-seat status, established retail presence, and stable demand for essential services has made it an attractive location for national retailers such as Dollar Tree. The community's role as the primary commercial center for Harrison County provides dependable consumer traffic and supports long-term retail operations, making it well suited for necessity-based net lease investments

	3 MILE	5 MILES	10 MILES
POPULATION			
2025 Population	3,176	3,847	13,051
Median Age	45.2	45.7	46.1
HOUSEHOLDS			
2025 Households	1,392	1,674	5,460
Consumer Spending	\$34.8M	\$42.9M	\$151.9M
INCOME			
Average Household Income	\$59,929	\$62,055	\$70,444
Median Household Income	\$40,764	\$42,551	\$51,397

<u>MAJOR CITY</u>	<u>DISTANCE</u>	<u>TRAVEL TIME</u>
Pittsburgh, PA	61 Miles	1 Hour
Akron, OH	80 Miles	1 Hour 20 Minutes
Cleveland, OH	117 Miles	2 Hours
Columbus, OH	121 Miles	2 Hours
Cincinnati, OH	224 Miles	2 Hours 30 Minutes







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