



**DOLLAR TREE**

415 W Michigan St, Stuttgart, AR 72160

*Exclusively Listed By:*

**NICK YALDO**

Senior Vice President

248.970.2648

[nyaldo@encorereis.com](mailto:nyaldo@encorereis.com)

**BRENT HANNA**

Executive Vice President

248.702.0293

[brent@encorereis.com](mailto:brent@encorereis.com)

*In conjunction with:*

**BRIAN BROCKMAN**

AR #PB00082359

513.898.1551

[Brian@bangrealty.com](mailto:Brian@bangrealty.com)



TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

COVER PAGE	1
EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
LOCATION OVERVIEW	5
TENANT PROFILE	6
ADDITIONAL PHOTOS (FULL PAGE)	7
ADDITIONAL PHOTOS (FULL PAGE)	8
RETAILER MAP	9
RETAILER MAP	10
REGIONAL MAP (FULL PAGE)	11
LOCATION MAPS (FULL PAGE)	12
DEMOGRAPHICS MAP & REPORT	13
BACK PAGE	14



# DOLLAR TREE

415 W Michigan St | Stuttgart, AR 72160

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

List Price:	\$940,000
NOI:	\$83,991
Cap Rate:	8.94%
Land Acreage:	0.68 Acres
Year Built:	2013
Building Size:	8,320
Price / SF:	\$112.98

### LEASE SUMMARY

Lease Type:	Double Net
Taxes / Insurance / CAM:	Tenant Responsible
Roof:	Landlord Responsible
Structure:	Landlord Responsible
Parking Lot:	Tenant Responsible
HVAC:	Tenant Responsible
Term Remaining:	4+ Years
Original Lease Term:	10 Years
Commencement Date:	October 11, 2013
Current Term Expiration:	June 30, 2030
Options:	Six (6) - Five (5) Year Options
Guarantor:	Corporate

### PROPERTY HIGHLIGHTS

- Double Net Lease | Minimal Landlord Responsibilities | Corporate Guarantee | S&P Credit Rating "BBB"
- The Store Was Built in 2014 as a Prototype Family Dollar That Was Converted to a Dollar Tree in August 2015
- Established Tenant With Over 12 Years Of Occupancy In The Space
- Located on W Michigan St (Hwy 79) Between N Spring St and N Lowe St and Enjoys Access Points From All Three Roads
- Stuttgart is Just 1 Hour to Little Rock, 40 Minutes to Pine Bluff, and Almost 2 Hours to Memphis, Tennessee
- Average Household Income Exceeds \$63,000 Within a 5 Miles Radius
- 11.8% Growth In Store Traffic Over The Last 12 Months, Signifying Growing Performance
- Flanked By the Bayou Meto State Game Area (34,000 Acres) With Opportunities For Fishing, Hunting and Camping: The White River National Wildlife Refuge (161,000 Acres) is Home to Several Migrating Ducks and Geese, as well as Bald Eagles, Black Bears, and Woodpeckers

DOLLAR TREE

415 W Michigan St | Stuttgart, AR 72160

LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Double Net
Taxes / Insurance / CAM:	Tenant Responsible
Roof / Structure:	Landlord Responsible
Term Remaining:	4+ Years
Original Lease Term:	10 Years
Commencement Date:	October 11, 2013
Current Term Expiration:	June 30, 2030
Options:	Six (6) - Five (5) Year Options
Guarantor:	Corporate

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
March 18, 2013 - June 30, 2030	\$83,991.00	\$6,999.25
Option 1 (July 1, 2030 - June 30, 2035)	\$92,390.04	\$7,699.17
Option 2 (July 1, 2035 - June 30, 2040)	\$101,629.08	\$8,469.09
Option 3 (July 1, 2040 - June 30, 2045)	\$111,791.04	\$9,315.92
Option 4 (July 1, 2045 - June 30, 2050)	\$122,970.00	\$10,247.50
Option 5 (July 1, 2050 - June 30, 2055)	\$135,267.00	\$11,272.25
Option 6 (July 1, 2055 - June 30, 2060)	\$148,793.04	\$12,399.42
Net Operating Income		\$83,991



## DOLLAR TREE

415 W Michigan St | Stuttgart, AR 72160

# LOCATION OVERVIEW

## LOCATION OVERVIEW



Stuttgart is the county seat of the northern district of Arkansas County in the state of Arkansas. It is located on U.S. Route 165, approximately 45 miles southeast of Little Rock, and on U.S. Route 79, approximately 110 miles west of Memphis, Tennessee. Stuttgart is also on the Union Pacific Railroad between Memphis, Tennessee, and Pine Bluff, Arkansas. As of the 2018 estimated census, the city had a population of 8,773 residents.

Stuttgart is home to many companies. The city is home to Mack's Prairie Wings, known worldwide as the premier waterfowl sports outfitter, through its store and online presence. During the third week in November, Stuttgart holds the World Championship Duck Calling Contest, which brings in people of all ages from around the world to show off their talent using a duck call. The city is home to Riceland Foods, a farmer-owned agricultural marketing cooperative and the world's largest miller and marketer of rice; headquarters are in Stuttgart. Producers Rice Mill, another farmer-owned agricultural marketing cooperative that is also among the largest millers and marketers of rice, is also headquartered in Stuttgart. The city is home to Lennox Industries, an air conditioner factory. Stuttgart is home to Stratton Seed, a large marketer of soybeans and soybean seeds. Stuttgart is also home to Layne Arkansas, a business that installs water pumping wells to irrigate farms and also installs city water systems.

Stuttgart is home to the Museum of the Arkansas Grand Prairie, which has displays celebrating the history of Stuttgart and the surrounding Grand Prairie area. There is also an annual Arts Festival held in the Grand Prairie Center on the campus of Phillips County Community College in Stuttgart. There is a yearly Wings Over The Prairie Festival every November, from Wednesday through Saturday, during Thanksgiving week. The festival features the World's Championship Duck Calling Contest, carnival rides, craft tents, and a Queen Mallard Pageant, all celebrating duck hunting, which is Stuttgart's biggest tourist attraction.



DOLLAR TREE

415 W Michigan St | Stuttgart, AR 72160

TENANT PROFILE



OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$23.61 Billion
Headquarters:	Chesapeake, VA
Website:	<a href="http://www.dollartree.com">www.dollartree.com</a>

TENANT OVERVIEW

Family Dollar & Dollar Tree serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar & Dollar Tree now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar & Dollar Tree to grow, offering broader, more compelling merchandise assortments with greater values to a more comprehensive array of customers.

Family Dollar & Dollar Tree offers a compelling mix of merchandise for the whole family. From an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar & Dollar Tree offers the lowest possible price, the name brand, and quality private-brand merchandise customers need and use daily.

Family Dollar is an American variety store chain. With over 8,000 locations throughout the U.S., It is the second-largest retailer of its type in the United States. Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brand Dollar Tree; Dollar Tree announced that it would purchase Family Dollar for \$ 8.5 billion in 2014.





# ADDITIONAL PHOTOS









# LENNOX



Stuttgart High School

RICELAND

Southern Bancorp

Walmart

ACE Hardware

SONIC

Valero

DUNKIN' DONUTS  
Baskin Robbins

Wendy's

BURGER KING

Food Giant  
EMPLOYEE OWNERS SERVING YOU BETTER

McDonald's

Sutherlands  
Home Improvement • Building Material



SHERWIN WILLIAMS

AutoZone

TACO BELL

FAMILY DOLLAR



DOLLAR GENERAL

market

CADENCE Bank

79

165

W Michigan St

8,891 VPD+

PYLON SIGN

UNITED STATES POSTAL SERVICE

Valero



# RICELAND

SAGE V FOODS



W Michigan St

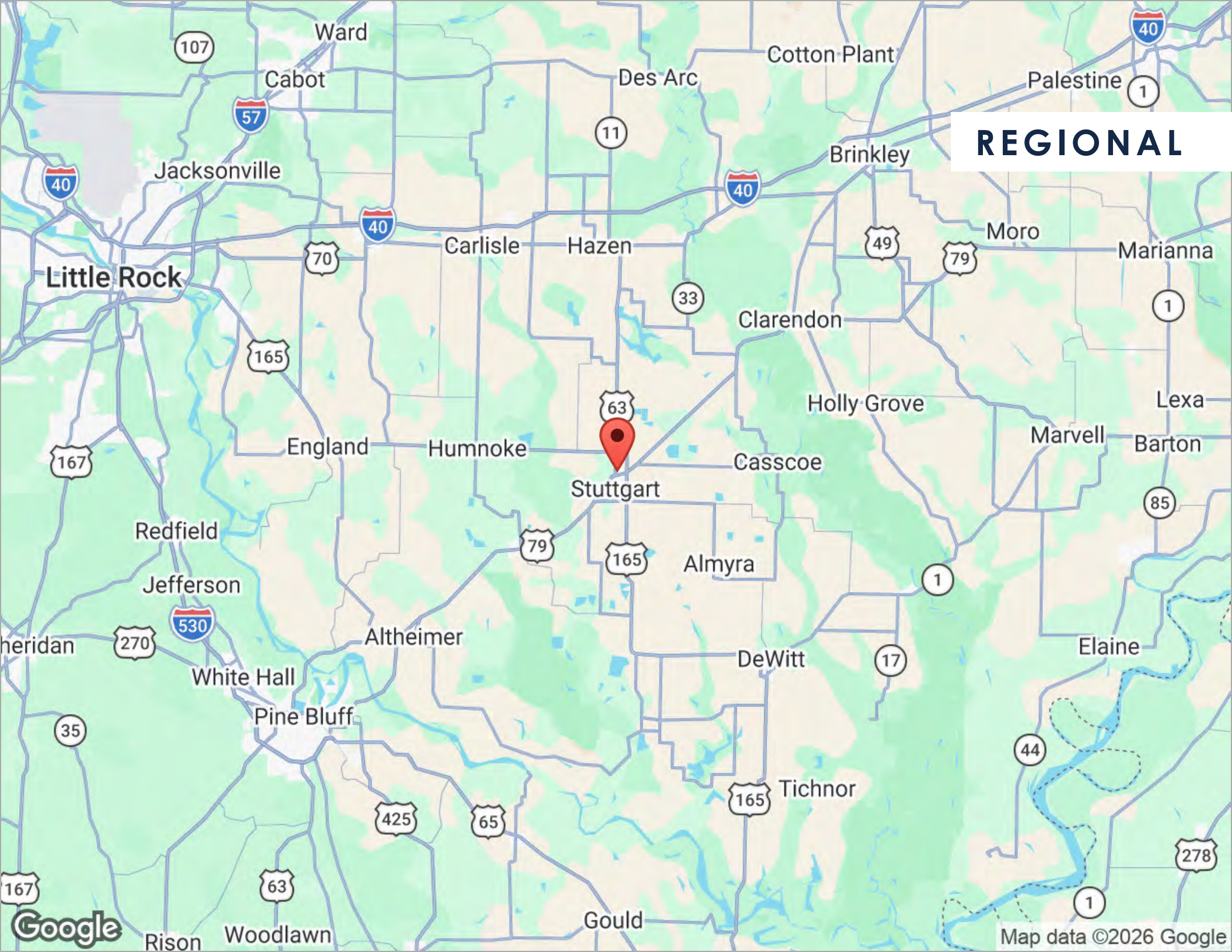


PYLON SIGN

8,891 VPD+

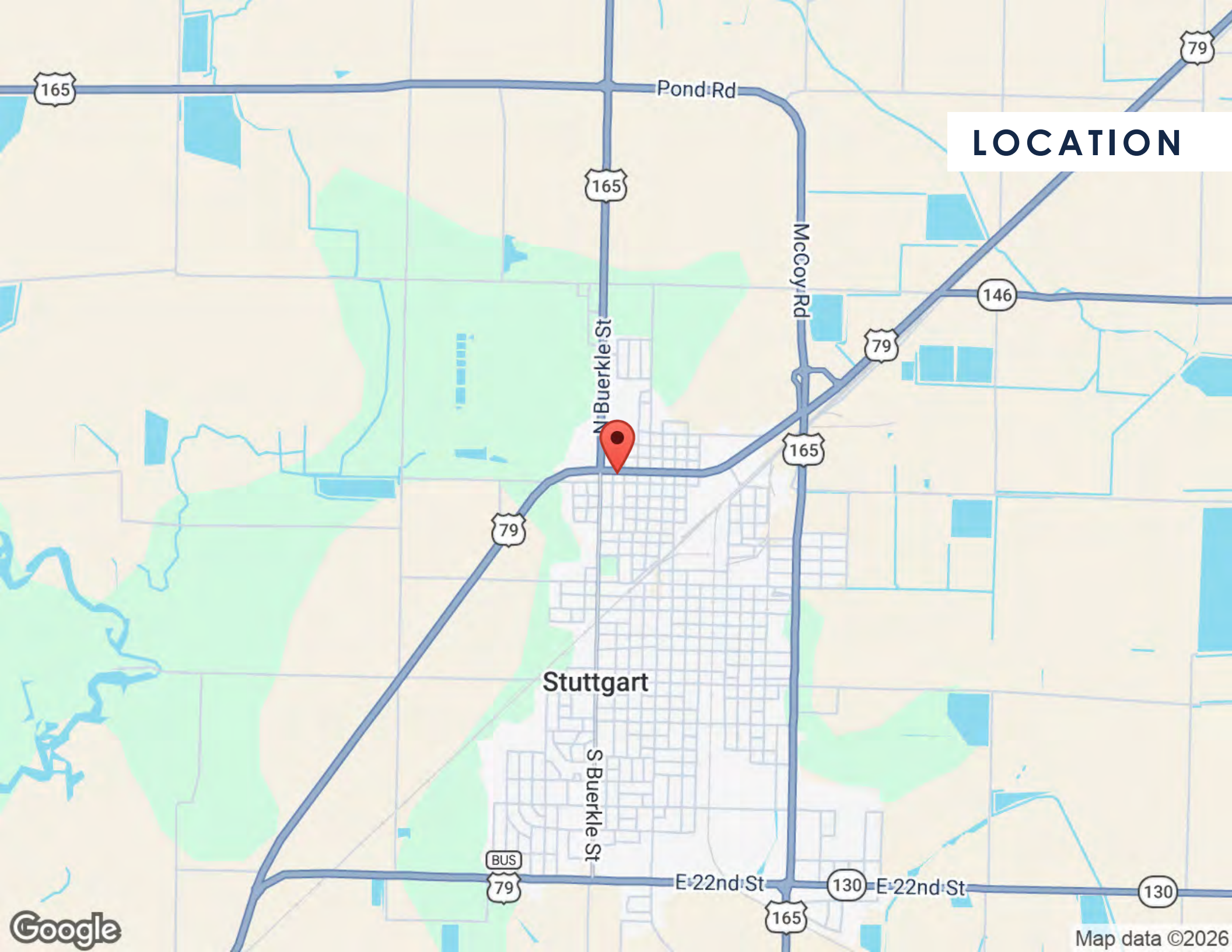






**REGIONAL**





LOCATION

Stuttgart



# DOLLAR TREE

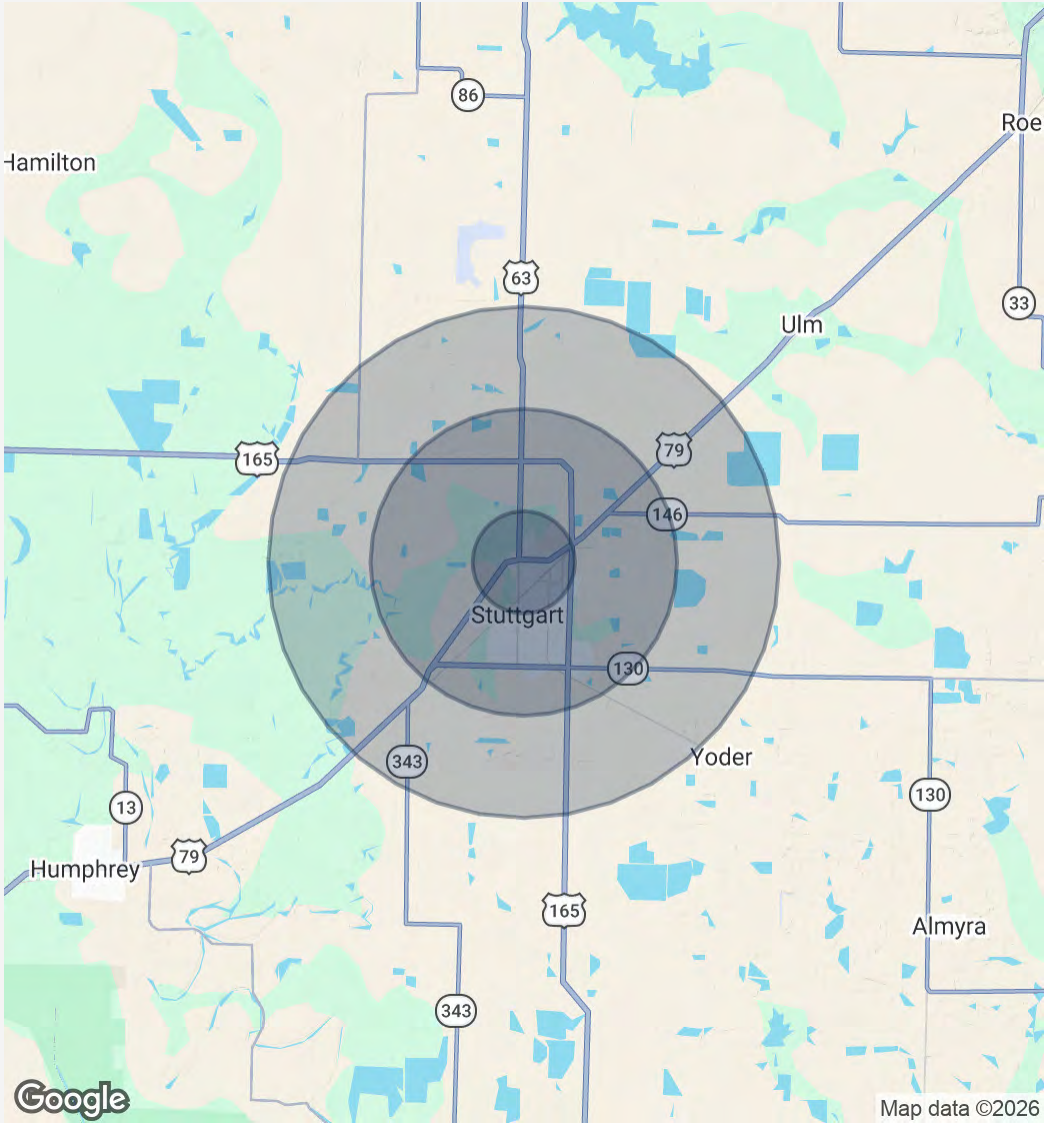
415 W Michigan St | Stuttgart, AR 72160

## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,246	8,267	8,969
Average Age	42.9	39.0	39.0
Average Age (Male)	38.5	36.1	36.1
Average Age (Female)	46.2	41.6	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,544	3,707	4,417
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$54,834	\$63,324	\$63,426
Average House Value	\$79,233	\$103,962	\$109,586

2020 American Community Survey (ACS)



# DOLLAR TREE

415 W Michigan St, Stuttgart, AR 72160



**ENCORE REAL ESTATE INVESTMENT SERVICES**

6755 Daly Road  
West Bloomfield, MI 48322  
Encorereis.com

*Exclusively Listed By:*

**NICK YALDO**

Senior Vice President

248.970.2648

nyaldo@encorereis.com

**BRENT HANNA**

Executive Vice President

248.702.0293

brent@encorereis.com

*In conjunction with:*

**BRIAN BROCKMAN**

AR #PB00082359

513.898.1551

Brian@bangrealty.com

