

CONFIDENTIAL OFFERING MEMORANDUM



701 LINCOLN AVE | CADIZ, OH 43907

**8.5+ YEAR  
NN+ LEASE**

**CORPORATE LEASE GUARANTEE  
BY DOLLAR TREE INC. (S&P: BBB)**

**SURROUNDED BY MULTIPLE  
NATIONAL RETAIL TENANTS**





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TABLE OF CONTENTS

3 The Opportunity

6 Property Overview

14 Tenant Overview

16 Market Overview





# The Opportunity

Cushman & Wakefield is proud to offer a newly constructed NN+ Dollar Tree in Cadiz, Ohio, the county seat of Harrison County. This prime retail asset is strategically positioned on Lincoln Avenue, which sees over 5,800 vehicles per day, with immediate access to State Route 22 (7,300 VPD). The property benefits from strong surrounding national retailers, including Tractor Supply, DG Market, Advance Auto Parts, McDonald's, Wendy's, and a recently completed Bell Stores fuel and convenience center. Directly across Lincoln Avenue sits an 81-room Microtel Inn & Suites by Wyndham, further enhancing traffic and visibility. With more than 8.5 years remaining on the initial lease term, this investment is offered at \$1,830,000, representing a 7.40% cap rate on in-place NOI.

TENANT:



ADDRESS:	701 Lincoln Ave, Cadiz, OH 43907
PRICE:	\$1,830,000
CAP RATE:	7.40%
YEAR ONE RENT:	\$135,450
LEASE TYPE:	NN+
LEASE COMMENCEMENT:	9/15/2024
LEASE EXPIRATION:	9/30/2034
RENEWAL OPTIONS:	Four 5-year Options







# Offering Highlights



## ATTRACTIVE LEASE TERMS

- Minimal landlord responsibilities
- 8.5+ years remaining
- Four 5-Year renewal options with \$0.50/SF increases



## STRONG RETAIL CORRIDOR

- Attractive traffic counts along Lincoln Ave (5,836 VPD) as well as along SR 22 (7,334 VPD)
- Home to multiple national retail tenants (McDonald's, Wendy's, Tractor Supply, Advance Auto Parts, DG Market)
- Newly constructed Dunkin' and Bell Stores fuel and convenience center
- Directly across Lincoln Ave from 81 Unit Microtel Inn & Suites by Wyndham



## COUNTY SEAT

- Cadiz is the County Seat of Harrison County
- Provides reliable employment base
- Regional hub for government, commerce, education and healthcare



## STRONG NATIONAL TENANT

- Corporate lease executed by Dollar Tree Inc.
- 9,000+ locations nationwide as of November 2025
- Investment Grade Credit rating of "BBB" by Standard & Poors



# Aerial Overview



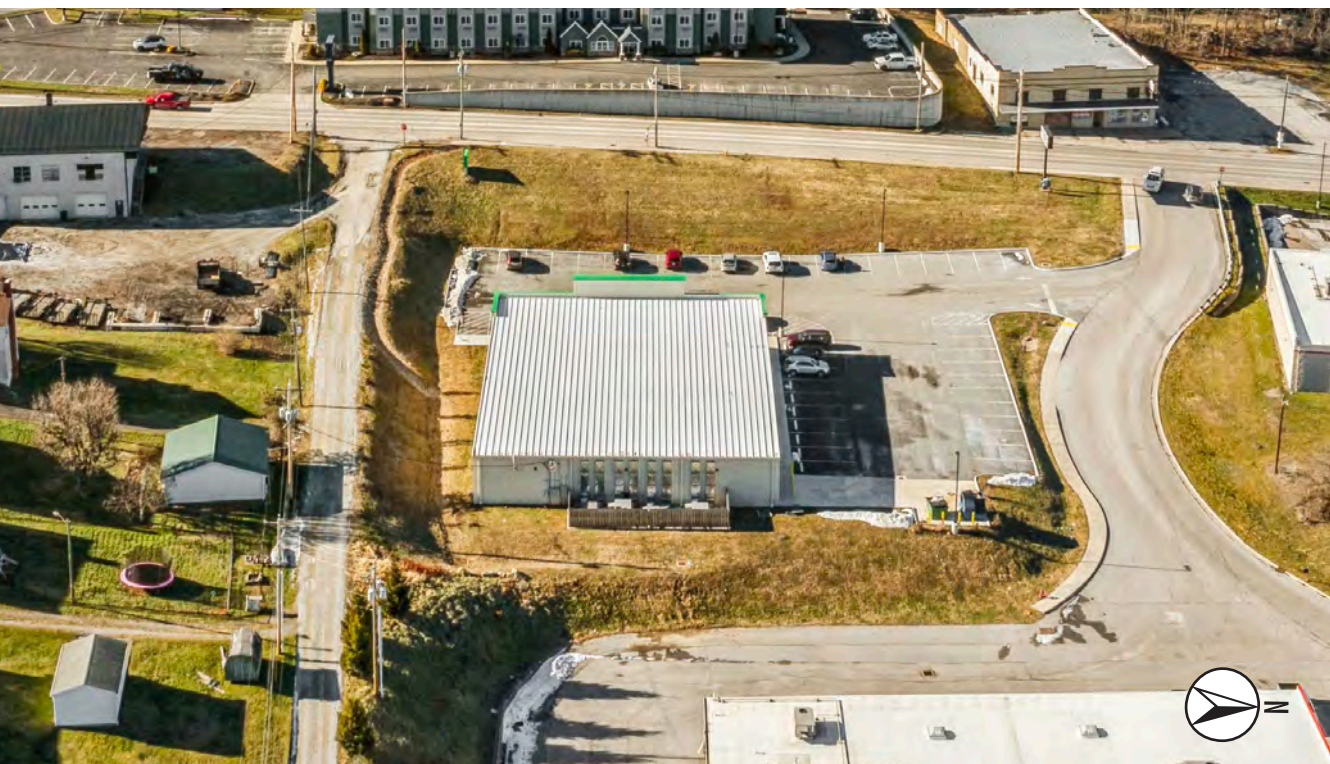




02

# Property Overview







# Property Description



Address

701 Lincoln Ave, Cadiz, OH 43907



Year Built

2024



Building Size

+/- 10,500 SF



Acres

2.444



County

Harrison County



Parcel ID

05-0002441.000



Parking

50 Asphalt Spaces



Roof

24 Gauge Super-Seam Plus Metal



# Lease Abstract

Tenant Name:	Dollar Tree (Dollar Tree Stores, Inc)				
Premises Address:	701 Lincoln Avenue, Cadiz, OH				
Tenant Square Footage:	10,500 SF				
Pro rata Share:	100.00%				
Original Lease Commencement:	9/15/2024				
Current Term Commencement:	9/15/2024				
Lease Expiration:	9/30/2034				
Annual Base Rent:		<i>Date</i>		<i>Annually</i>	<i>Rent/SF</i>
	9/15/2024	-	9/30/2034	\$135,450.00/YR	\$12.90/SF
	<i>Option #1:</i> 10/1/2034	-	9/30/2039	\$140,700.00/YR	\$13.40/SF
	<i>Option #2:</i> 10/1/2039	-	9/30/2044	\$145,950.00/YR	\$13.90/SF
	<i>Option #3:</i> 10/1/2044	-	9/30/2049	\$151,200.00/YR	\$14.40/SF
	<i>Option #4:</i> 10/1/2049	-	9/30/2054	\$156,450.00/YR	\$14.90/SF
Lease Type:	NNN				
CAM:	Tenant shall be obligated to keep the Building and any fixtures, facilities or equipment contained therein in good condition and repair Landlord obligated to keep foundations, roof, floor slab, and structural portions of outer walls in good repair as well as repair & replace the parking areas, drives, parking lot, and exterior lighting.				

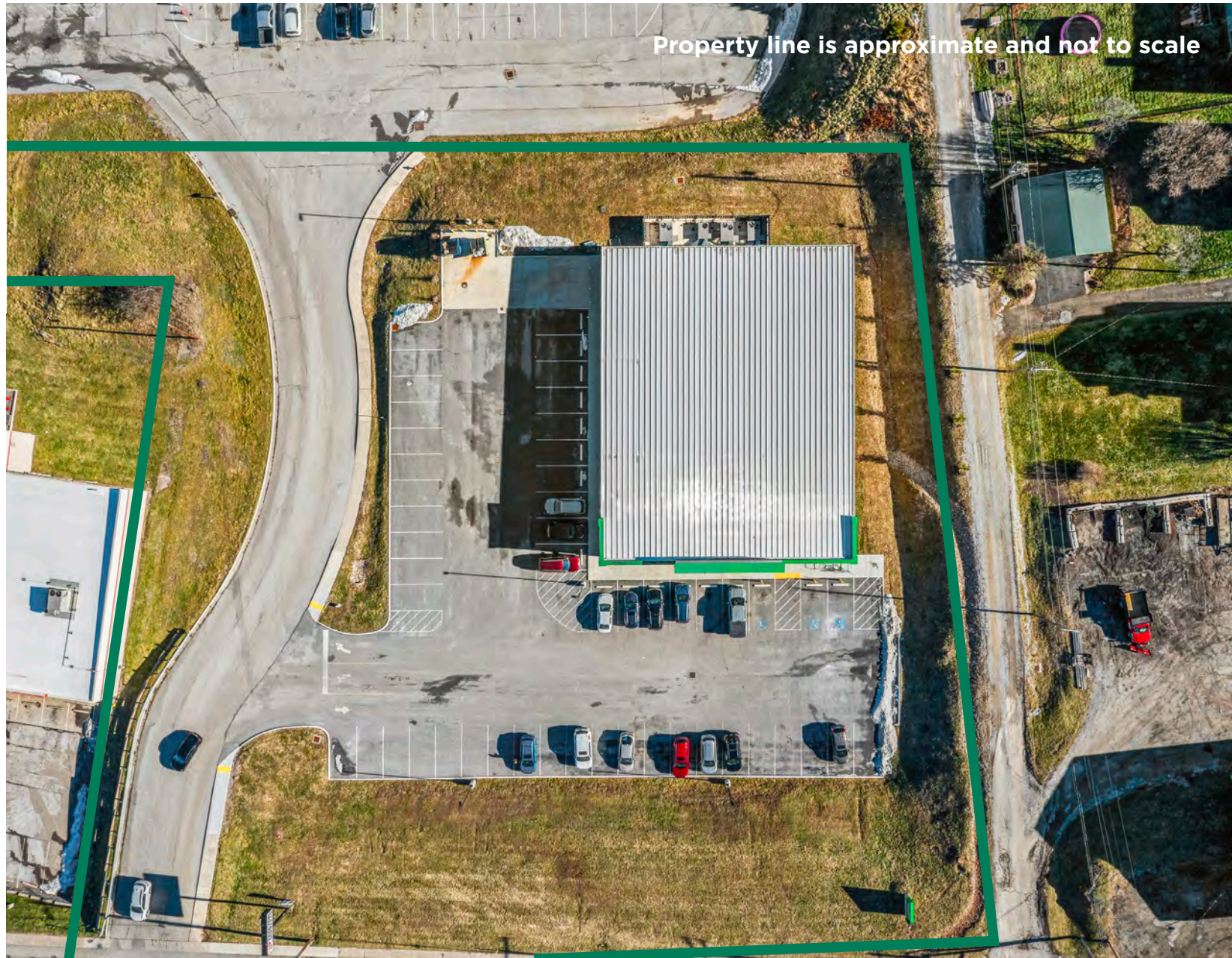


# Lease Abstract

Real Estate Tax:	Tenant shall pay all Real Property Taxes	
Insurance:	Tenant shall pay the insurance premiums	
Maintenance & Repairs:		
Roof & Structure	Landlord	
HVAC Responsibility	Tenant	Tenant, at Tenant's sole cost and expense, shall replace the HVAC System (including all components thereof) as and when needed.
Utilities:	Tenant shall pay all utility bills with respect to utilities consumed in the Premises during the Lease Term directly to the appropriate service provider.	
Renewal Options:	Four 5-year renewal options at lease-stated rates with 6 months' notice.	
Holding Over Rent:	150% of Rent Base	
Signage:	Signage: exclusive right to place signage on the exterior. Also right to place signage on the pylon and monument signs.	
Guaranty:	Guaranteed by Dollar Tree Stores, Inc.	
Estoppels:	Within 30 days	

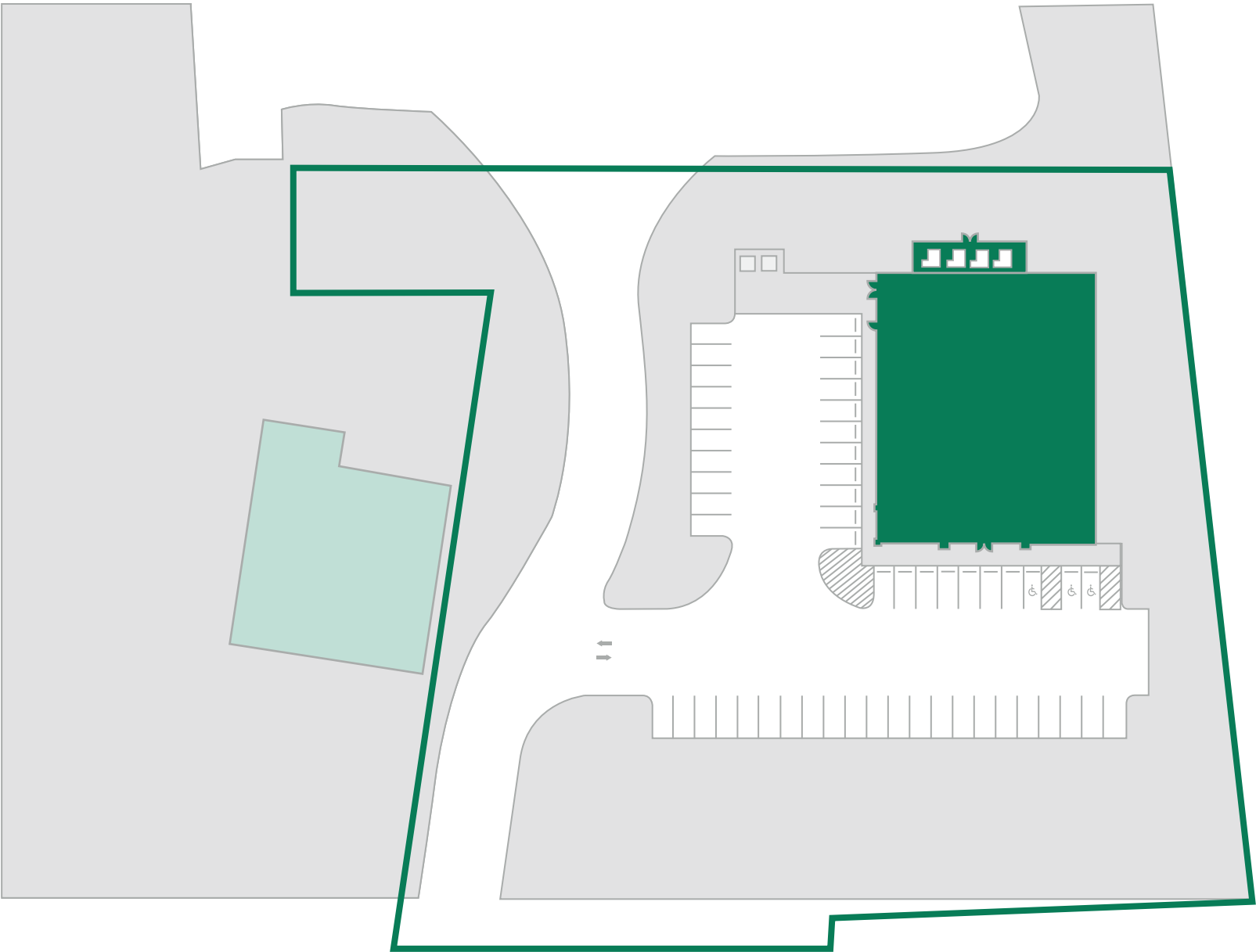


# Parcel Overview





# Site Plan

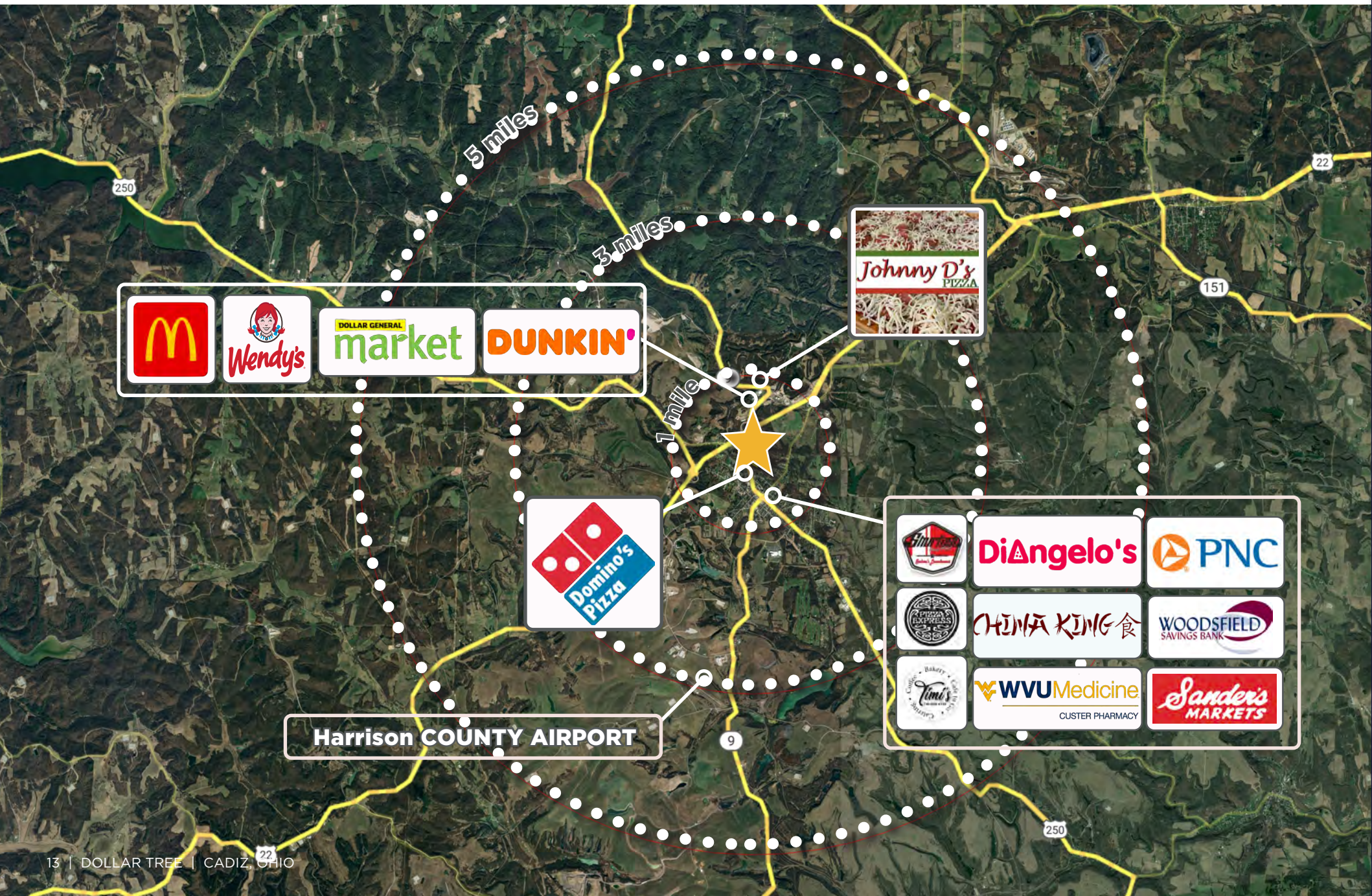


LINCOLN AVE.

Property line is approximate and not to scale



# Surrounding Area



**\$66,837**

2025 Avg Household Income  
Within 5 miles



**3,773**

2025 Total Population  
Within 5 miles



**2,010**

2025 Total Housing Units  
Within 5 miles



**1,900**

2025 Total Number of Employees  
Within 5 miles





03

# Tenant Overview



# Tenant Overview



NASDAQ: DLTR  
www.familydollar.com

Dollar Tree, Inc. (NASDAQ: DLTR), headquartered in Chesapeake, VA, remains one of North America’s leading value retailers, ranked 139 on the 2026 Fortune 500 list. With approximately 150,000 associates, the company operates more than 9,000 stores across 48 contiguous states and five Canadian provinces under the Dollar Tree and Dollar Tree Canada brands, supported by 18 distribution centers. Dollar Tree continues to deliver its signature “thrill-of-the-hunt” shopping experience, offering customers a broad mix of consumable, variety, and seasonal merchandise—from trusted national brands to unique finds.

In response to inflationary pressures and evolving consumer preferences, Dollar Tree has shifted from its historic \$1 price point to a multi-price model. Today, customers can shop across tiers such as \$1.25, \$1.50, \$1.75, \$3, \$5, \$7, and even \$9, while maintaining extreme value—85% of items remain priced at \$2 or less. This strategy has enabled the retailer to expand its assortment, reintroduce customer favorites, and offer new products that deliver quality at competitive prices.

Dollar Tree’s e-commerce platform, DollarTree.com, continues to grow, allowing customers to purchase items by the case or in smaller quantities, with free in-store pickup or paid home delivery. Same-day local delivery is available from more than 7,400 store locations, enhancing convenience for shoppers. The company also emphasizes sustainability and community engagement, including initiatives like planting 9,000 trees across North America in partnership with the Arbor Day Foundation.

Dollar Tree remains committed to its mission of providing extreme value every day, while creating more thrills, more fun, and new discoveries for customers each week.

## FINANCIAL OVERVIEW

DLTR

Ticker

139

2025 Fortune 500

\$30,846M

2025 Fiscal Revenue

(fiscal year ended January 31, 2025)

AS OF JANUARY 2026

9,000+  
Stores Across  
North America

48  
Contiguous  
States

5  
Canadian  
Provinces

18  
Distribution  
Centers

150,000  
Approximate  
Number of Associates

Chesapeake, VA  
Headquarters







04

# Market Overview

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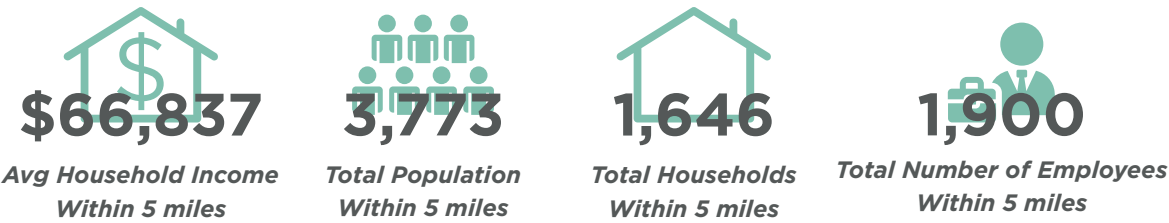
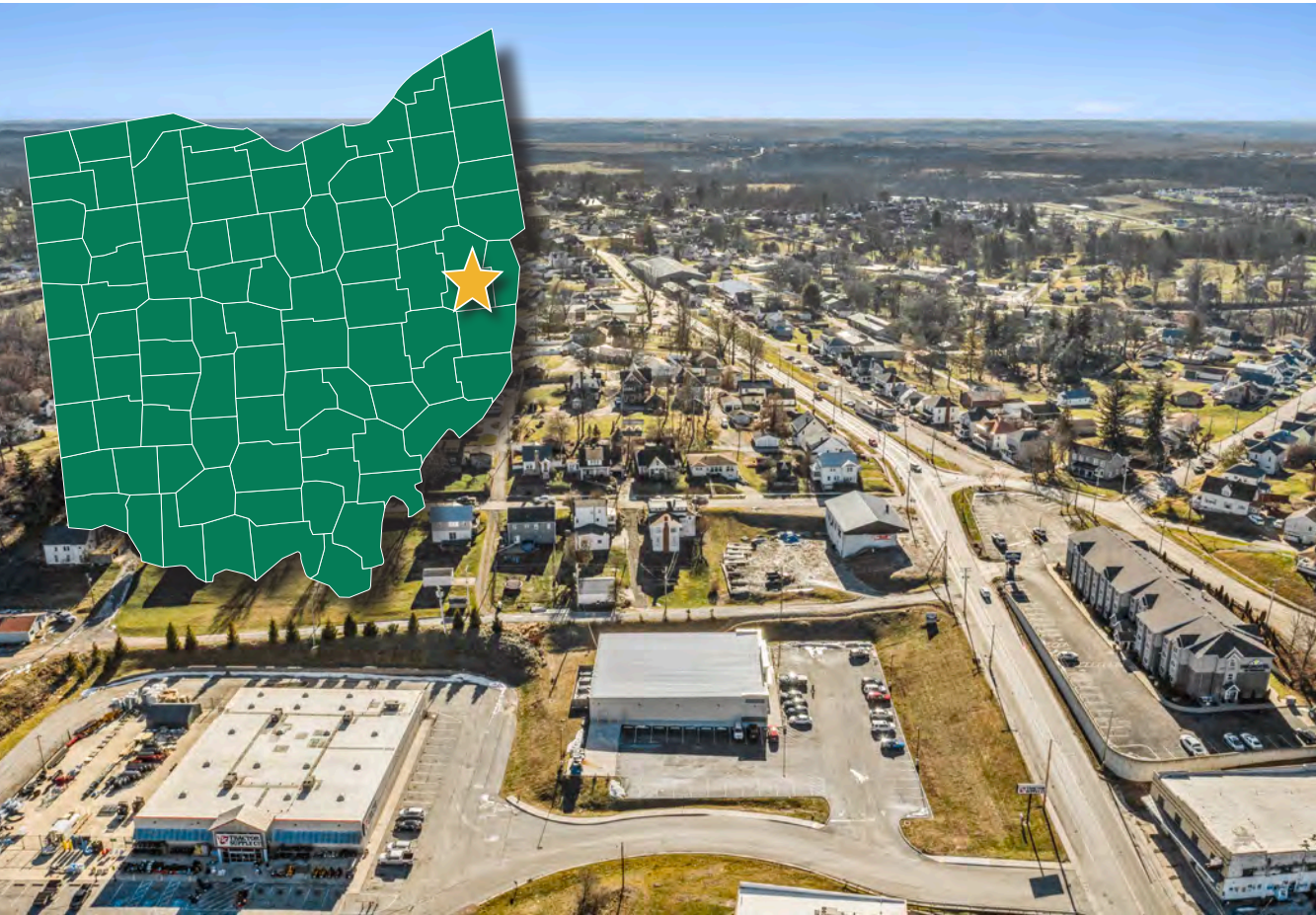


# Cadiz, Ohio Market Overview

Cadiz is the county seat of Harrison County in Eastern Ohio’s Appalachian region. It sits at a regional crossroads served by U.S. Route 22, U.S. Route 250, and Ohio State Route 9, facilitating access to nearby metros and employment centers including Steubenville, Wheeling (WV), New Philadelphia/Dover, Canton, and Pittsburgh.

The village’s economy has diversified from historic agriculture and coal mining to include natural gas processing and midstream infrastructure tied to the Utica/Marcellus Shale play—anchored locally by the MarkWest Cadiz complex and ongoing drilling and unitization activity in Harrison County. These energy investments have supported local employment, logistics, and services demand across the rural trade area.

Dollar Tree’s site at 100 Commerce Dr positions the store near the community’s retail and services cluster, with strong visibility and daily needs traffic patterns.



At a Glance | Cadiz, OH 43907 (Estimated 2025)

	1 mile radius	3 mile radius	5 mile radius
Population	1,847	3,124	3,773
Households	820	1,375	1,646
Average Household Income	\$62,969	\$63,878	\$66,837
Median Household Income	\$44,787	\$44,455	\$45,805
Total Businesses	142	187	197
Total Employees	1,346	1,849	1,900
Daytime Demographics	2,134	3,169	3,506

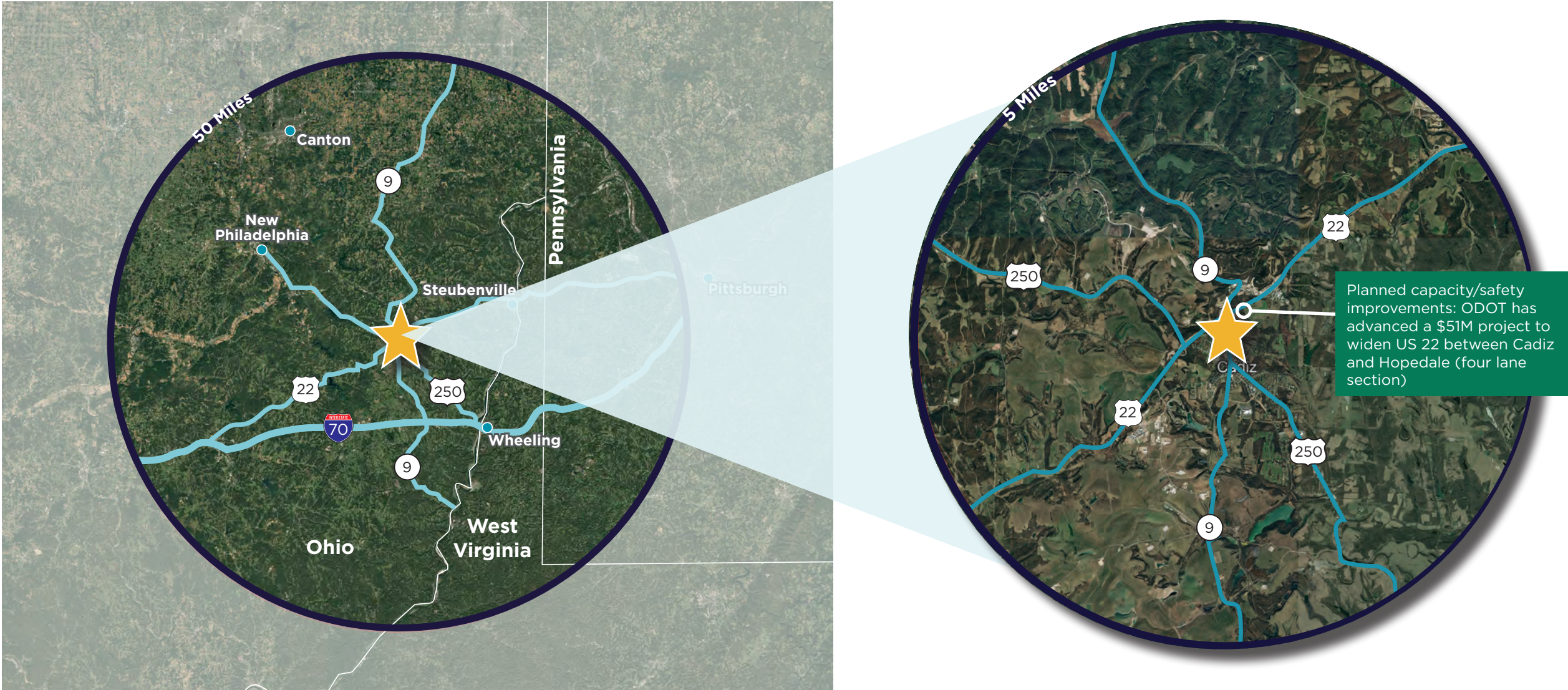
The price sensitive demographic, short commute times, and auto dependence favor high frequency, small basket trips for everyday consumables, party goods, and household basics—core categories where Dollar Tree excels.



# Access & Visibility

Cadiz's central role in Harrison County is reinforced by regional corridors: US 22 (east-west to Steubenville/Pittsburgh and west to Cambridge/I 70/I 77), US 250 (southeast-northwest to Wheeling and New Philadelphia/Canton), and OH 9 (north-south to St. Clairsville/I 70).

Cadiz is within 25–30 minutes of Steubenville (via US 22), and 25 miles to Wheeling, WV (via US 250), anchoring a rural catchment that consolidates trips to county seat services (courthouse, medical, banking) and essential retail.





# Economic Drivers & Outlook

Cadiz serves as the primary business hub and county seat for Harrison County, supporting a local workforce of approximately 1,079 employed residents as of 2023.



## ENERGY & NATURAL RESOURCES

Cadiz is positioned at the center of the Utica Shale resource play. The MarkWest (formerly Williams) complex, operational since 2012, processes up to 180 million cubic feet of natural gas daily, serving as a major midstream employer. Regional extraction outputs contribute to royalty payments, local tax receipts, and high-paying job creation. Cumulative Shale investment in Ohio has surpassed \$108 billion, indicating sustained long-term investment and development in local energy infrastructure.

## MANUFACTURING & CONSTRUCTION

Nearly 14.4% of the local workforce is employed in manufacturing, including metal fabrication—supported by the region’s energy infrastructure.

Construction provides another reliable employment stream, accounting for about 6.4% of the workforce.

## HEALTHCARE

Cadiz is well-supported by a full spectrum of healthcare services anchored by Harrison Community Hospital, a 25-bed Critical Access Hospital and member of the WVU Medicine system. The hospital provides 24-hour emergency care, general surgery, full imaging services (including CT and MRI), inpatient and outpatient lab testing, rehabilitation (physical/occupational therapy), and an outpatient infusion center—positioning it as a comprehensive regional healthcare provider. Complementary providers include Meadows of Cadiz (skilled nursing & rehab) and Trinity Health ExpressClinic (walk in urgent care, x ray, lab), serving residents of Cadiz and the broader Harrison County catchment.

## RETAIL & LOCAL SERVICES

Retail trade, accommodation, and food services collectively support ~15% of the workforce, bolstered by small-format discount stores and value retailers like Dollar Tree, Dollar General, and Tractor Supply.

The local Chamber of Commerce identifies 563 businesses in Cadiz—covering restaurants, professional services, and government—highlighting a stable small-business layer in the local economy.



# Community & Lifestyle

Cadiz offers a small-town atmosphere enriched by cultural heritage and outdoor recreation, making it the civic and social hub of Harrison County.



Cadiz is served primarily by the Harrison Hills City School District, which educates approximately 1,347 students across two PK-12 campuses: Harrison Central Elementary and Harrison Central Jr/Sr High School. These modern facilities anchor the community and support local workforce development. The district also includes the Harrison Career Center, providing vocational training and technical education, while Belmont College’s North Center in Cadiz offers post-secondary programs for continuing education and job skills.



The area is steeped in history and local pride. Visitors and residents alike enjoy attractions such as the Clark Gable Museum, celebrating the Hollywood icon born here, and the Harrison County History of Coal Museum, which preserves the region’s mining legacy. Nearby, the Custer Monument and Birthplace honors General George Armstrong Custer, adding to the area’s historical significance.



Outdoor enthusiasts find plenty to explore at Sally Buffalo Park, a scenic destination for camping, fishing, and hiking, and at Tappan and Clendening Lakes, which offer boating and nature trails just a short drive away. The county also features segments of the Buckeye and North Country Scenic Trails, providing miles of hiking and biking routes through rolling Appalachian landscapes.



Cadiz complements its rural charm with agritourism and leisure amenities, including Boss Bison Ranch, local wineries such as Vineyard 22, and the Cadiz Country Club golf course. Seasonal festivals and community events further enhance the area’s appeal, reinforcing Cadiz as a welcoming, family-oriented market with strong ties to its heritage and natural surroundings.



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