



REPRESENTATIVE PHOTO

**DOLLAR TREE**

299 OLD FORT RD W, FORT DEPOSIT, AL 36032

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## EXCLUSIVELY LISTED BY:

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## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

BANG REALTY  
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CINCINNATI , OH 45241  
513.898.1551

## INVESTMENT SUMMARY

List Price:	\$1,494,000
Current NOI:	\$130,725
Initial Cap Rate:	8.75%
Land Acreage:	1 +/- Acre
Year Built	2024
Building Size:	10,500 SF
Price PSF:	\$142.29
Lease Type:	NN
Lease Term:	10 Years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,500 SF Family Dollar/Dollar Tree hybrid store located in Fort Deposit, AL. The property is encumbered with a ten year double net lease, leaving minimal landlord responsibilities. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB” which is classified as investment grade.

This Store is highly visible as it is strategically positioned along Old Fort Road in the city of Fort Deposit. The ten mile population is 4,869 with the ten mile average household income at \$59,763. These are above-average demographics for a Dollar Store. This investment will offer a new owner success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores.



**PRICE** \$1,494,000



**CAP RATE** 8.75%



**LEASE TYPE** NN



**TERM REMAINING** 10 Years

## INVESTMENT HIGHLIGHTS

- New Construction | Opened Q2 2024
- 10 Year NN Lease
- Investment Credit Tenant | S&P Rating: BBB
- **Rare Dollar Tree Lease Guarantee (Not Family Dollar)**
- Ten Mile Average Household Income \$59,763
- Ten Mile Population is 4,869
- Extremely Rare DOLLAR TREE CORP Guarantee

## FINANCIAL SUMMARY

INCOME		PER SF
<b>Gross Income</b>	<b>\$130,725.00</b>	<b>\$12.45</b>
EXPENSE		PER SF
<b>Gross Expenses</b>	<b>-</b>	<b>-</b>
<b>NET OPERATING INCOME</b>	<b>\$130,725.00</b>	<b>\$12.45</b>

## PROPERTY SUMMARY

Year Built:	2024
Lot Size:	1 +/- Acre
Building Size:	10,500 SF
Zoning:	Commercial
Construction Style:	Prototype
# of Parking Spaces	34

## LEASE SUMMARY

Tenant:	Family Dollar/Dollar Tree
Lease Type:	NN
Primary Lease Term:	10 Years
Annual Rent:	\$130,725.00
Rent PSF:	\$12.45
Landlord Responsibilities:	Roof, Structure, and Parking Lot
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	05/30/2024
Lease Expiration Date:	05/31/2034
Lease Term Remaining:	10 Years
Rent Bumps:	\$.50/PSF in Options
Renewal Options:	Three, 5 Year Renewal Options
Lease Guarantor:	Dollar Tree
Lease Guarantor Strength:	BBB
Tenant Website:	www.dollartree.com



**GROSS SALES:**  
\$22.25 BILLION



**STORE COUNT:**  
15,000+



**GUARANTOR:**  
DOLLAR TREE



**S&P:**  
BBB



## OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.2 Billion
Net Income:	\$1.7 Billion
Net Worth:	\$16.3 Billion
Headquarters:	Norfolk, VA
Website:	www.DollarTree.com

## TENANT HIGHLIGHTS

- S&P Rating of BBB | Investment Grade Credit
- Recently Acquired by Dollar Tree for \$9.5 Billion
- Operates in 44 States Over 8,000 Locations
- \$22.246 Billion in Company Revenue
- Ranked #134 on Fortune 500

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
1-10	\$130,725.00	\$10,893.75
Option 1	\$135,975.00	\$11,331.25
Option 2	\$141,225.00	\$11,768.75
Option 3	\$146,475.00	\$12,206.25

## FAMILY DOLLAR

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina Opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960's, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion.

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

# FAMILY DOLLAR/DOLLAR TREE

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 FORTIS NET LEASE™



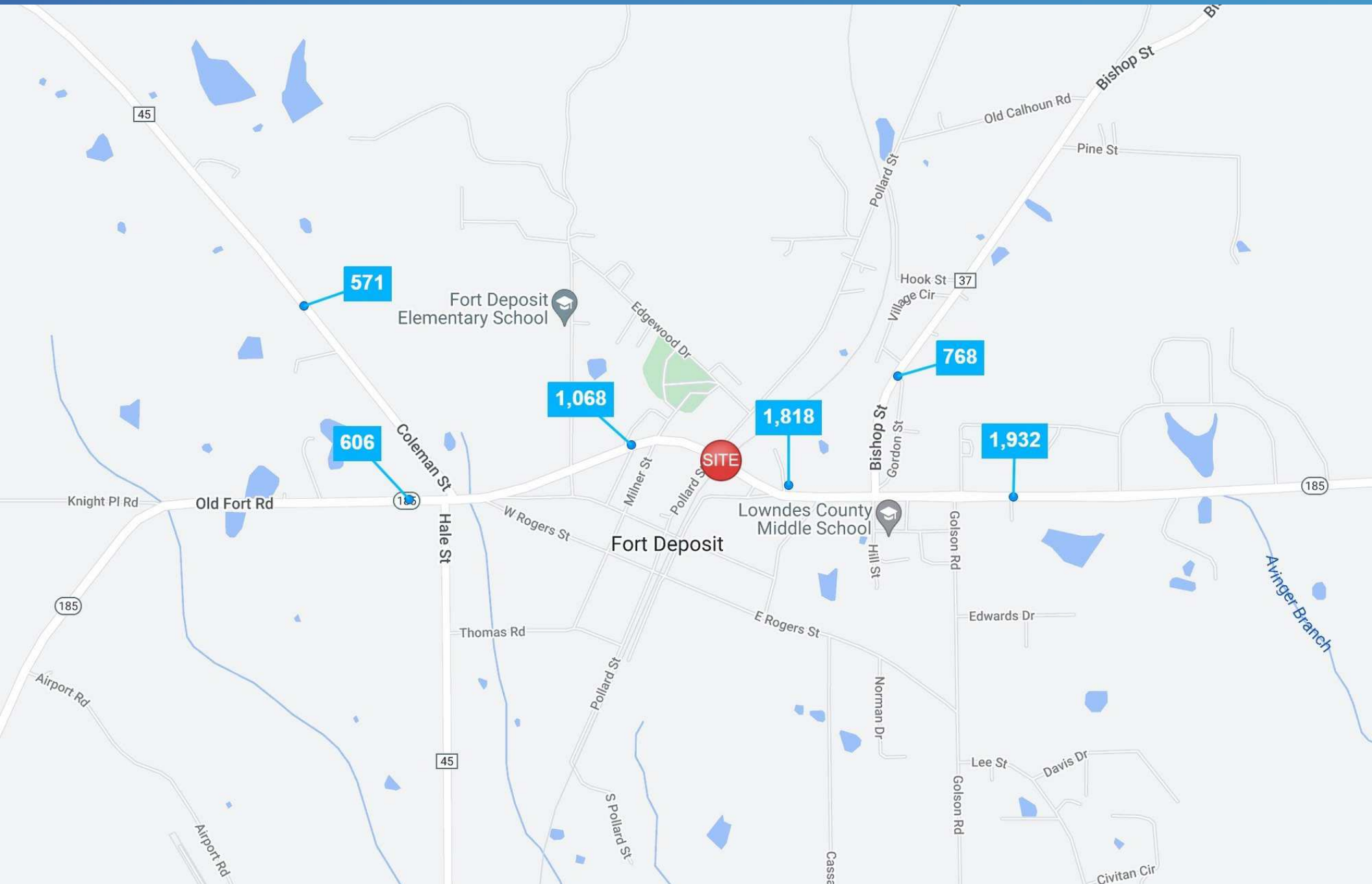
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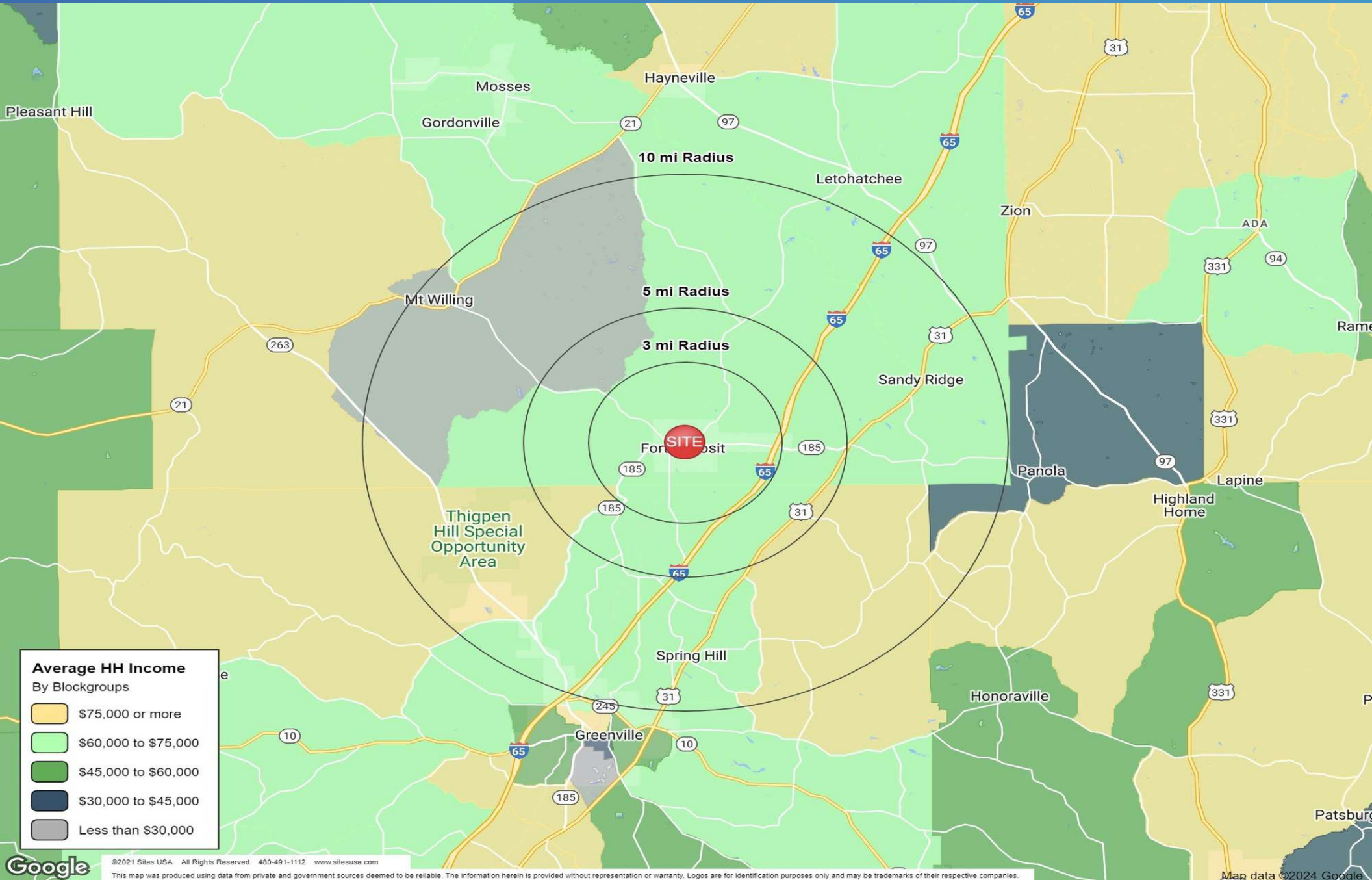
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





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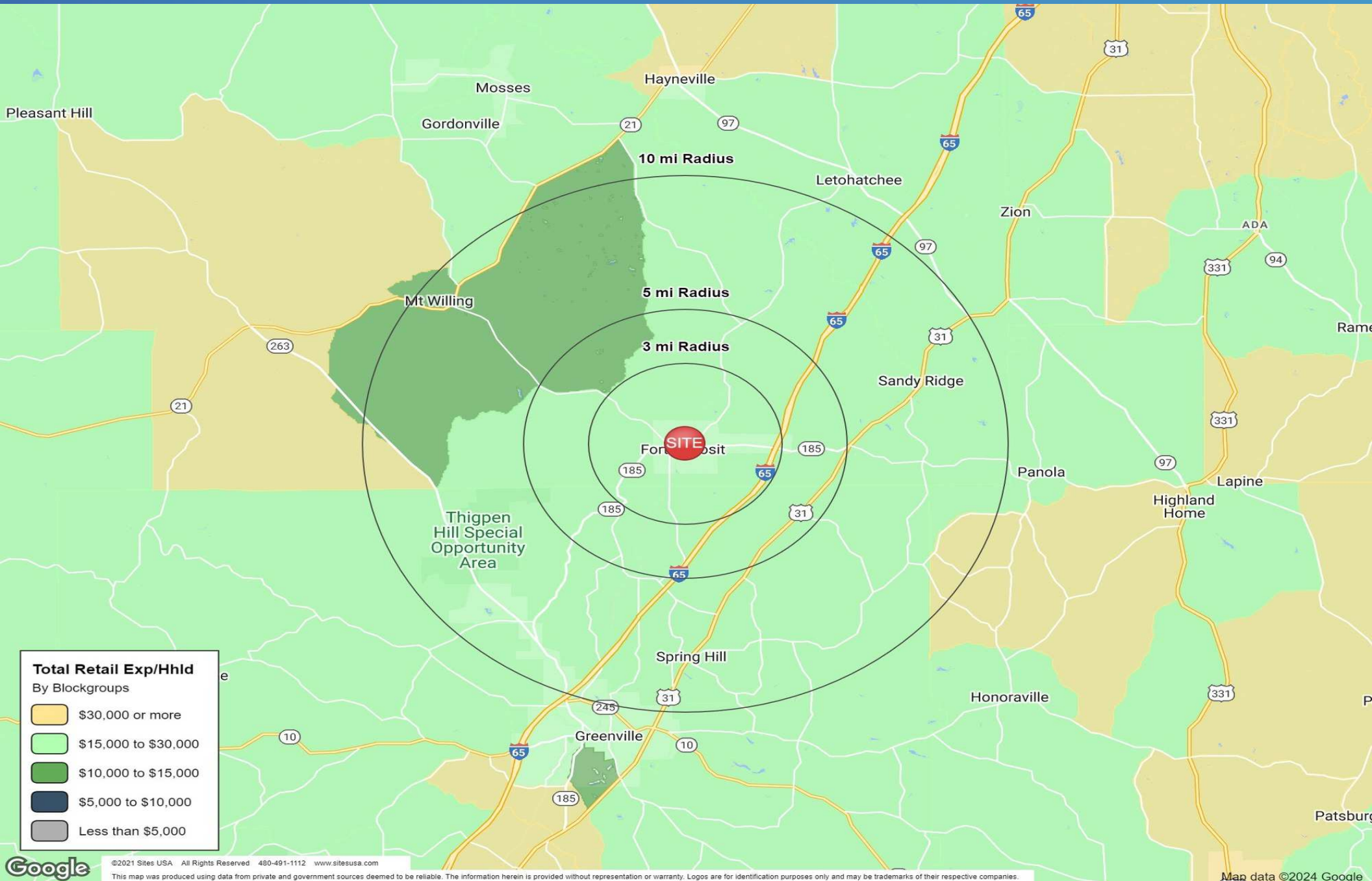


**Average HH Income**  
By Blockgroups

-  \$75,000 or more
-  \$60,000 to \$75,000
-  \$45,000 to \$60,000
-  \$30,000 to \$45,000
-  Less than \$30,000

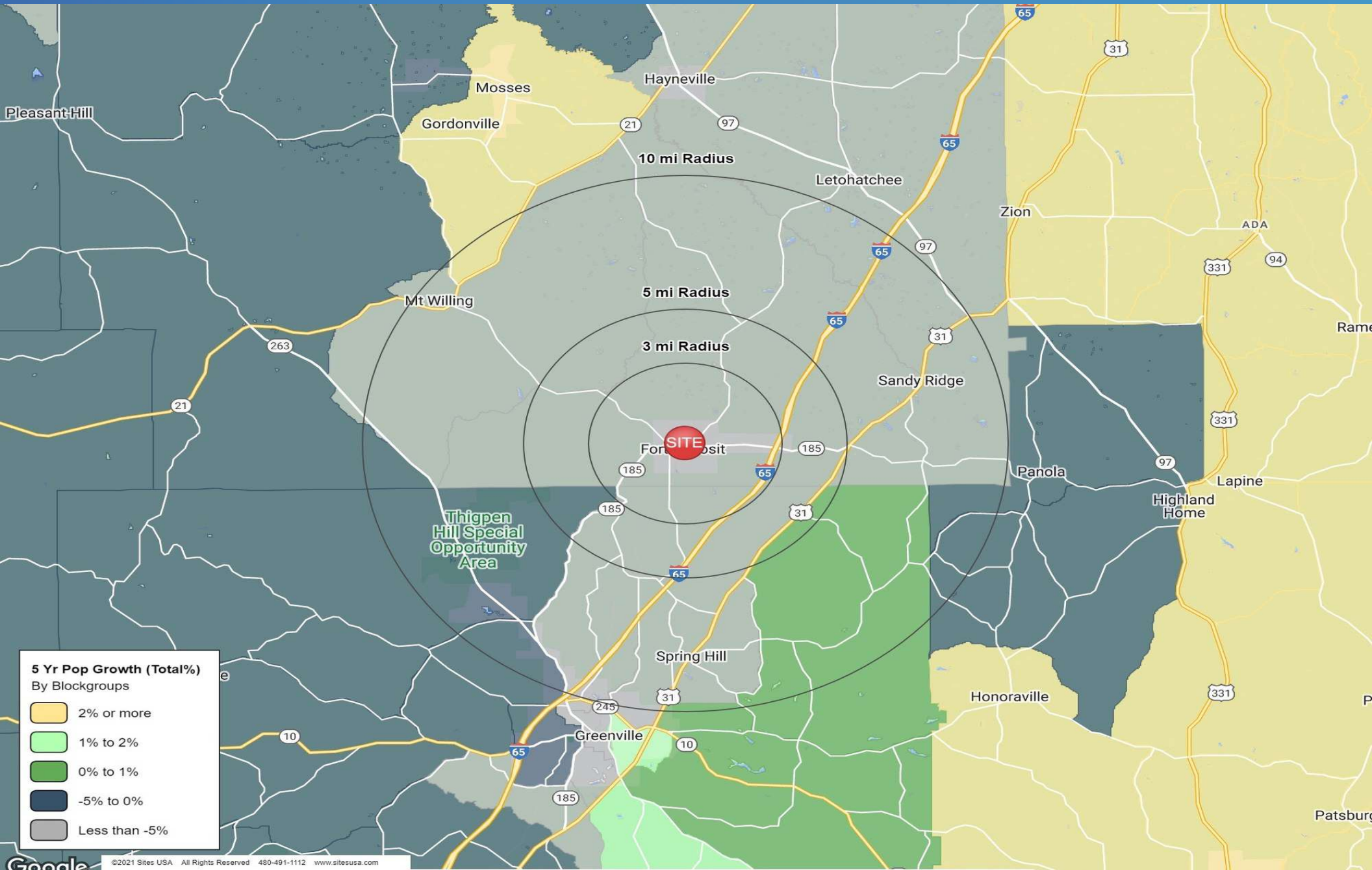
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	1,215	1,654	4,869
Total Population 2028	1,218	1,653	4,796
Median Age	43.4	43.2	42.5
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	480	658	1,952
Average HH Income	\$52,580	\$54,194	\$59,763
Median House Value	\$64,575	\$68,695	\$89,757
Consumer Spending	\$12.2M	\$16.9M	\$51.9M

Fort Deposit is a small town situated in Lowndes County, Alabama, USA. With a population of around 1,200 residents, it is known for its historical significance and Southern charm. The town's name originates from a fort built during the early 19th century, serving as protection during conflicts with Native American tribes. Today, Fort Deposit provides a glimpse into the past with its well-preserved architecture and historical sites, offering visitors a chance to explore the roots of the region.

While Fort Deposit is relatively small, it plays a role in the local economy, with agriculture, small businesses, and services contributing to its economic landscape. The town's peaceful atmosphere and connection to its history make it a unique destination for those interested in exploring the historical fabric of Alabama and experiencing the simplicity and warmth of a Southern community.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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