



Representative Photo

FAMILY DOLLAR

37 ELM STREET, HARTLAND, ME





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CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



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4 | INVESTMENT HIGHLIGHTS



- **Investment Grade Credit Tenant:** Family Dollar holds a BBB rating from S&P, signifying investment-grade credit and reliable payment stability for investors.
- **Limited Local Competition:** Family Dollar is the only nationally owned general store in the region, with its nearest competitor, Dollar General, over 10 miles away.
- **Recreational Hub:** Family Dollar is next to the Irving Tanning Community Center, a hub for local events, and near the town hall, Christian school, and church, all generating significant foot traffic.
- **Build-To-Suit:** Built-to-suit for the tenant in 2014, the property was fully customized to their specific requirements.
- **Recent 5-Year Extension:** The lease was extended in 2023, reflecting the tenant's commitment and success at the location.
- **Significant Increase in Option:** Rent increases by 56% in the 2028 option period, offering a significant income boost on renewal.

5 | OFFERING SUMMARY

LIST PRICE:	\$766,983
CAP RATE:	8.21%

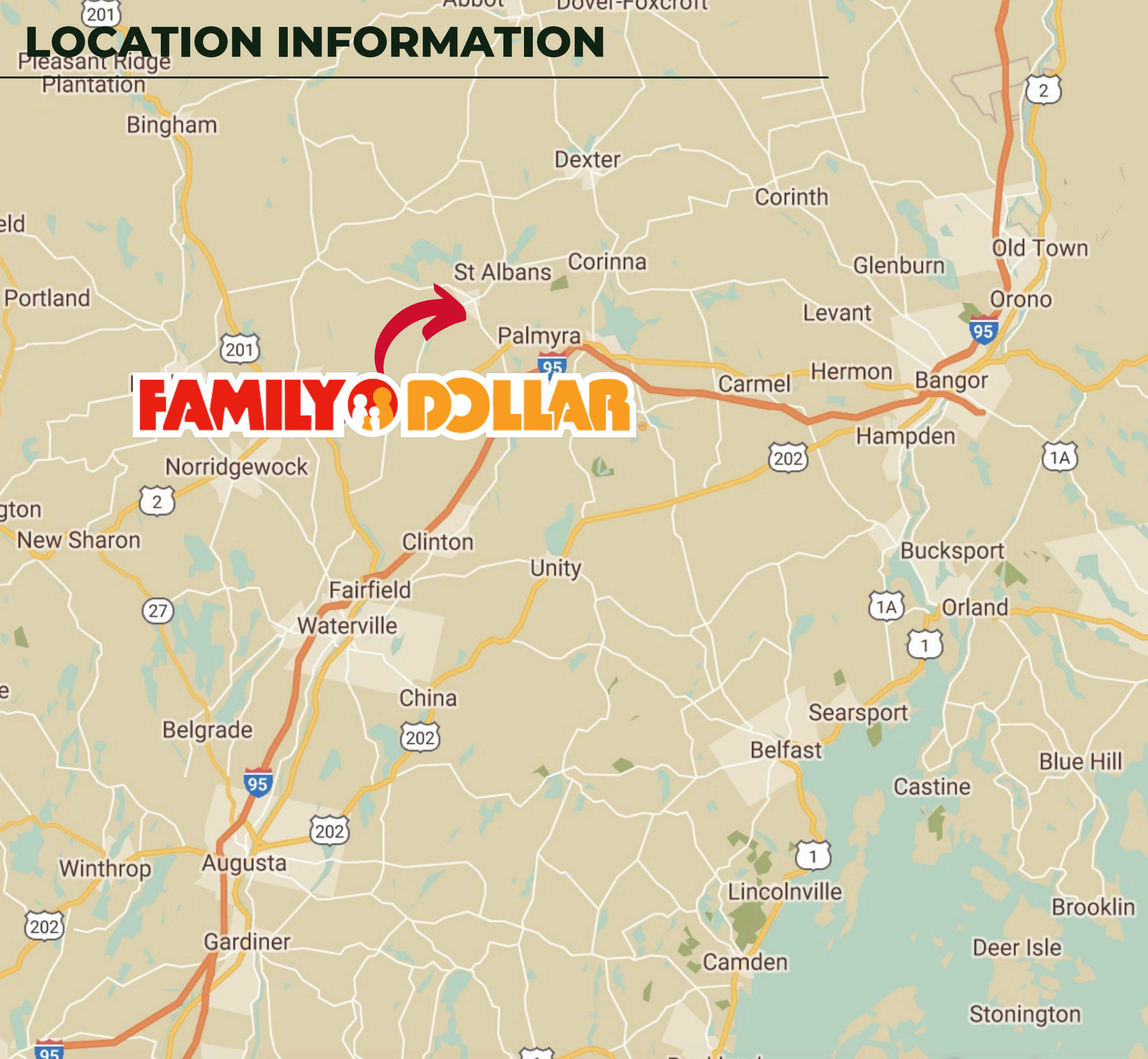
NOI:	\$62,968
LEASE START:	04/01/2013
LEASE END:	03/31/2028
TERM REMAINING:	4+ Years
OPTIONS:	Seven, 5-Year Options
INCREASES:	10% in each option
BUILDING SIZE:	8,000 Square Feet
LOT SIZE:	0.90 Acres
YEAR BUILT:	2014
LEASE TYPE:	Modified Gross
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



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LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	\$75,000	--	8.21%
Option 1	\$117,150	10.00%	13.67%
Option 2	\$128,865	10.00%	15.17%
Option 3	\$141,751	10.00%	16.82%
Option 4	\$155,926	10.00%	18.63%
Option 5	\$171,519	10.00%	20.63%
Option 6	\$188,671	10.00%	22.83%
Option 7	\$207,538	10.00%	25.26%

LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	797	2,185	3,945
2029 Projection	776	2,149	3,874
Annual Growth 2020-2024	-0.50%	-0.03%	-0.21%
Annual Growth 2024-2029	-0.53%	-0.33%	-0.36%
HOUSEHOLDS			
2024 Households	311	932	1,666
2029 Projection	308	934	1,666
INCOME			
AVG. Household Income	\$71,039	\$74,829	\$75,692



5,200+ VPD
along US Hwy 12

7 | TENANT OVERVIEW



Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading discount variety store operator, announced the acquisition of Family Dollar for \$8.5 billion, which was approved by Family Dollar shareholders on January 22, 2015. As a Fortune 500 company, Dollar Tree now operates over 15,115 stores across 48 states and five Canadian provinces, under the brands Dollar Tree, Dollar Tree Canada, and Family Dollar.

Family Dollar, a rapidly growing retailer, provides a wide range of everyday items for families, from household cleaners and name-brand foods to health and beauty aids, toys, apparel, and home fashions. With most items priced below \$10, Family Dollar is a popular choice for budget-conscious shoppers. The merger with Dollar Tree has expanded Family Dollar's reach to more than 8,000 neighborhoods in 46 states, enhancing its merchandise selection and value.

Company: Dollar Tree, Inc. (DLTR)

Year Founded: 1986

Locations: 15,115+

Company Sales: \$25.51 Billion

Website: www.dollartree.com

Headquarters: Chesapeake, VA

Guarantor: Corporate

Jack in The Box
Nursery School

Somerset
Elementary School

Sebasticook
Lumber



Hartland First Baptist
Church & Christian School



**SUBJECT
PROPERTY**



9 | LOCATION OVERVIEW - Hartland, ME



Hartland, Maine is a town in Somerset County, which is known for its papermaking and forestry industries. Companies like Sappi Lanxess (Frankfurt: SPIA.F) play a major role in the local economy. Conveniently located near Interstate 95 (I-95), Hartland benefits from easy access to major cities like Bangor to the north and Augusta to the south, making it a strategic location for businesses and commuters alike. The town is positioned along the Sebasticook River, contributing to its historical roots in the lumber and manufacturing industries.

Hartland is also home to a tannery, Tasman Leather Group, one of the few remaining tanneries in New England, which continues to play a crucial role in the local economy. The tannery specializes in processing animal hides into leather, a vital material used in various industries such as footwear, fashion, and upholstery. Its longstanding presence has provided steady employment and supports regional manufacturing. Hartland's proximity to I-95 enhances distribution and logistics potential, positioning it well for businesses that rely on transportation and regional connectivity.



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