



NET LEASE INVESTMENT OFFERING



Family Dollar
(New Long-Term Lease)
401 E Cherokee Avenue
Nowata, OK 74048



Table of Contents

Offering	1
Executive Summary	
Investment Highlights	
Property Overview	
Location	4
Photographs	
Aerial	
Site Plan	
Map	
Market	8
Market Overview	
Demographics	
Tenant	9
Tenant Profile	





Executive Summary

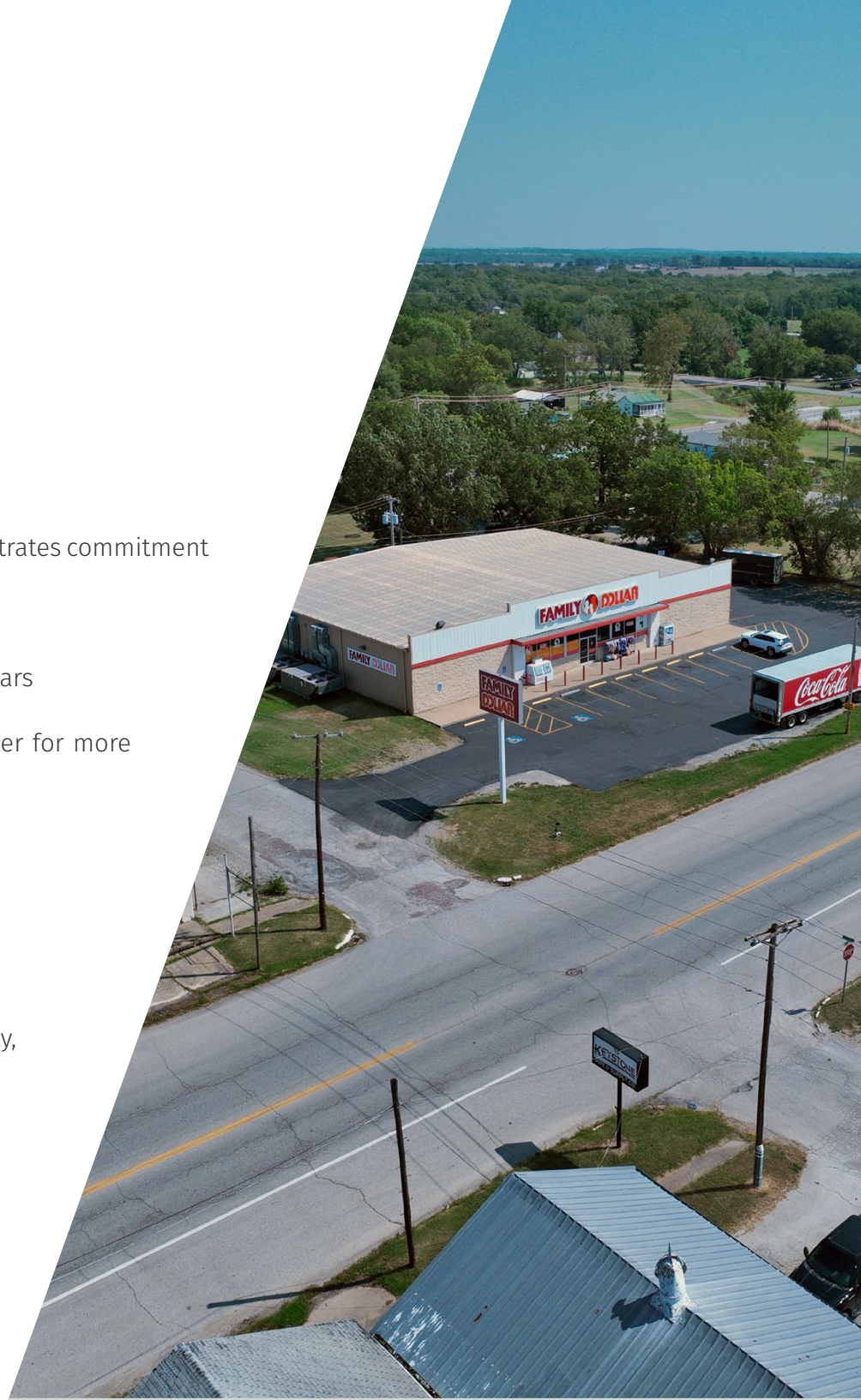
The Boulder Group is pleased to exclusively market for sale a single tenant net leased Family Dollar property positioned located in Nowata, Oklahoma. Family Dollar has been successfully operating at this location since 2007. Family Dollar has extended this lease multiple times over their tenancy. Most recently, in June of 2024, extended the lease through December 2033. There are two 5-year renewal options remaining with 10% rental escalations in each. The lease also features a corporate guaranty. This is a strong performing location as evidenced by the lease extension and the store also reports strong sales figures (inquire with broker). Store sales have increased year-over-year for the past five years. The parking lot was re-surfaced in the summer of 2024 to superior condition.

The 9,180 square-foot building benefits from its position along East Cherokee Avenue. There are several nearby tenants that draw traffic to the immediate area including Homeland Grocery, Bomgaars Supply, Ascension Healthcare, Sonic Drive-In, and several others. There is limited competition in the area for Family Dollar with only one competing store found within a 16-mile radius. Furthermore, the surrounding areas demographics are ideal for Dollar Tree or Family Dollar locations. The average household income within a ten-mile radius is \$67,103. The subject asset is also located less than one hour north of Tulsa, Oklahoma.

Family Dollar is a leading discount retail chain in the United States, operating over 8,000 stores across 46 states. Known for its commitment to providing customers with a wide range of essential products at affordable prices, Family Dollar offers a diverse inventory including groceries, household items, apparel, and seasonal merchandise. The company's strategic focus on serving low-to-moderate-income communities ensures a steady and loyal customer base. Family Dollar's efficient supply chain management and extensive store network contribute to its robust financial performance, making it a reliable tenant and a valuable asset for investors seeking stable returns in the retail sector.

Investment Highlights

- » Wholly owned subsidiary of Dollar Tree (Standard & Poor's: BBB)
- » Newly re-surfaced parking lot to superior condition (Summer 2024)
- » Established operating history since 2007
- » Recent extension (Signed June 2024) through December 2033 demonstrates commitment
- » Corporate guaranty
- » Strong store sales have increased year-over-year for the past five years
- » Rare percentage rent clause – Provides sales reports (Contact broker for more details)
- » Located along East Cherokee Avenue
- » Limited competition in the area (16-mile radius)
- » Average household income within ten miles is \$67,103
- » Nearby tenants include Homeland Grocery, Bomgaars Supply, Ascension Healthcare, Sonic Drive-In, and several others
- » Less than one hour north of Tulsa, Oklahoma



Property Overview



PRICE
\$1,120,038



CAP RATE
8.00%

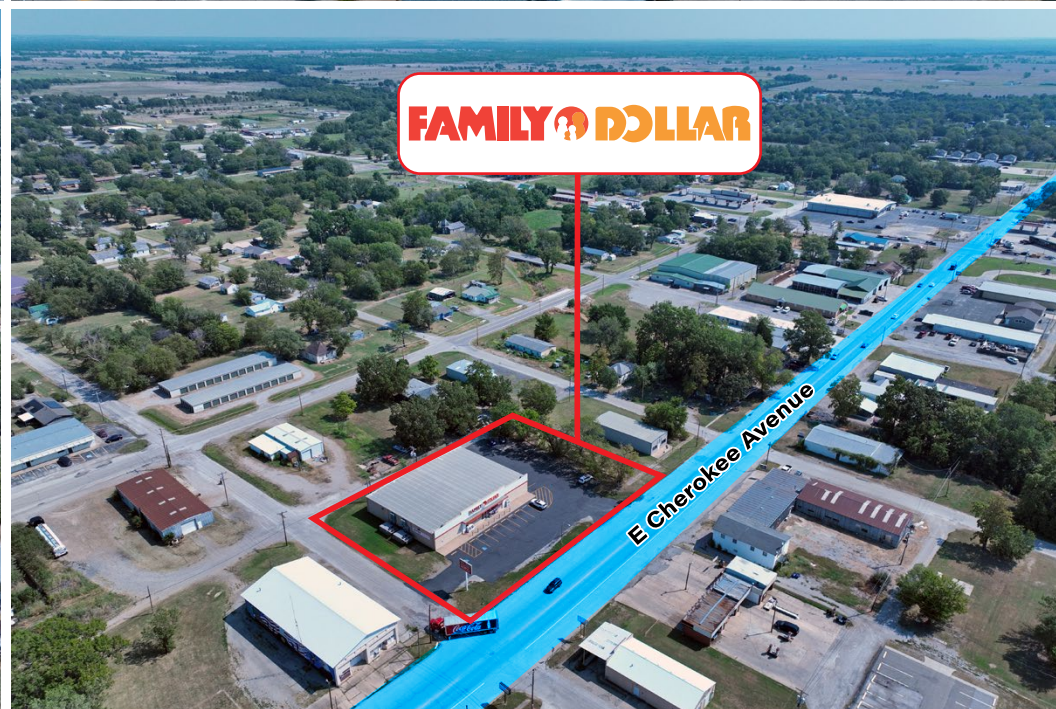


NOI
\$89,603.04¹

LEASE COMMENCEMENT DATE:	1/1/2007
LEASE EXPIRATION DATE:	12/31/2033
RENEWAL OPTIONS:	Two 5-year
RENTAL ESCALATION:	10% in each option
LEASE TYPE:	NN – Roof & structure
TENANT:	Family Dollar Stores of Oklahoma
YEAR BUILT:	2006
BUILDING SIZE:	9,180 SF
LAND SIZE:	0.69 AC

1) Tenant pays, as additional rent, 3% of any gross sales above \$2,986,767.

Photographs



Aerial

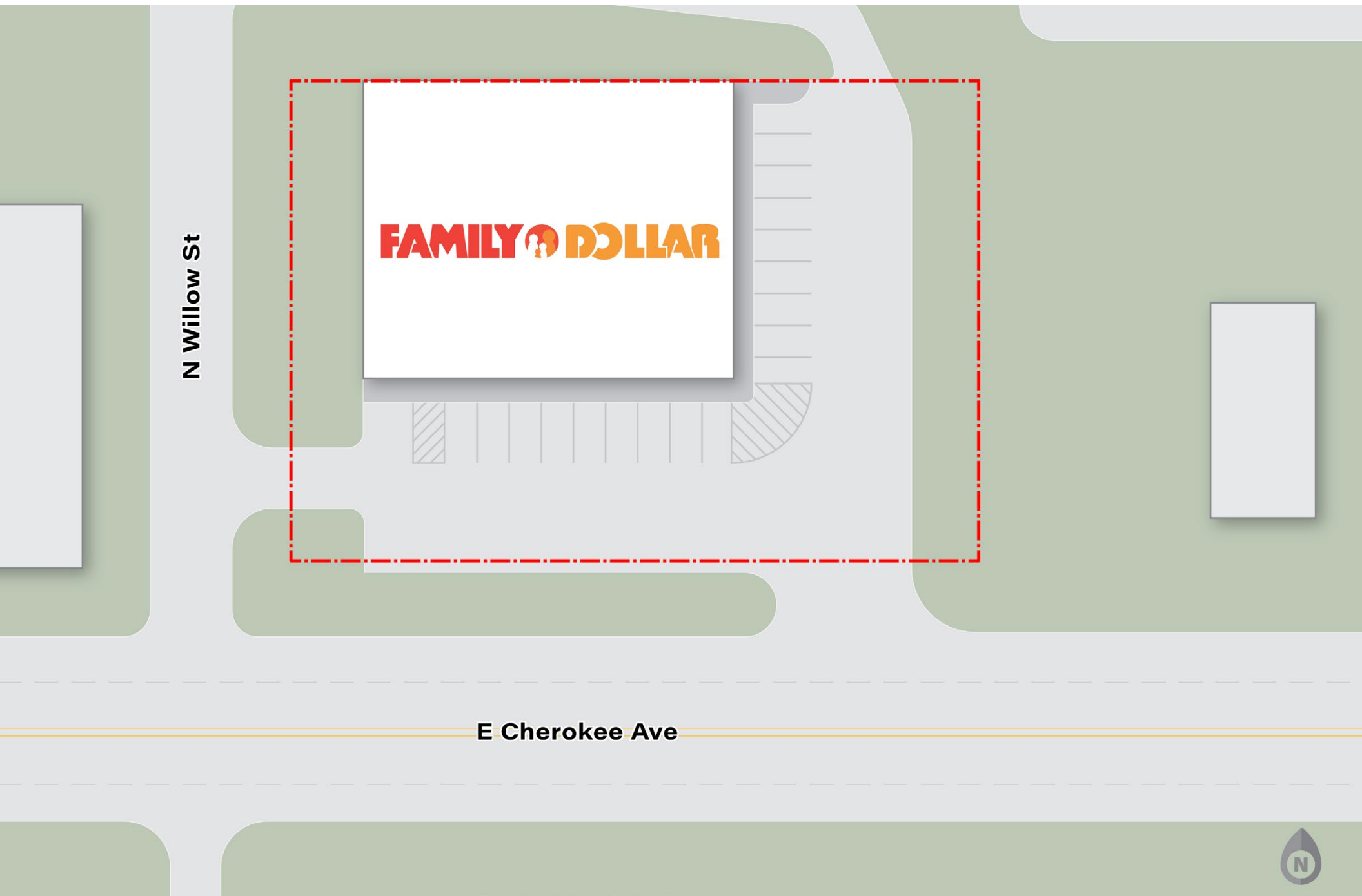


E Cherokee Avenue

3,800 VPD



Site Plan






Location Overview

NOWATA, OKLAHOMA

Nowata, Oklahoma, is a small city located in Nowata County with a population of approximately 3,700 residents. The city has a diverse demographic profile, with a median age of 41 years. The area boasts a cost of living index that is 23% lower than the national average, making it an affordable place to live and do business. Nowata’s economy is supported by various sectors, including agriculture, manufacturing, and retail. The median household income is around \$38,000, and the unemployment rate is slightly below the national average at 3.8%. Educational attainment in Nowata is on par with state averages, with 85% of residents having completed high school and 15% holding a bachelor’s degree or higher. The city is well-connected via U.S. Highway 169, providing easy access to larger markets such as Tulsa, located just 50 miles to the south.



Demographics

	 POPULATION	 HOUSEHOLDS	 AVERAGE INCOME
3-MILE	4,042	1,695	\$61,663
5-MILE	4,614	1,930	\$63,922
10-MILE	6,317	2,615	\$67,103

Tenant Overview



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

Company Type:	Subsidiary of Dollar Tree
Headquarters:	Chesapeake, VA
# of Locations:	8,000+
Employees:	60,000+
Investment Rating:	S&P: BBB (Dollar Tree)
Website:	www.familydollar.com



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

RANDY BLANKSTEIN

President
847-562-0003
randy@bouldergroup.com

JOHN FEENEY

Senior Vice President
847-562-9280
john@bouldergroup.com



BRIAN BROCKMAN

Bang Realty - Oklahoma Inc.
License #177814 | 513-898-1551
BOR@bangrealty.com

