



INVESTMENT GRADE CREDIT

(NASDAQ: DLTR)



STRONG RETAIL CORRIDOR

Retailers such as Walmart, Rent-A-Center, Office Depot, and more.



ZERO LANDLORD RESPONSIBILITIES

Tenant is responsible for all expenses



RECENT RENOVATIONS

Interior and exterior renovations occurred in 2023



BELOW MARKET RENT

Approximately 34% below the current retail rate.

90K+

5-Mile Population

\$34K+

5-Mile Median HH Income

Demographics

The Offering

Northmarq is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Dollar Tree property located in Monroe, LA (The Property). The Property consists of a 23,280 square foot freestanding retail building on a 1.96 acre parcel of land. Dollar Tree is operating under an Absolute NNN lease with zero landlord responsibilities. There are currently \pm 4.5 years remaining on the lease term with one (1), five (5) year extension option remaining.

The Property is located in Monroe, Louisiana. The Property benefits from strong access and visibility from Louisville Ave (20,000+ VPD), which considerably helps to drive consumers to the site. Additionally, the Property features strong local demographics with over 48,000 individuals living within a 3-mile radius.

Dollar Tree is the nation's largest and most successful single price point retailer, selling everything for \$1.25. Dollar Tree targets customers within a broad range of Middle America with stores located primarily in suburban areas. As of January 2023, Dollar Tree, Inc. (NASDAQ: DLTR) reported a net income of \$1.61 billion. The combined organization has annual sales exceeding \$26 billion. The current market cap is \$31.66 billion. A Fortune 500 Company, Dollar Tree has served North America for thirty-two years.



Offering Price:

\$2,943,972



Cap Rate:

7.00%



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EXCLUSIVELY OFFERED BY:

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