

INVESTMENT
OPPORTUNITY



Representative Photo

FAMILY DOLLAR AND DOLLAR TREE COMBO

2068 Highway 64, Whiteville, TN 38075

ACRE
PARTNERS

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Disclaimer:

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Investment Summary

AiCRE Partners Is Pleased To Present Exclusively For Sale The 10,500 Sf Single Tenant, Free Standing Building Leased To Family Dollar Stores Of Tennessee, Llc At 2068 Highway 64 In Whiteville, Tn.

This Deal Includes A 10 Year Primary Term (Approximately 8 Years Remaining) Double Net (NN) Lease With Minimal Landlord Responsibilities, A Corporate Guarantee, And Rental Increases At The Beginning Of Every Option, Providing For A Secure Investment.

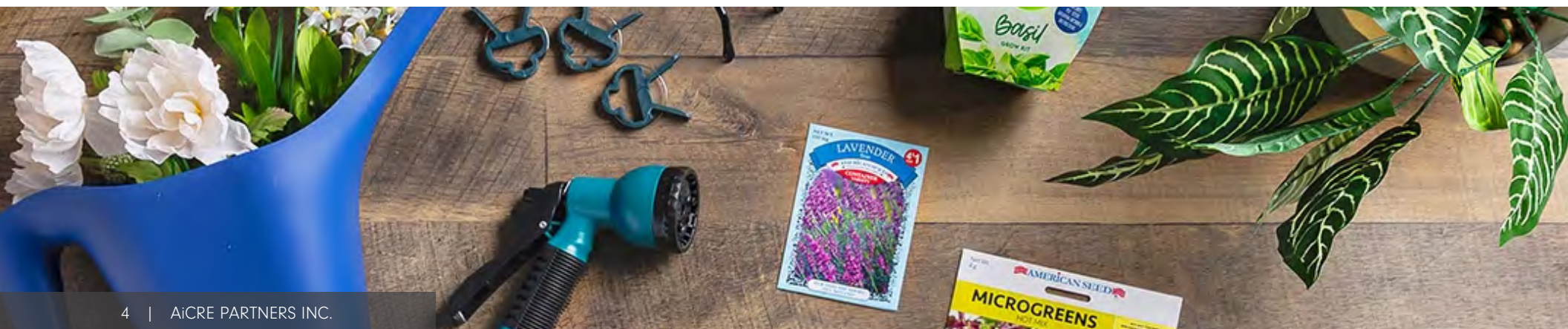


Price	\$1,592,960
Cap Rate	7.60%
NOI	\$121,065
Price Per SF	\$151.71
Guarantor	Corporate
Address	2068 Highway 64, Whiteville, TN 38075
County Miami	Hardeman County
Building Area	10,500 SF
Land Area	Approximately 1.12 Acres
Year Built	2024

Investment Highlights



- » Corporate Guaranteed Lease - By Dollar Tree, Which Is Rated Bbb By Standard & Poor's And Baa2 By Moody's.
- » Rental Increases Every Option Period. See Lease Summary For Details.
- » Income Tax Free State.
- » 2024 Build-To-Suit New Construction.
- » Long Term Lease With 8 Years Of Firm Term Remaining With 4 (5) Year Options.
- » Healthy Rental Increases At The Start Of Every Option Period.
- » Neighboring Tenants Include: Dollar General, Exxon, Cb&S Bank, Fastimes Grocer, And More.
- » Consumers Within A 5-Mile Radius Spend More Than \$4 Million On Hobbies, Personal Items, And Entertainment.
- » Well Positioned, Superior Visibility In Front Of Dollar General (Dg) Off Of Hwy 64.
- » Compared To Other Family Dollar Stores Located In Small Markets, These Combination Stores Are Delivering A Same-Store Sales Lift Of Greater Than 20% On Average.



Lease Summary

Tenant	Family Dollar Stores of Tennessee, LLC
Premises	A Building Consisting of 10,500 SF
Lease Commencement	4/6/24
Lease Expiration	4/30/34
Lease Term Remaining	8+ years
Renewal Options	4 (5)
Rent Increases	Option 1: 4.34% Option 2: 4.16% Option 3: 4% Option 4: 3.84%
Lease Type	NN
Use	Retail
Right of First Refusal	No
Square Footage	10,500 SF
Annual Base Rent	\$121,065
Rent per SF	\$11.53



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Responsibilities	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure	X	
Parking		X
Repairs & Maintenance		X
HVAC	X*	X*
Utilities	X	

Tenant responsible for maintenance; LL responsible for any repairs or replacement outside of warranty*

Location Whiteville, TN



Located on Highway 64 in Whiteville, Tennessee, the property at 2068 offers a promising investment in an area with economic development potential. Its position on a major thoroughfare enhances its visibility and ensures steady traffic, essential for any commercial endeavor. The surrounding area, a mix of residential, agricultural, and small commercial enterprises, provides a diverse customer base and signals a community on the cusp of growth.

The property benefits from Whiteville's strategic location, offering easy access to larger cities while maintaining a peaceful,

community-focused setting. This balance makes it an attractive spot for a range of businesses, from retail to services, tapping into the local and passing market.

Investing here is an opportunity to be part of Whiteville growth trajectory, leveraging the town's expanding infrastructure and Tennessee's business-friendly climate. With the potential for value appreciation in a developing community, this property stands out as a smart choice for those looking to invest in a location with both immediate appeal and future prospects.



5,914 VPD



Location Highlights



Population

3 Miles	3,435
5 Miles	4,475
10 Miles	12,310



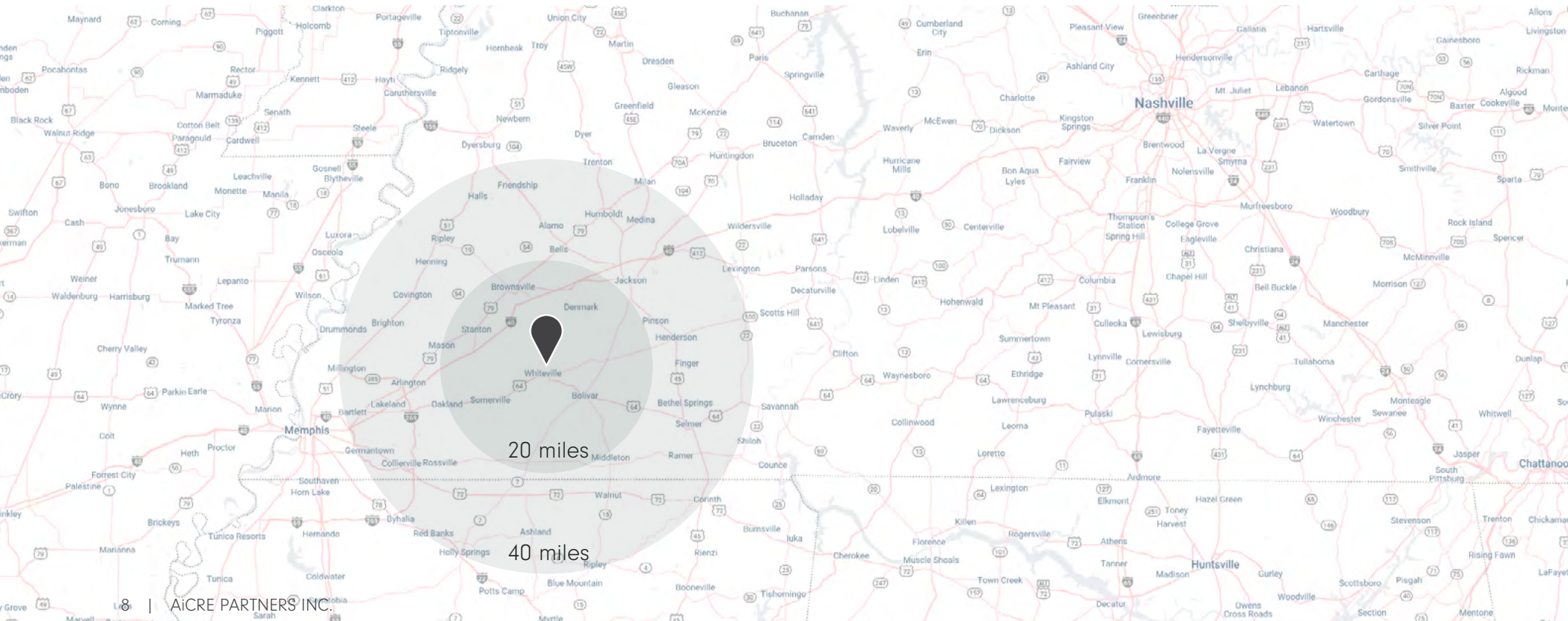
Average Household Income

3 Miles	\$52,172
5 Miles	\$59,093
10 Miles	\$58,079



Traffic Counts

US Highway 64	5,914 VPD
US Highway 64 & S Cross Ave	1,114 VPD



Dollar Tree Updates



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Dollar Tree Results for Q3 Fiscal 2023

Dollar Tree, Inc. Reported Its Financial Results For Q3 Ending October 28, 2023, Noting A Performance Within Expectations Amidst A Challenging Environment, Highlighted By Significant Customer Traffic And Sales Growth. Consolidated Net Sales Rose By 5.4% To \$7.31 Billion, With Enterprise Same-Store Net Sales Up By 3.9%, Attributed Mainly To A 4.7% Increase In Traffic. Specifically, Dollar Tree Stores Saw A 5.4% Rise In Same-Store Net Sales, While Family Dollar Experienced A 2.0% Increase. Gross Profit Grew By 4.9% To \$2.17 Billion, Though Gross Margin Slightly Declined Due To Various Factors Including Product Cost Inflation And Elevated Shrink.



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Tenant Overview



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Dollar Tree, Inc. (Nasdaq: DLTR) is a prominent player in the discount retail sector. The company operates over 16,000 stores across 48 states in the U.S. and in Canada, making it one of the largest and most recognized names in the value retail market. Dollar Tree holds an investment-grade credit rating of BBB from Standard & Poor's and Baa2 from Moody's, showcasing its stable financial status and operational efficiency. Dollar Tree's retail model is unique in that it provides an extensive variety of products ranging from seasonal decor, household essentials, food, health and beauty aids, toys, party supplies, stationery, craft supplies, teaching supplies, books, and more. Each Dollar Tree store typically covers about 8,000 to 12,000 square feet, offering a treasure hunt shopping experience with a frequently rotating inventory that encourages customers to return. Founded in 1986 and headquartered in Chesapeake, Virginia, Dollar Tree, Inc. continues to expand its footprint and influence in the retail sector, emphasizing cost efficiency and value for millions of customers.



RETAIL
INDUSTRY

VALUE RETAIL
SPECIALTY

CHESAPEAKE, VA
HEADQUARTERS

16,600
LOCATIONS

1986
FOUNDED

200,000
EMPLOYEES

PUBLIC
COMPANY TYPE

DOLLARTREE.COM
WEBSITE

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