

PRIME**REALTY**

DOLLAR TREE

**718 S BROADWAY ST
PORTLAND, TN 37148**

Exclusively Presented By:

Alex Minoofar

Director

904.930.4015

aminoofar@primerealtyinc.com



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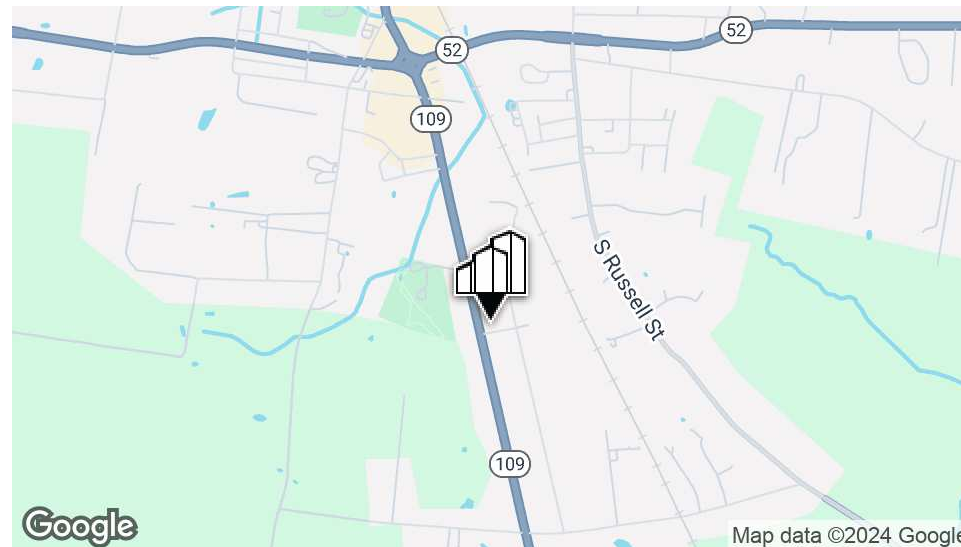
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Prime Realty in compliance with all applicable fair housing and equal opportunity laws.

Executive Summary



Sale Price	\$1,454,700
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PROPERTY OVERVIEW

Fee Simple, NN Lease, STNL Dollar Tree located 30 miles north of Nashville

OFFERING SUMMARY

Building Size:	9,750 SF
Lot Size:	1.19 Acres
Price / SF:	\$149.20
Cap Rate:	7.5%
NOI:	\$109,102
Year Built:	2016
Zoning:	Commercial

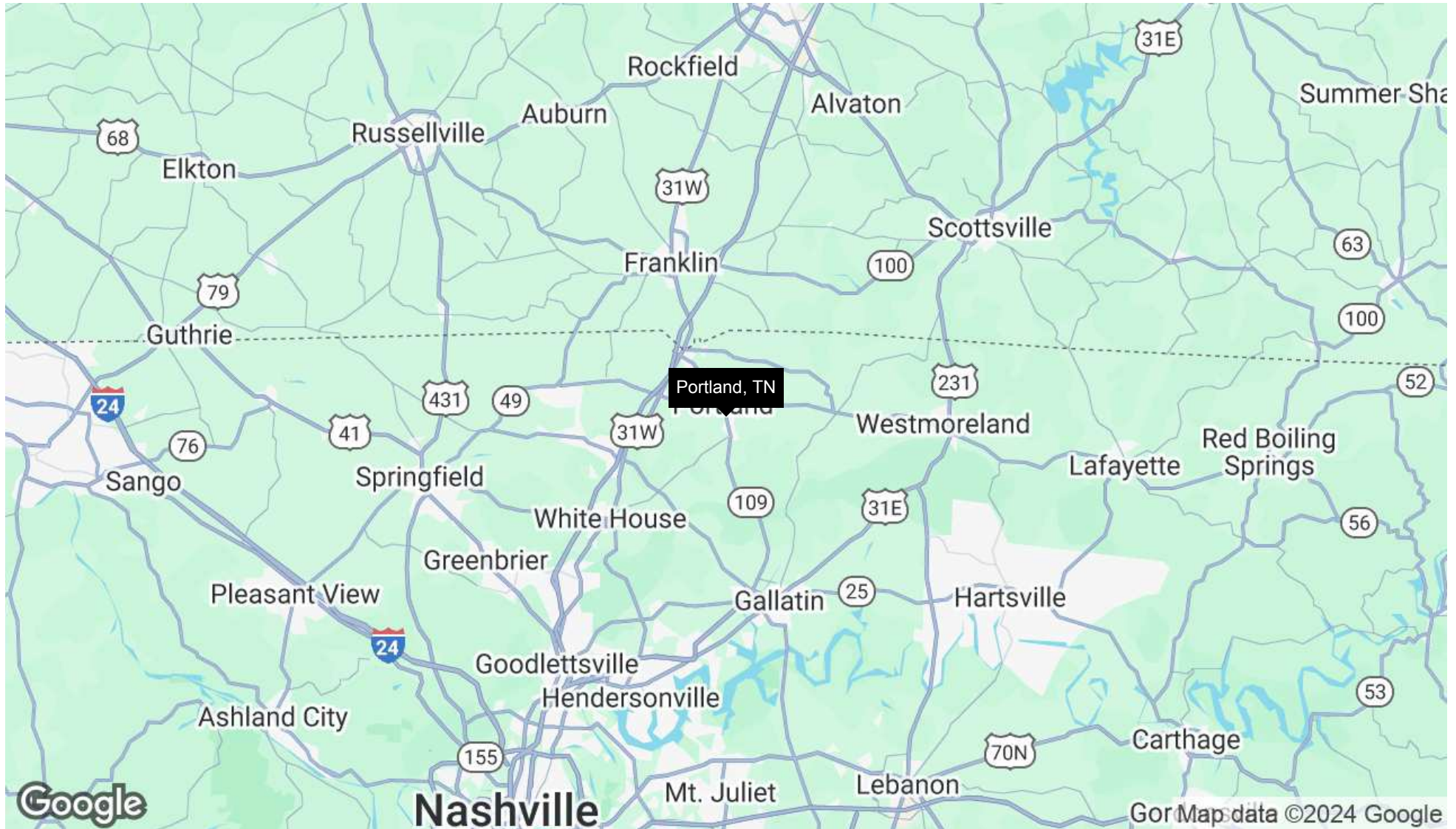
PROPERTY HIGHLIGHTS

- Tenant Recently Executed a 5-Year Extension Early
- 30 Minutes North of Nashville
- No State Income Tax
- Frontage on Broadway Street (16,000+ VPD)
- Rent Increase in 2026
- Minimal Landlord Responsibility (Roof/Structure/Parking Lot)

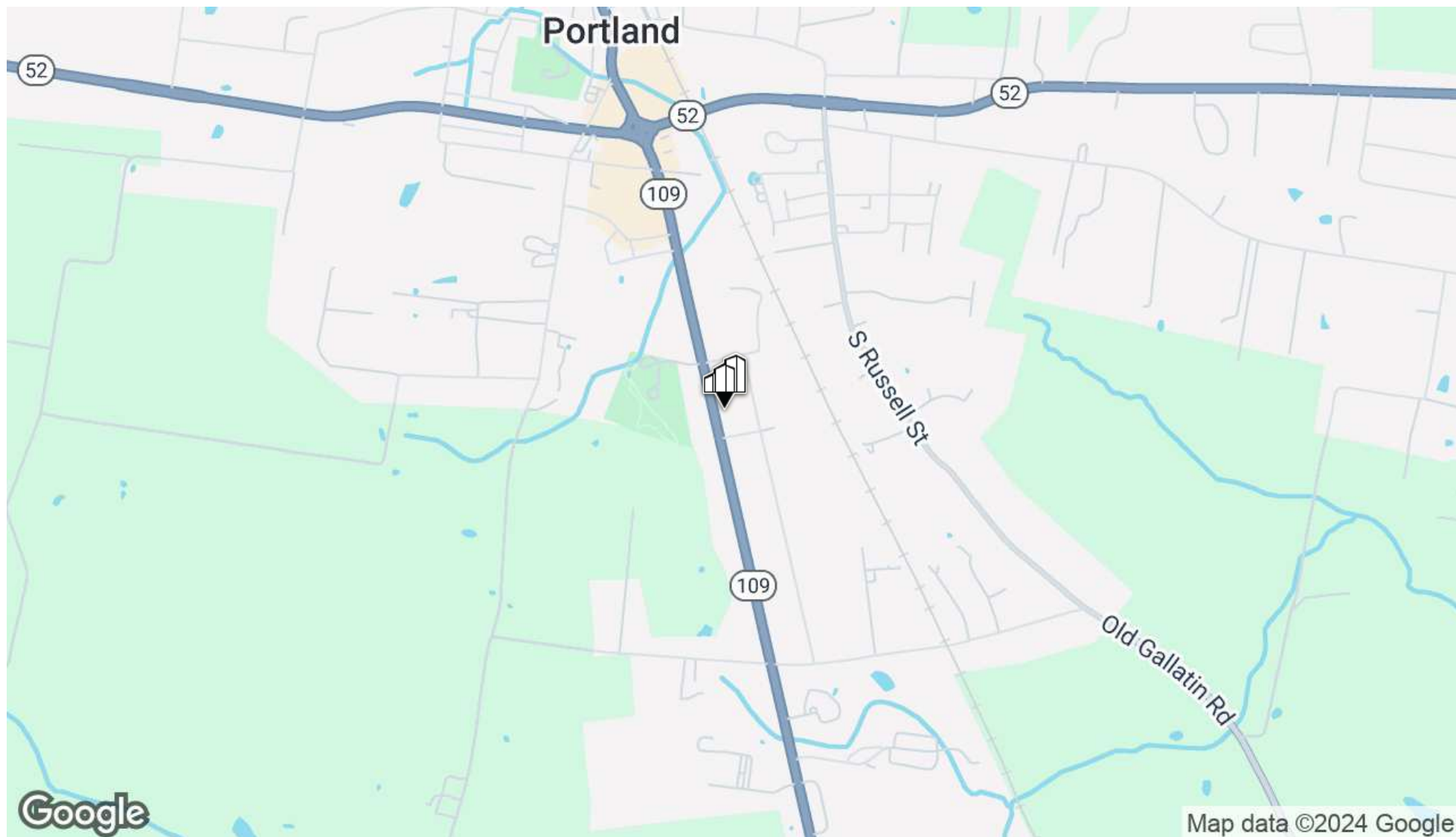
Additional Photos



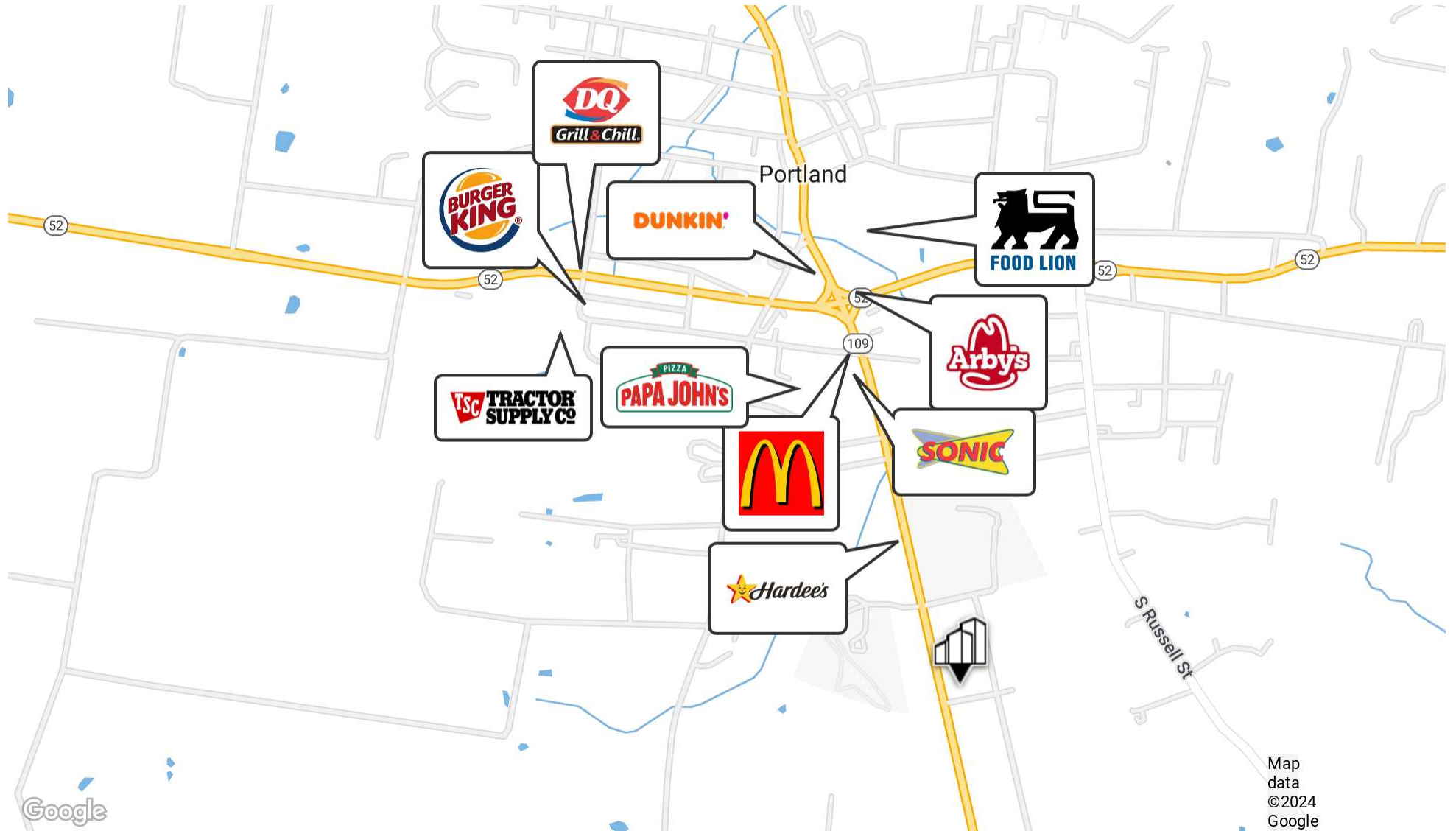
Regional Map



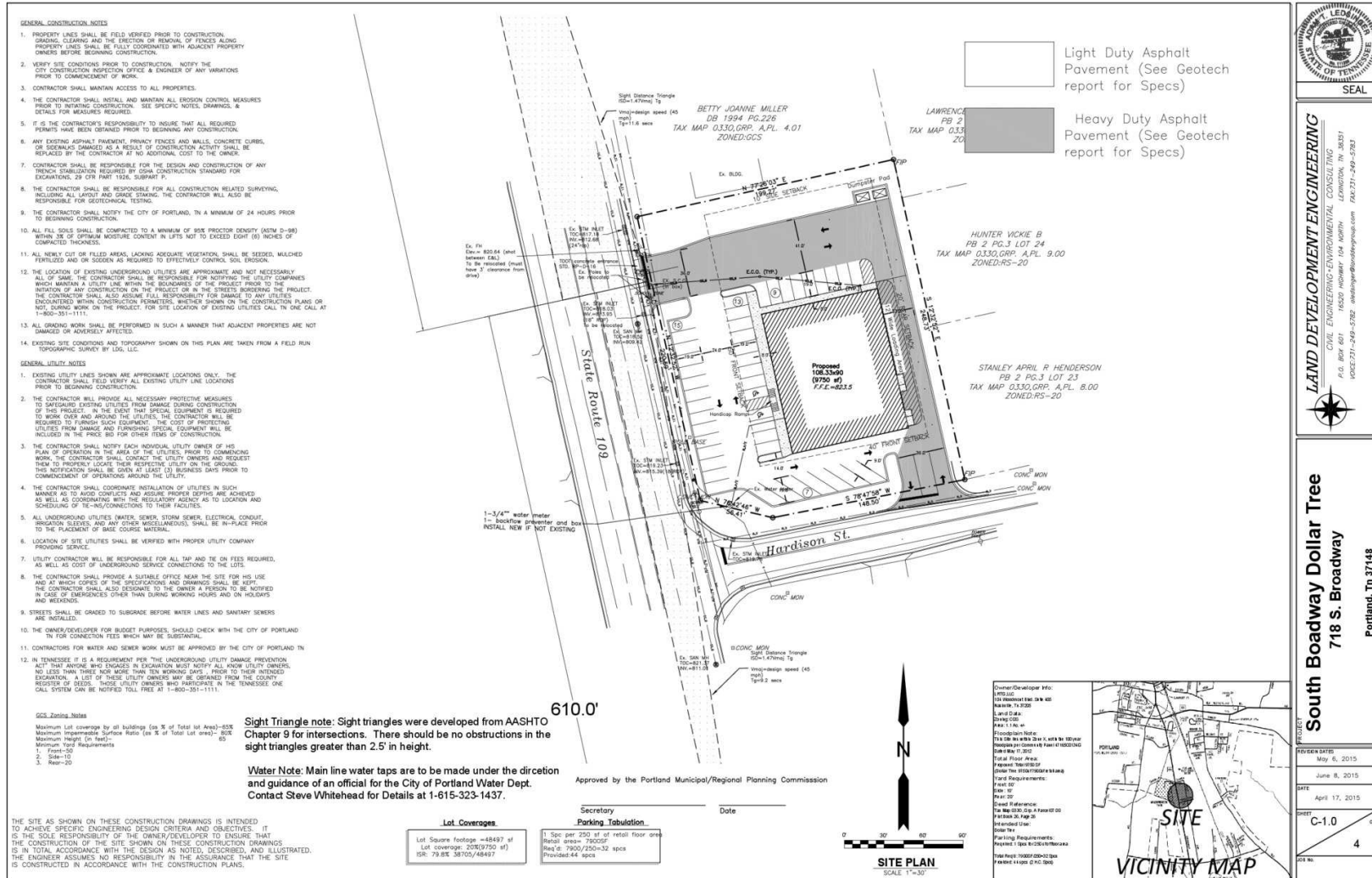
Location Map



Retailer Map



Site Plans



Financial Summary

INVESTMENT OVERVIEW

Price	\$1,454,700
Price per SF	\$149
CAP Rate	7.50%

DOLLAR STORE SALE

OPERATING DATA

Net Operating Income	\$109,103
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DOLLAR STORE SALE



Rent Roll

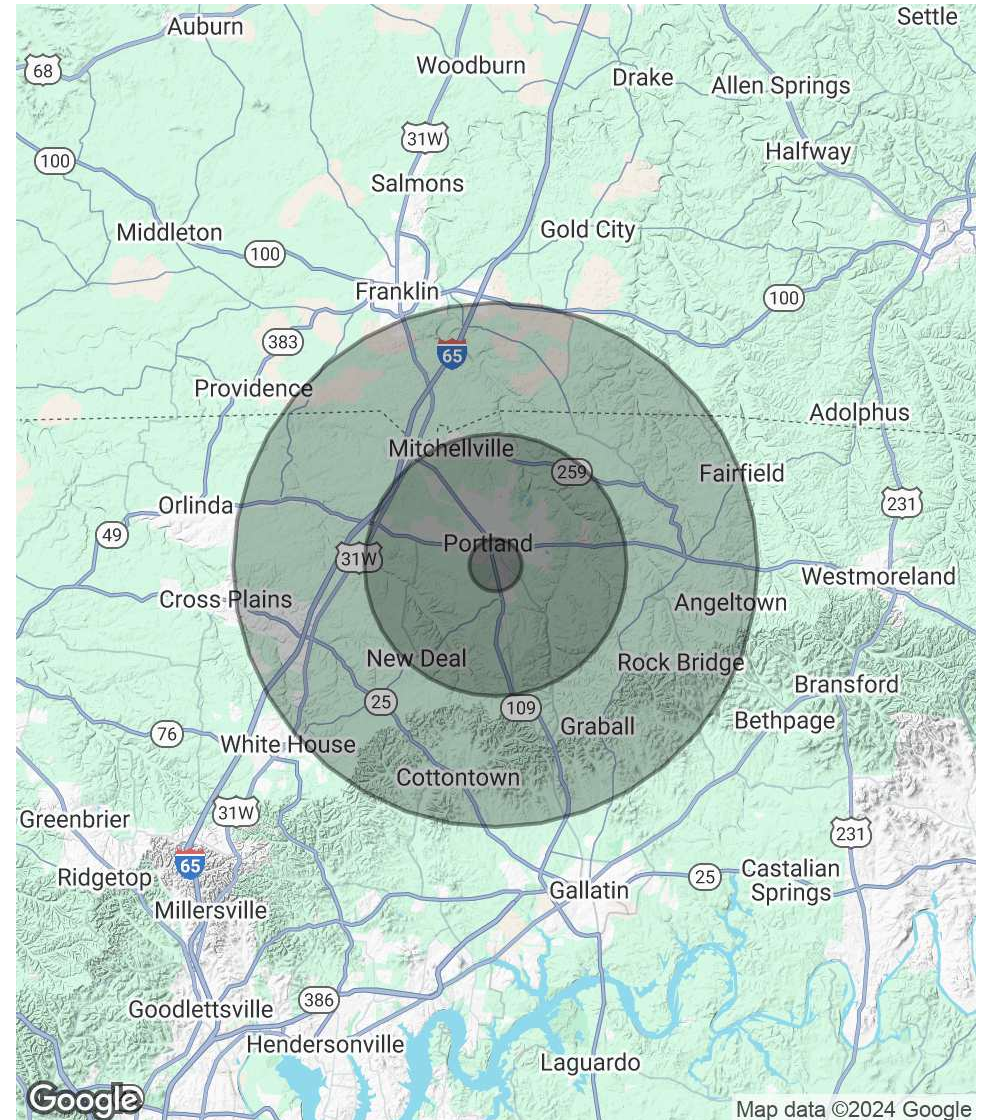
SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	COMMENTS	ANNUAL RENT	LEASE START	LEASE END
-	Dollar Tree	9,750 SF	100%	3/1/2026	\$11.19 \$11.69	Two (2), Five (5) Year Options w/ \$0.50 / SF Rental Increases	\$109,103	02/25/2016	02/25/2031
TOTALS		9,750 SF	100%		\$11.19		\$109,103		

Enter comments here...

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,244	19,221	45,709
Average Age	31.2	35.4	38.3
Average Age (Male)	29.4	34.8	37.2
Average Age (Female)	33.4	35.9	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	870	7,283	17,479
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$39,920	\$60,094	\$69,033
Average House Value	\$130,774	\$171,769	\$209,483

2020 American Community Survey (ACS)



Advisor Bio 1



ALEX MINOOFAR

Director

aminoofar@primerealtyinc.com

Direct: 904.930.4015 | Cell: 949.378.9822

FL #BK3584676 // CalDRE #02086513

PROFESSIONAL BACKGROUND

Alex joined Prime Realty's brokerage team in 2023 and is a specialist in Retail Investment Sales. Alex has overseen sales transactions of over \$40,000,000 in California, Arizona, Nevada, and Utah. With experience in Single Tenant Net Lease (STNL), Anchored Shopping Centers, Strip Centers, Value Add, and Redevelopment transactions, Alex is confident that there is a Buyer for every property, and enjoys every step of the Marketing process.

As a recent transplant from Southern California, Alex strives to bring an Institutional touch to a Local Market, and introduce Investors from around the country to Jacksonville and the surrounding trade area.

EDUCATION

Point Loma Nazarene University - B.S. Management/Global Business '16

MEMBERSHIPS

ICSC

Prime Realty
4237 Salisbury Road North Building 2, Suite 212
Jacksonville, FL 32216
904.352.1400