



DOLLAR TREE | PORT ST. LUCIE, FL

NEW 10-YEAR LEASE | NEW RETROFIT LOCATION | DENSE IN-FILL LOCATION

Offering Memorandum | 301 NE Prima Vista Blvd, Port St. Lucie, FL 34983

CBRE

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EXECUTIVE SUMMARY

Offering Summary

Investment Overview



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OFFERING SUMMARY

FINANCIAL

Listing Price	\$2,263,000
NOI Year 1	\$136,911.50
Cap Rate	6.05%
Price / SF	\$256.19

OPERATIONAL

Rentable SF	8,833 SF
Lot Size	1.00 Acres
Year Built	1994 / 2025
Lease Term	10 Years
Renewal Options	10 Years, Four 5-Year Options



Listing Price
\$2,263,000



Cap Rate
6.05%



Lease Term
10 Years



Year Built
1995 / 2024

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

INVESTMENT OVERVIEW

CBRE is pleased to present the exclusive listing for the new Dollar Tree location at 301 NE Prima Vista Blvd, in Port St. Lucie, Florida. The site consists of 8,833 total square feet of building space and sits on 1.00 acres of land. The site will be subject to a new 10-year lease with expected rent commencing September 2025. Starting in year one, the base rent shall be \$136,911.50. The lease includes 5% rental escalations each five year period during the base term and throughout the four (4), five-year renewal option periods (30-year potential total term).

The subject property benefits from being located in a main arterial retail corridor surrounded by national and local tenants, shopping centers and hospitality accommodations. Located on a hard-lighted corner, the subject property is surrounded with the following major tenants in the immediate area; Wawa, Walmart, Advanced Auto Parts, Walgreens, Lowes, Publix, Pet Supermarket, HomeGoods, as well as many more. This location also benefits from its proximity to Clover Field, Home of the Mets Spring Training, and Indian River State College.

INVESTMENT SNAPSHOT

- **New 10-Year Lease with S&P Rated Credit Tenant : Dollar Tree Inc. (S&P: BBB-)**
- **Hard-Corner Lighted Intersection Location surrounded by dense residential corridors.**
- **Traffic Counts Exceeding 35,800 VPD in front of the subject property.**
- **New Roof Installed in 2020 featuring a 20-Year Roof Warranty. (15+/- years remaining)**
- **Over 51,000 households within a 3-mile radius providing immediate market drivers for the property.**
- **Both Landlord and Tenant have meaningful capital expenditures for renovation/retrofit in 2025.**



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PROPERTY LOCATION

Aerial Maps

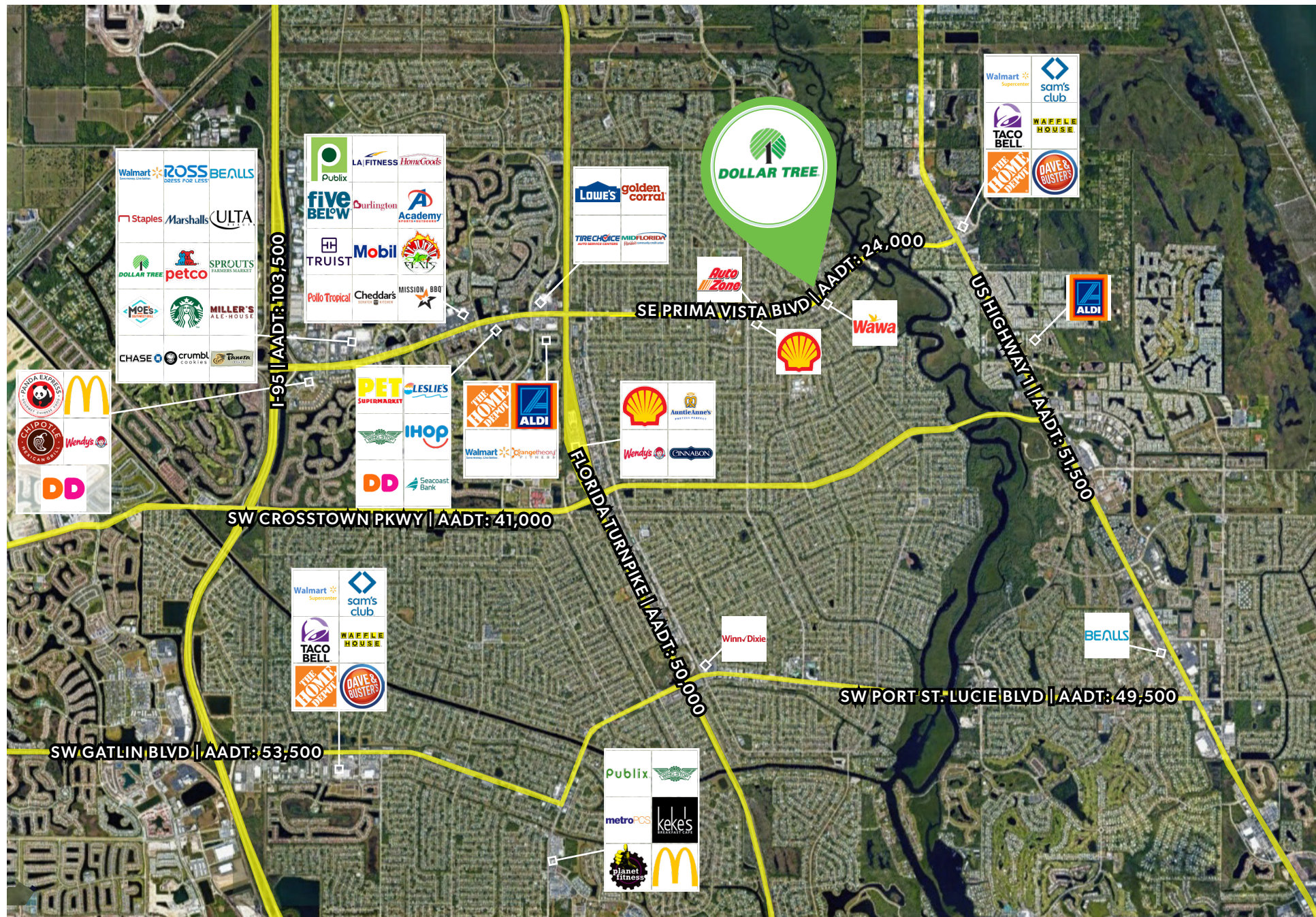


CBRE

AERIAL MAP



AERIAL MAP



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FINANCIAL ANALYSIS

Lease Information



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FINANCIAL ANALYSIS

PRICING DETAILS

Property Address	301 NE Prima Vista Blvd, Port St. Lucie, FL 34983
Price	\$2,263,000
Cap Rate	6.05%
Price / SF	\$256.19

PROPERTY DESCRIPTION

Year Built/Renovated	1994/2025
Gross Leasable Area	8,833 SF
Use	Retail
Lot Size	1.00 Acres

LEASE SUMMARY

Property Subtype	Net Lease Dollar Store
Tenant	Dollar Tree Stores, Inc.
Rent Increases	5% Each Five-Year Period
Guarantor	Dollar Tree S&P BBB
Lease Type	NN
Expected Rent Commencement	September 2025
Initial Lease Term	10 Years
Renewal Options	Four (4) Five Year Options
Landlord Responsibility	Masonry Structure and Roof
Tenant Responsibility	Taxes, Insurance, and Maintenance
Right of First Refusal/Offer	None



Listing Price
\$2,263,000



Cap Rate
6.05%



Lease Term
10 Years



Year Built
1994 / 2025

ANNUALIZED OPERATING INFORMATION

Net Operating Income	\$136,911.50
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RENTS

Years 1-5	(Current)	\$136,911.50
Years 6-10		\$143,536.25
Option 1 - Years 11-15		\$150,161.00
Option 2 - Years 16-20		\$156,785.75
Option 3 - Years 21-25		\$163,410.50
Option 4 - Years 26-30		\$170,035.25



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ABOUT THE TENANT

Dollar Tree

About the Tenant

Dollar Tree, Inc. operates a chain of discount variety retail stores, offering a wide range of products at low prices. Its inventory includes consumable goods such as household paper products, cleaning supplies, food items, candy, health and personal care products, as well as frozen and refrigerated foods. Additionally, the company provides a variety of merchandise, including toys, durable housewares, gifts, stationery, party supplies, greeting cards, soft goods, arts and crafts supplies, and more. Seasonal items are also available, featuring merchandise for Christmas, Easter, Halloween, and Valentine's Day. Dollar Tree operates under the Dollar Tree and Dollar Tree Canada brands, with distribution centers located in both the United States and Canada. Founded in 1986, the company is headquartered in Chesapeake, Virginia.

Dollar Tree, Inc. is a publicly traded company and trades as NasdaqGS (DLTR).



BRAND PROFILE

Type	Retail
Founded	1986
HQ	Chesapeake, VA
Website	www.dollartree.com

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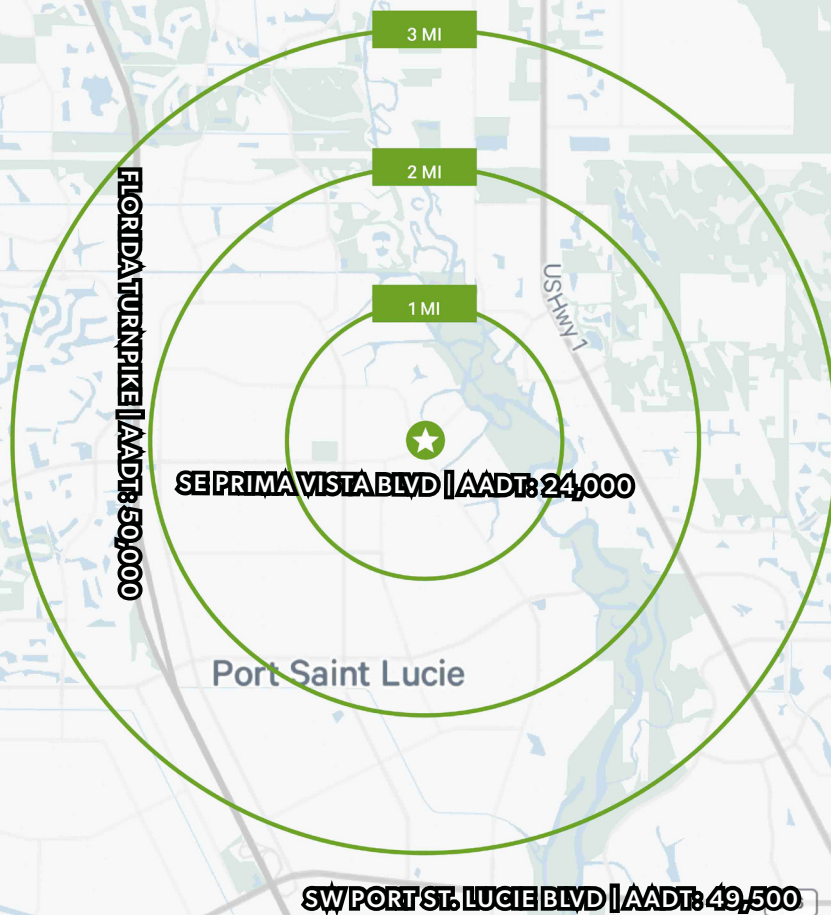
MARKET OVERVIEW

Demographics

Market Snapshot



DEMOGRAPHICS



DEMOGRAPHICS

1 MILE

2 MILES

3 MILES

POPULATION

2024 Population	9,558	70,832	168,320
2029 Population - Projection	9,777	75,729	181,046
2024-2029 Annual Population Growth	0.45%	1.35%	1.47%

GENERATIONS

Generation Alpha	828	5,170	12,792
Generation Z	1,991	13,586	33,251
Millennials	2,199	14,515	34,653
Generation X	1,835	13,525	32,483
Baby Boomers	2,199	18,615	42,813
Greatest Generations	507	5,421	12,328

HOUSEHOLD INCOME

2024 Average Household Income	\$87,482	\$87,462	\$88,316
2024 Median Household Income	\$61,762	\$67,341	\$71,933

HOUSING VALUE

2024 Median Home Price	\$365,826	\$346,755	\$358,753
2024 Average Home Price	\$406,792	\$355,707	\$380,586

HOUSING UNITS

2024 Owner-Occupied Housing	2,779	22,473	51,552
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MARKET SNAPSHOT

Port St. Lucie, FL

Port St. Lucie, located along Florida's Treasure Coast, has become a rapidly growing hub for both residential and commercial real estate development. The city's strategic positioning between Miami and Orlando, coupled with its proximity to the Atlantic Ocean and major highways, makes it an attractive location for businesses seeking access to key markets.



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