

OFFERING MEMORANDUM FAMILY DOLLAR/DOLLAR TREE COMBO STORE

13095 M-40 MARCELLUS, MI 49067



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EXECUTIVE SUMMARY

FAMILY DOLLAR/DOLLAR TREE COMBO STORE 13095 M-40 MARCELLUS, MI 49067

AQRE Advisors is pleased to offer for sale the Family Dollar/Dollar Tree Combo Store, a ±10,500 SF retail asset located at 13095 M-40, Marcellus, MI 49067 (“Property”). Strategically positioned on 1.1 acres of land, this well-maintained property is 100% occupied by Family Dollar/Dollar Tree, a nationally recognized discount retailer.



NOI
\$128,625



PRICE
\$1,559,091



CAP RATE
8.25%

PROPERTY INFORMATION



YEAR BUILT
2023



BUILDING SIZE
±10,500 SF



LAND SIZE
±1.1 AC

| | |
|-----------------|--|
| Property Type: | Single-tenant Retail |
| Parking Spaces: | 39+ Spaces |
| Traffic Counts: | ±5,029 VPD on Marcellus Hwy. ±5,009 VPD on W Main St. |



INVESTMENT HIGHLIGHTS

- Strong Investment Opportunity:** Ideal for investors seeking stable income, minimal management, and corporate credit tenancy in a newly built property.
- New 10-Year Corporate Lease:** Lease commenced February 2024, offering nearly a full decade of secure, predictable income from a brand-new agreement.
- Minimal Landlord Responsibilities:** NN structure with landlord responsible only for roof, structure, and parking lot—offering passive, low-management ownership.
- New Construction = Reduced Maintenance Costs:** Building completed in 2023, minimizing near-term capital expenditures.
- Essential Retail Concept:** Discount variety stores proven resilient across economic cycles and positioned for continued growth in both urban and rural markets.



LEASE SUMMARY

13095 M-40 MARCELLUS, MI 49067

| | |
|---|---|
| Remaining Lease Term | 8± years |
| Lease Commencement | 02/08/2024 |
| Lease Expiration | 02/08/2034 |
| Renewal Options | Five (5) five-year options Option 1 (Years 11 - 15) \$11,156 - \$133,875 Option 2 (Years 16 - 20) \$11,594 - \$139,125 Option 3 (Years 21 - 25) \$12,031 - \$144,375 Option 4 (Years 26 - 30) \$12,469 - \$149,625 Option 5 (Years 31-35) \$12,906 - \$154,875 |
| Rent Schedule (Monthly>Annual) | |
| Insurance & Property Taxes | Landlord pays direct, Tenant reimburses monthly |
| Utilities & Maintenance | Tenant Responsibility |
| Roof, Structure, HVAC Replacement, Parking Lot, and Sprinkler System | Landlord Responsibility |



RENT ROLL

| TENANT | SF | % of GLA | LEASE START | LEASE END | RENT/SF | MONTHLY RENT | ANNUAL RENT |
|---------------------------|------------------|-------------|-------------|------------|----------------|-----------------|------------------|
| Family Dollar/Dollar Tree | 10,500 | 100% | 02/08/2024 | 02/08/2034 | \$12.25 | \$10,719 | \$128,625 |
| TOTALS | 10,500 SF | 100% | | | \$12.25 | \$10,719 | \$128,625 |



TENANT OVERVIEW

FAMILY DOLLAR

Family Dollar, a subsidiary of Dollar Tree Inc. (NASDAQ: DLTR), is one of the nation's largest discount retailers with over 8,000 stores across 49 states. The company offers a wide range of low-cost everyday items including groceries, household goods, and seasonal products. Known for its strong performance in both urban and rural markets, Family Dollar serves value-conscious consumers and provides stable, recession-resistant tenancy backed by an investment-grade parent company.



8,000+ LOCATIONS IN THE UNITED STATES



60,000+ EMPLOYEES



\$3.3 BILLION IN ANNUAL REVENUE

 **Credit Rating:** BBB (S&P Global)

 **Headquarters:** Chesapeake, Virginia

 **Founded:** 1959

 **Present in:** 49 States

DOLLAR TREE

Dollar Tree (NASDAQ: DLTR) is a leading national discount retailer operating over 16,000 stores across the U.S. and Canada under the Dollar Tree and Family Dollar brands. The company offers a wide assortment of everyday essentials and seasonal merchandise at fixed low prices. Backed by an investment-grade credit rating, Dollar Tree provides a stable, recession-resistant tenancy with strong brand recognition and consistent performance in diverse markets.



16,000+ LOCATIONS IN THE UNITED STATES




214,710+ EMPLOYEES



\$17.58 BILLION IN ANNUAL REVENUE

 **Credit Rating:** BBB (S&P Global)

 **Headquarters:** Chesapeake, Virginia

 **Founded:** 1986

 **Present in:** 50 States



SITE OVERVIEW



MARKET OVERVIEW

MARCELLUS, MICHIGAN

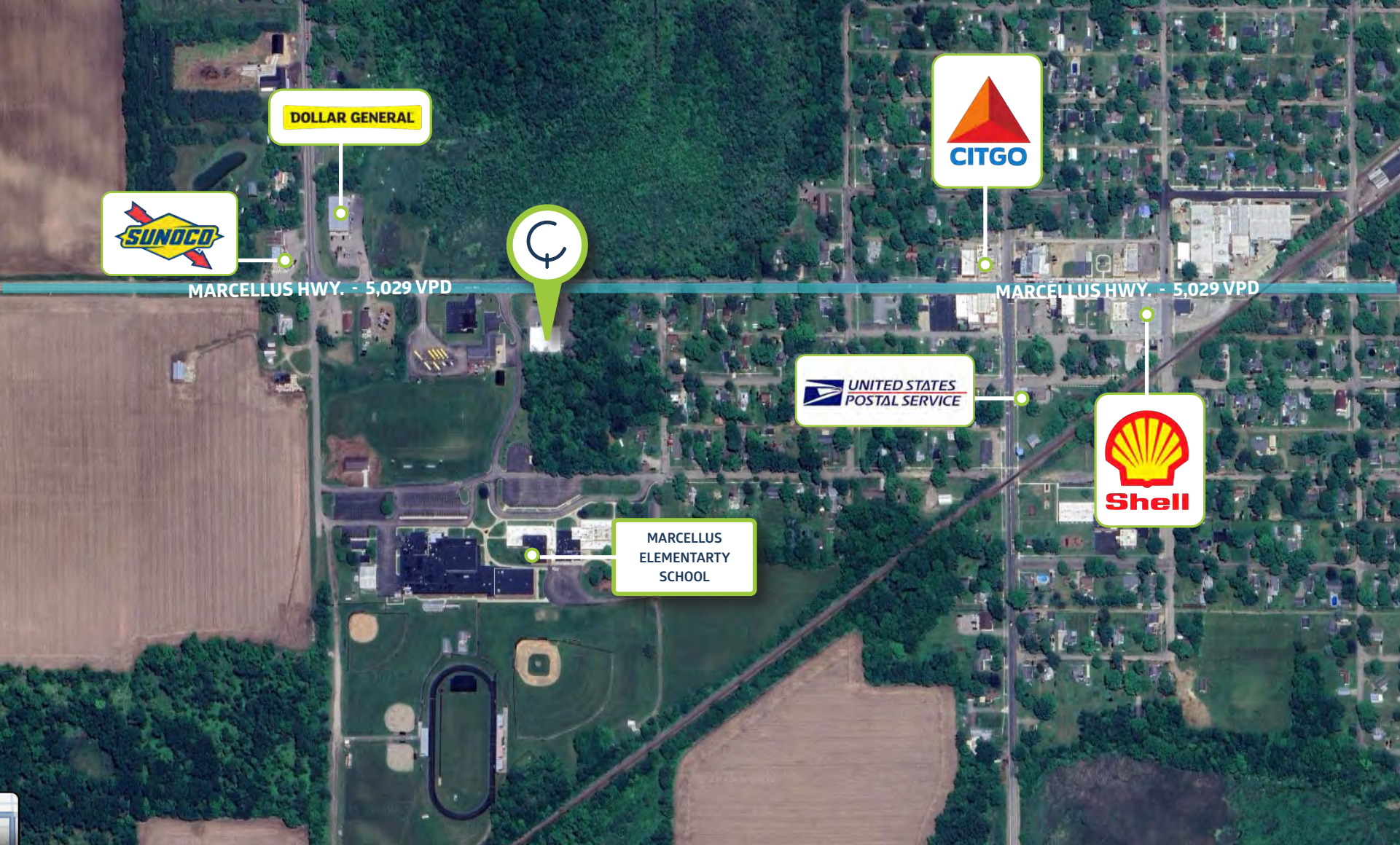
Marcellus is a small, tight-knit community located in Cass County, Michigan, known for its charming rural character and affordable cost of living. The area offers a peaceful small-town atmosphere surrounded by lakes, farmland, and natural beauty while maintaining convenient access to larger markets such as Kalamazoo and South Bend. Marcellus supports a steady local economy driven by small businesses, agriculture, and regional retail, making it an appealing location for essential service retailers like Family Dollar and Dollar Tree.

- Economy:** Marcellus maintains a modest but stable economy supported by manufacturing, retail trade, and education. The median household income is around \$55,000, with local initiatives focused on infrastructure and small-business growth to strengthen the community's economic base.
- Developments:** The Village of Marcellus is implementing its 2023 Master Plan to guide downtown revitalization and infrastructure expansion. In 2024, the community earned the Michigan MEDC "Redevelopment Ready Essentials" designation, signaling streamlined development processes and pro-investment planning.
- Tourism:** Surrounded by dozens of inland lakes and natural attractions, Marcellus draws steady recreational traffic from boaters, anglers, and vacationers. Its scenic rural setting enhances livability and supports local retail activity year-round.
- Education:** Marcellus Community Schools anchor the local education system, offering strong academic and vocational programs. Recent facility improvements and technology upgrades underscore the district's commitment to long-term community development and student success.



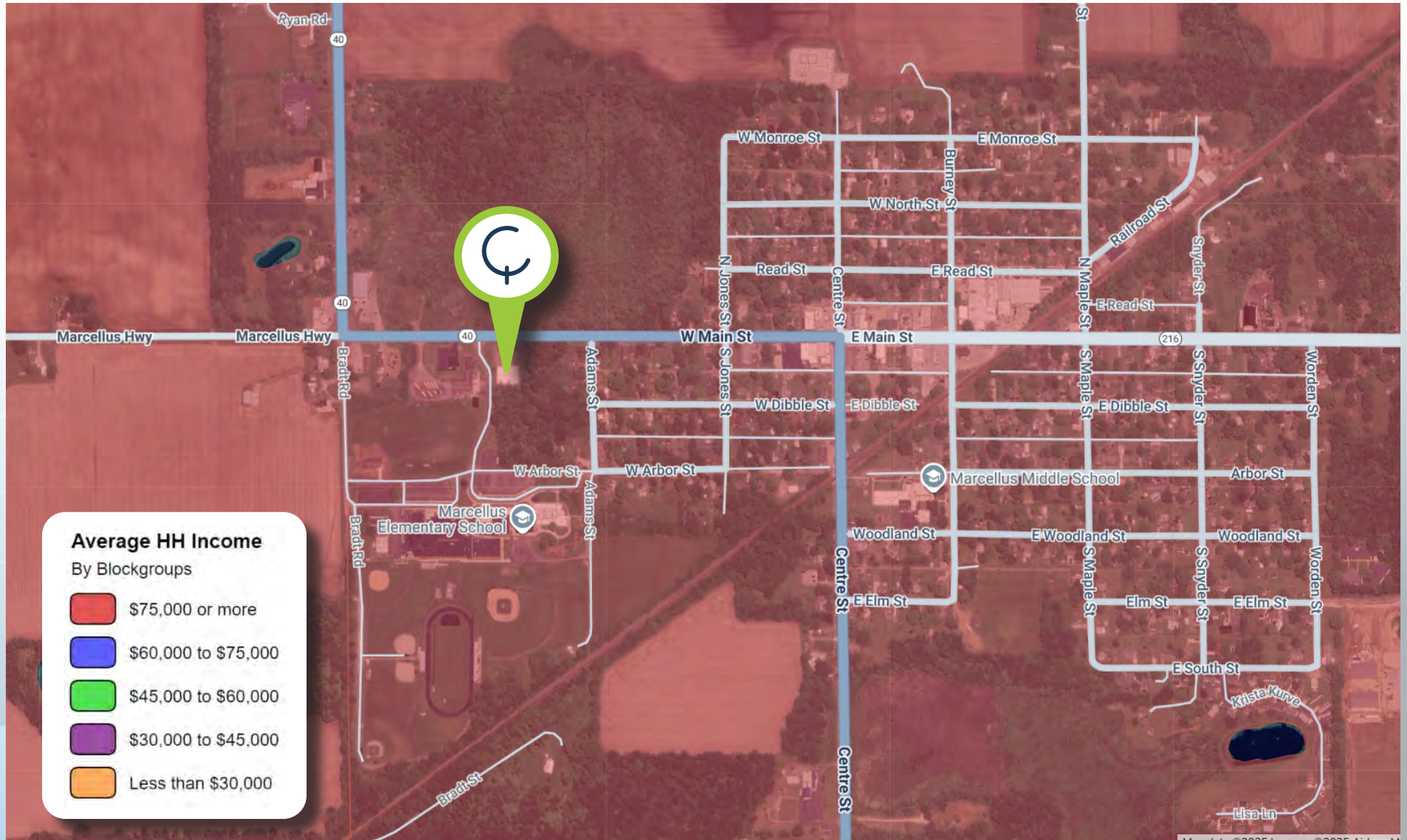
AERIAL OVERVIEW

MARCELLUS, MICHIGAN



DEMOGRAPHICS HH INCOME

MARCELLUS, MICHIGAN



DEMOGRAPHICS HH INCOME

13095 M-40 MARCELLUS, MI 49067

*Data provided by SitesUSA 2025

| | 2 mile radius | 5 mile radius | 10 mile radius |
|-----------------------|---------------|---------------|----------------|
| Population | 1,552 | 5,151 | 22,031 |
| Average HH Income | \$81,932 | \$92,102 | \$103,083 |
| Population Median Age | 41.7 | 43.9 | 44.8 |
| Households | 634 | 2,067 | 8,770 |
| Total Businesses | 48 | 75 | 389 |

KEY FACTS



22.0K
POPULATION



8,770
NUMBER OF
HOUSEHOLDS

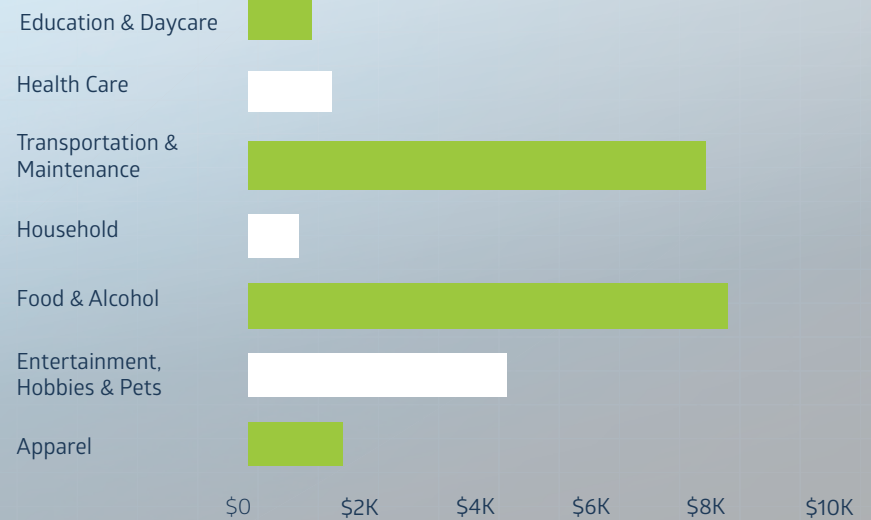
*BASED ON 10 MILE RADIUS

389

TOTAL
BUSINESSES

\$70.1K
MEDIAN
INCOME

Avg. Household Spending - 10 Mile Radius 2025



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