

OFFERING MEMORANDUM

FAMILY DOLLAR/DOLLAR TREE COMBO STORE

13095 M-40 MARCELLUS, MI 49067



JOHN YOUSIF

ASSOCIATE ADVISOR

C: 248-497-3171

JYOUSIF@AQREADVISORS.COM

JON KOUZA

MANAGING PARTNER

C: 248-776-6001

JKOUZA@AQREADVISORS.COM

ACRE
A D V I S O R S

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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
\$1,715,000



CAP RATE
7.50%

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

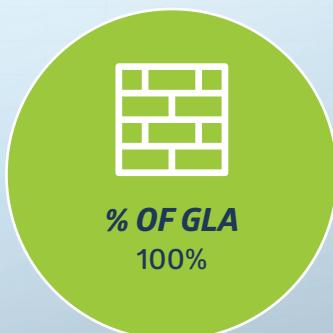
13095 M-40 MARCELLUS, MI 49067

Remaining Lease Term	8+ years
Lease Commencement	02/08/2024
Lease Expiration	02/08/2034
Renewal Options	Five (5) five-year options
Rent Schedule (Monthly>Annual)	<p>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</p>
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)

 **Founded:** 1959

 **Headquarters:** Chesapeake, Virginia

 **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)

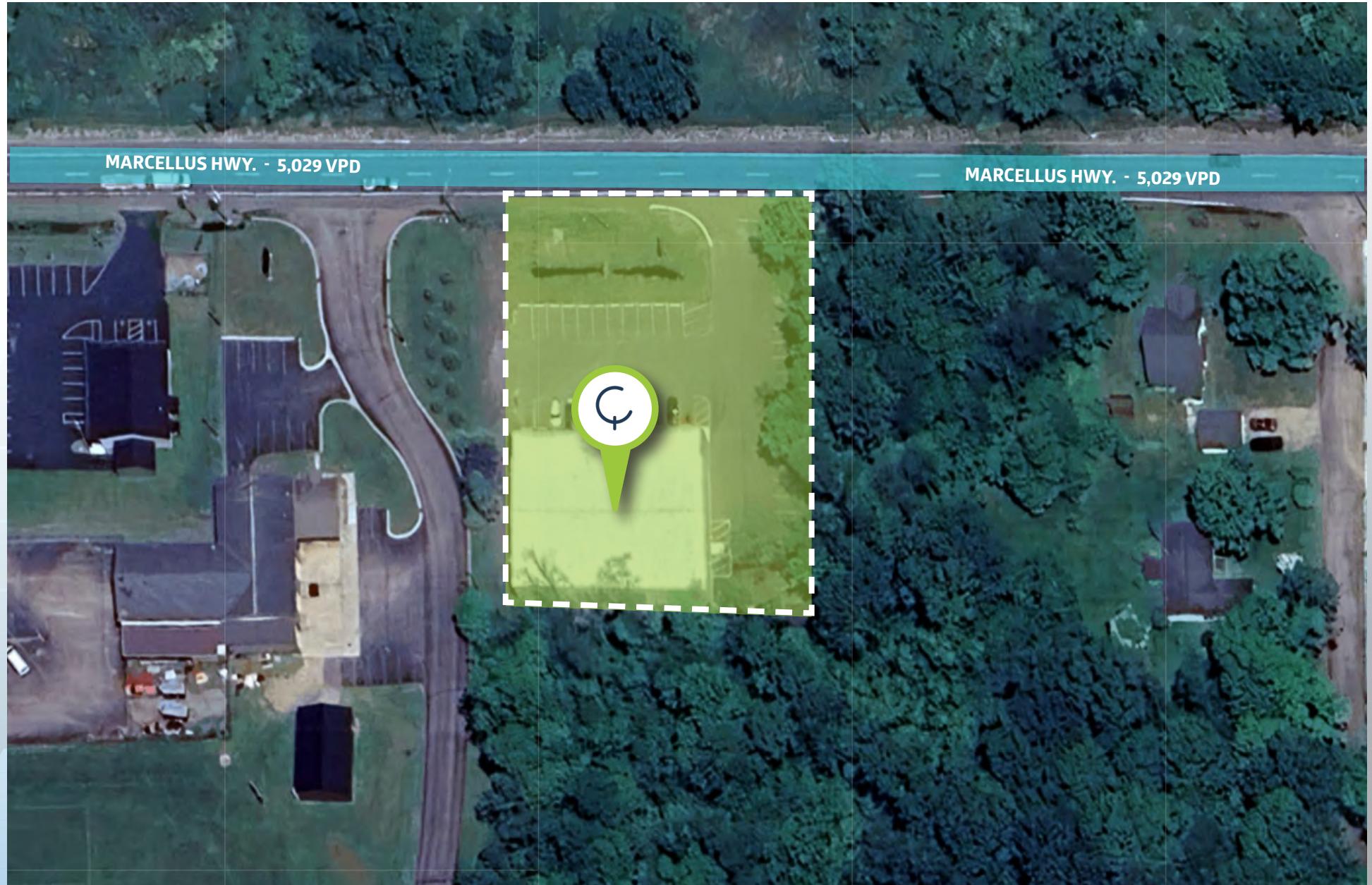
 **Founded:** 1986

 **Headquarters:** Chesapeake, Virginia

 **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.



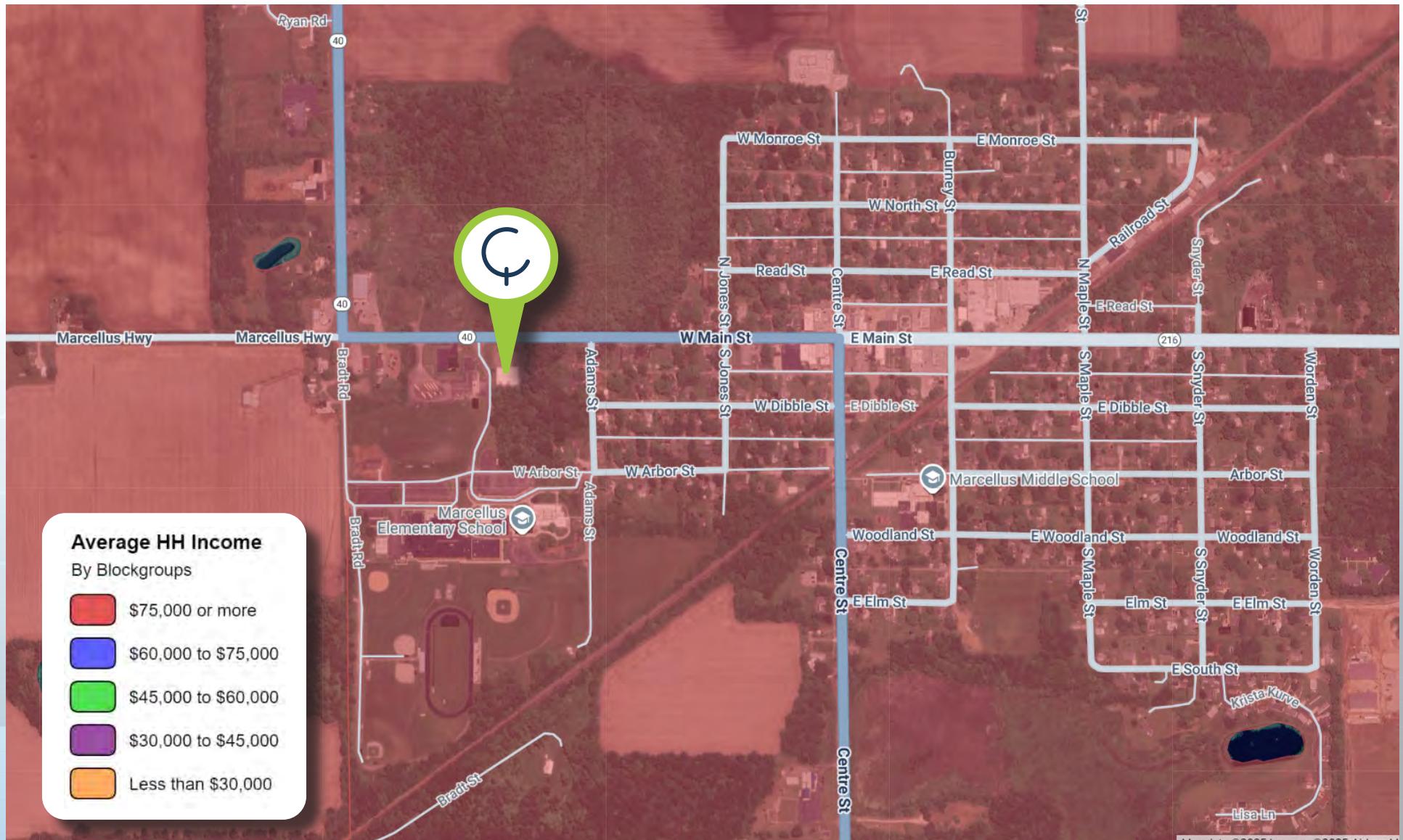
AERIAL OVERVIEW

MARCELLUS, MICHIGAN



DEMOCRAPHICS HH INCOME

MARCELLUS, MICHIGAN



DEMOCRAPHICS HH INCOME

13095 M-40 MARCELLUS, MI 49067

*Data provided by SitesUSA 2025

	<i>2 mile radius</i>	<i>5 mile radius</i>	<i>10 mile radius</i>
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

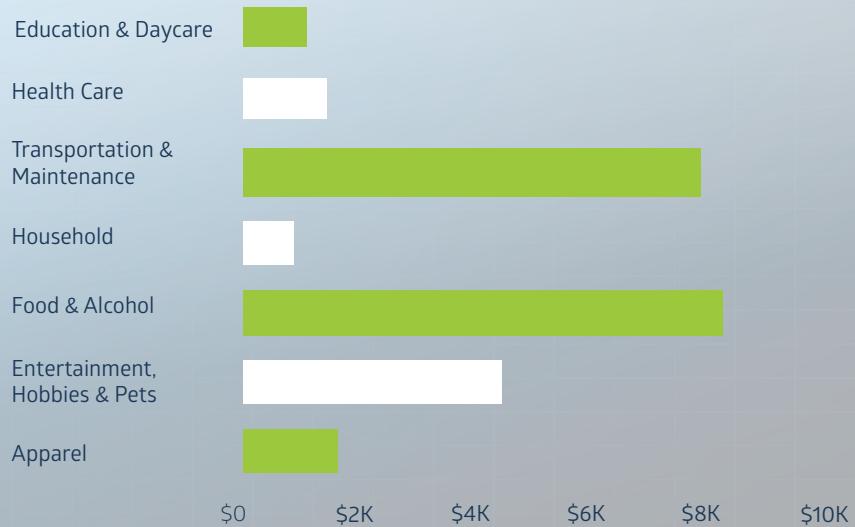


389 TOTAL BUSINESSES

\$70.1K MEDIAN INCOME

*BASED ON 10 MILE RADIUS

Avg. Household Spending - 10 Mile Radius 2025



CONTACT

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