OFFERING MEMORANDUM
FAMILY DOLLAR/DOLLAR TREE COMBO STORE

315 N MAIN ST OLIVET, MI 49076

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AQRE ADVISORS

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EXECUTIVE SUMMARY

FAMILY DOLLAR/DOLLAR TREE COMBO STORE
315 N MAIN ST OLIVET, MI 49076

AQRE Advisors is pleased to present for sale the Family Dollar/ Dollar Tree Combo Store, a ±10,500 SF retail property located at 315 N Main St, Olivet, MI 49076 ("Property"). Situated on 1.76 acres of land, the Property is fully leased to Family Dollar/Dollar Tree, offering investors a stable, income-generating asset backed by a nationally recognized tenant.

NOI	PRICE	CAP RATE
$135,450	$1,806,000	7.50%

INVESTMENT HIGHLIGHTS

- **New Construction:** Brand-new 2024 build minimizes near-term maintenance and capital expenditure risk.
- **New 10-Year Corporate Lease:** Lease commenced October 2024, providing investors with a fresh full-term lease and long-term income stability.
- **Minimal Landlord Responsibilities:** NN lease structure with landlord responsible only for roof, structure, and parking lot, ensuring low-maintenance, passive ownership.
- **New Construction = Reduced Capital Expenditures:** Completed in 2024, minimizing near-term maintenance and repair costs for ownership.
- **Essential Retail Concept:** Discount retail tenants offering everyday necessities—proven resilient across all economic cycles and key drivers of consistent consumer traffic.

PROPERTY INFORMATION

YEAR BUILT	*BUILDING SIZE*	*LAND SIZE*
2024	±10,500 SF	±1.1 AC

Property Type:	Single-tenant Retail
Parking Spaces:	34+ Spaces
Traffic Counts:	±2,463 VPD on S Ainger Rd. ±2,282 VPD on N Main St.

LEASE SUMMARY

315 N MAIN ST OLIVET, MI 49076

Remaining Lease Term	8+ years
Lease Commencement	10/11/2024
Lease Expiration	10/11/2034
Renewal Options	Four (4) five-year options
Rent Schedule (Monthly>Annual)	Option 1 (Years 11 - 15) $11,725 -$140,700 Option 2 (Years 16 - 20) $12,163 - $145,950 Option 3 (Years 21 - 25) $12,600 - $151,200 Option 4 (Years 26 - 30) $13,038 - $156,450
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%	10/11/2024	10/11/2034	$12.90	$11,288	$135,450
TOTALS	**10,500 SF**	**100%**			$12.90	$11,288	$135,450

SQUARE FOOTAGE
10,500 SF

% OF GLA
100%

MONTHLY RENT
$11,288

ANNUAL RENT
$135,450

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.

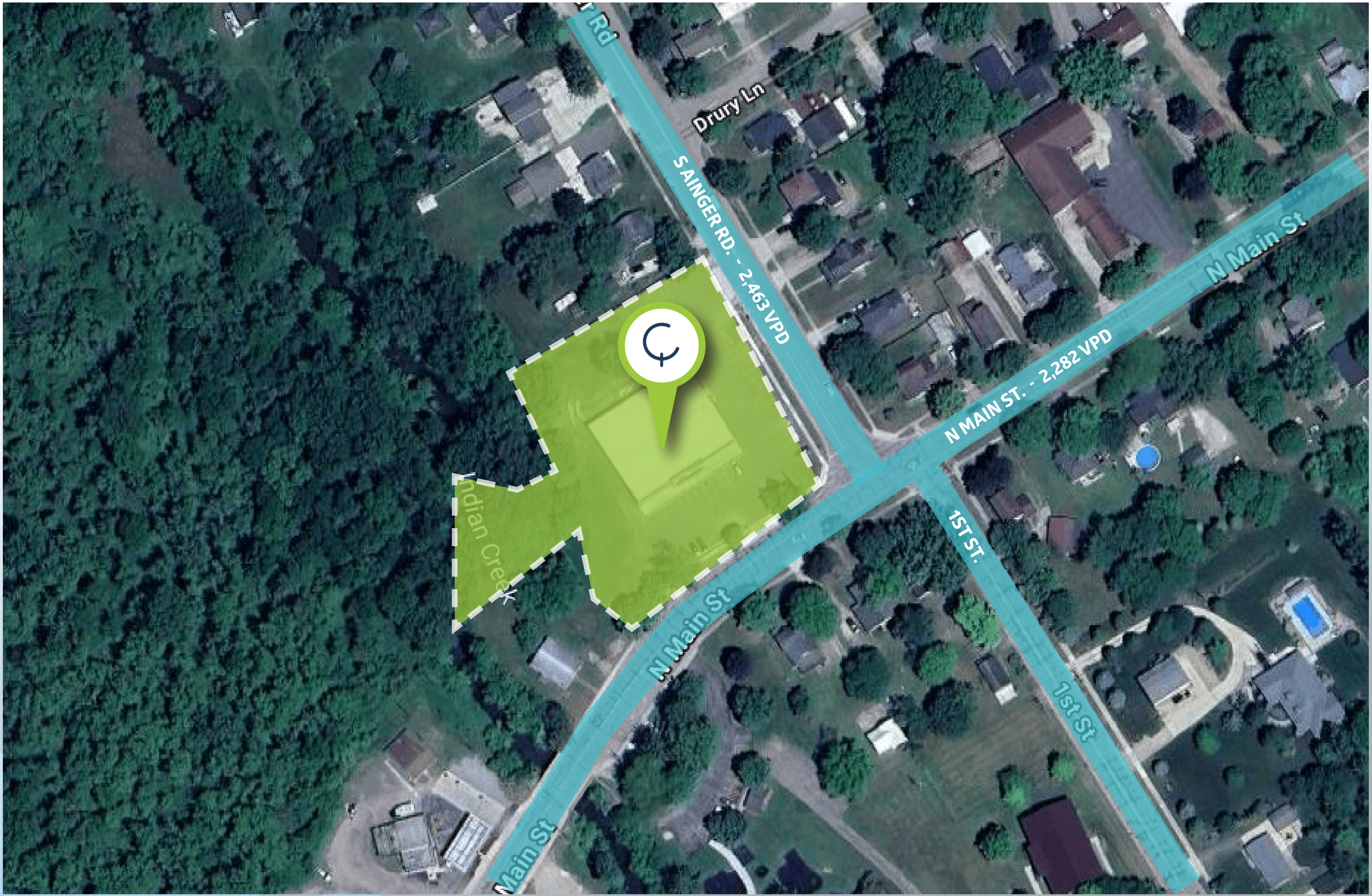
16,000+ LOCATIONS IN THE UNITED STATES

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

OLIVET, MICHIGAN

Olivet is a small village in Eaton County with a welcoming small-town character and easy access to the regional hub of Lansing. The community blends residential, institutional (with a college presence), and light commercial uses, making it a viable location for essential retail with stable regional support.

- **Economy:** Olivet's economy is supported by education, healthcare, and local service-based employment, with a median household income of approximately $45,000. The nearby Lansing metropolitan area provides additional employment opportunities, strengthening the local workforce and supporting consistent consumer spending.

- **Developments:** While Olivet is a small community, its proximity to Lansing and strong regional infrastructure promote long-term investment stability. The area benefits from ongoing infrastructure maintenance and regional growth, helping sustain a business-friendly environment for new and existing commercial tenants.

- **Tourism:** Olivet benefits from its scenic surroundings, nearby lakes, and recreational amenities that attract residents and visitors from across the region. Its small-town setting and collegiate presence contribute to steady local traffic and a consistent consumer base for neighborhood retail.

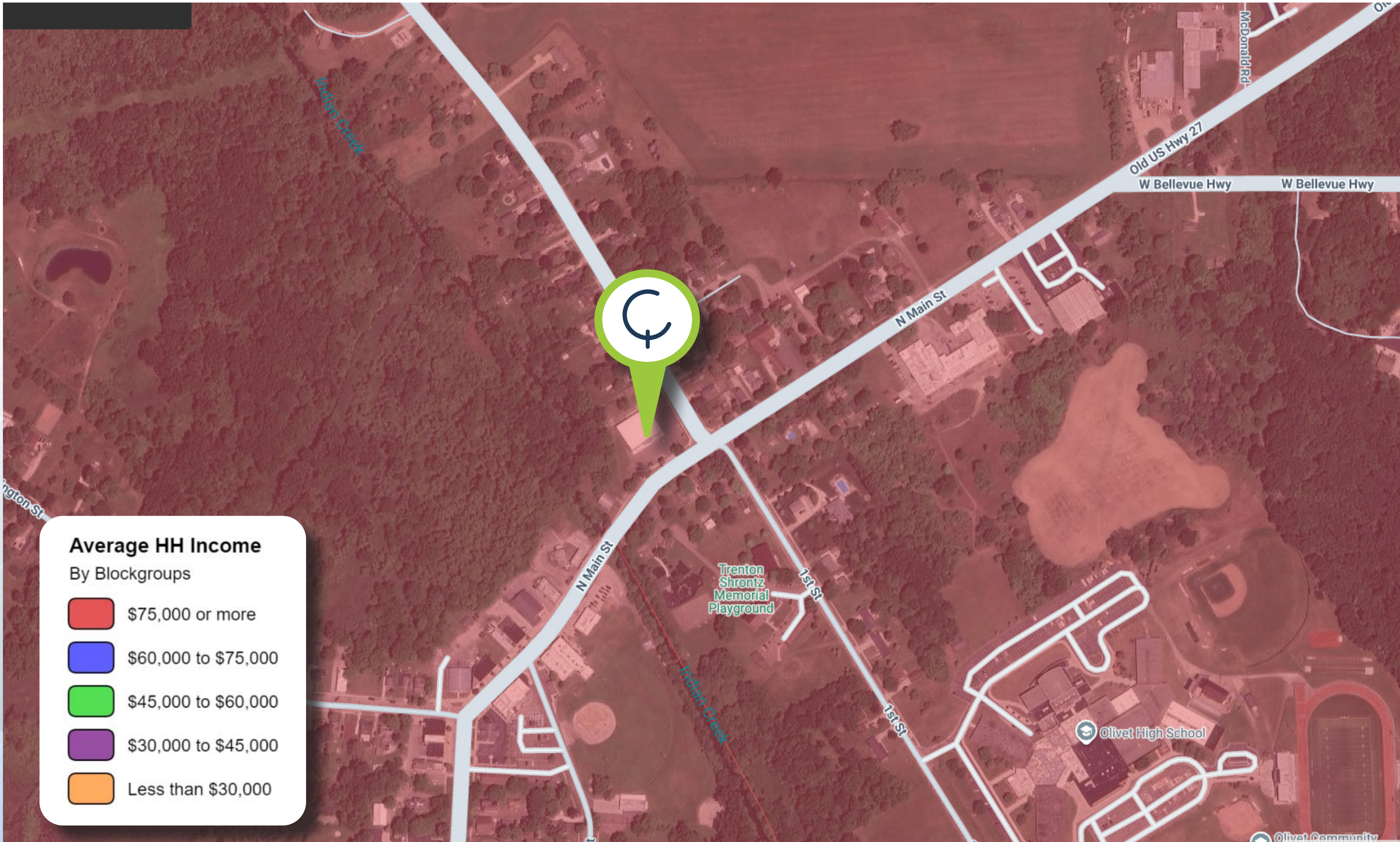
- **Education:** Olivet is home to both Olivet Community Schools and Olivet College, a private liberal arts institution that anchors the community. The presence of higher education enhances local economic stability and provides a steady base of residents, students, and employees that support area retailers.

AERIAL OVERVIEW

OLIVET, MICHIGAN

DEMOGRAPHICS HH INCOME

OLIVET, MICHIGAN



DEMOGRAPHICS HH INCOME

315 N MAIN ST OLIVET, MI 49076

*Data provided by SitesUSA 2025

	2 mile radius	*5 mile radius*	*10 mile radius*
Population	2,605	6,964	28,628
Average HH Income	$92,213	$100,355	$96,314
Population Median Age	29.0	37.1	41.0
Households	776	2,497	11,352
Total Businesses	68	119	637

KEY FACTS

28.6K
POPULATION

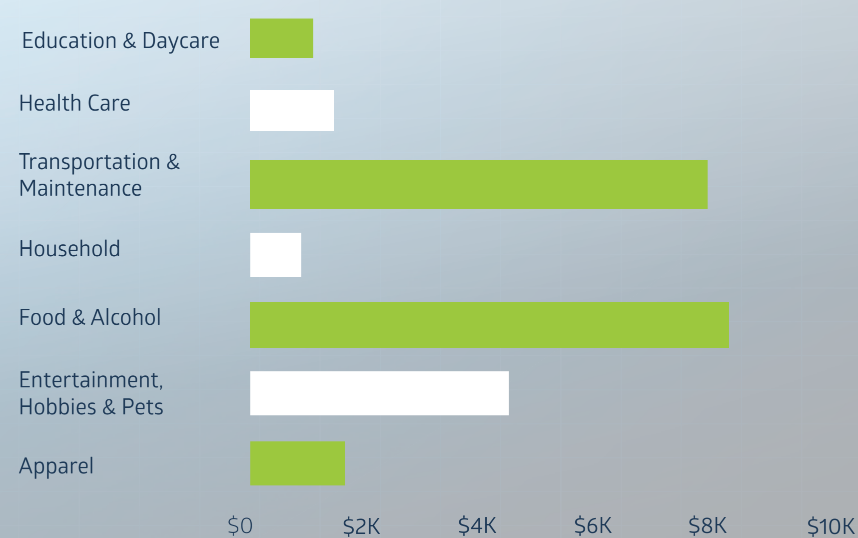
637
TOTAL BUSINESSES

11,352
NUMBER OF HOUSEHOLDS

$66.3K
MEDIAN INCOME

*BASED ON 10 MILE RADIUS

Avg. Household Spending - 10 Mile Radius 2025



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AQRE ADVISORS

AQRE ADVISORS is a forward-thinking boutique commercial real estate brokerage serving clients nationwide with exceptional client service and unparalleled creative vision, all backed by extensive experience in all facets of the commercial real estate industry.