

# FOR SALE

DOLLAR TREE

3840 S. Crackerneck Road  
Independence, Missouri 64055



# EXCLUSIVE

— REALTY —



## INVESTMENT HIGHLIGHTS:

- NN Lease/Minimal Landlord Responsibility
- 14,850 square feet on 1.22 Acres of Land
- In close proximity to national retailers such as Target, Joann Fabrics, T-Mobile, Longhorn Steakhouse and AutoZone Auto Parts
- Average Household Income exceeds \$79,000 within a 3 Mile Radius
- Highly visible with over 50,000 Vehicles Per Day on nearby State Highway 291
- Densely Populated with over 141,000 Residents within a 5 Mile Radius

PRICE:	\$1,669,785
NOI:	\$108,536
CAP RATE:	6.50%
LEASE TYPE:	NN
INCREASES:	9.5% IN EACH OPTION

**FOR MORE INFO CONTACT: STEVE SAGMANI/PREKTON PLLUMAJ**

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 14,850 square foot store located in Independence, Missouri. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease has rent escalations in each of the four option periods. The lease is corporately guaranteed by Dollar Tree, Inc., which holds a credit rating of “BBB” and this is classified as investment grade.

This Dollar Tree is strategically positioned on Crackerneck Boulevard making it highly visible. It is also in close proximity to national retailers such as Target, Joann Fabrics, T-Mobile, Longhorn Steakhouse and Autozone Auto Parts and more which draws more exposure to Dollar Tree.

The three mile average household income exceeds \$79,000 per year, making this location ideal for a Dollar Tree.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores.



## INVESTMENT SUMMARY

LIST PRICE:	\$1,669,785
CURRENT NOI:	\$108,536
INITIAL CAP RATE:	6.50%
BUILDING SIZE:	14,850 square feet
LAND ACREAGE:	1.22 Acres
ZONING:	Commercial
TENANT:	Dollar Tree
LEASE TYPE:	NN
TAXES, INSURANCE:	Tenant Responsible
ROOF, STRUCTURE , PARKING:	Landlord Responsible
LEASE COMMENCEMENT:	August 31, 2015
LEASE EXPIRATION DATE:	August 30, 2025
RENEWAL OPTIONS:	4 (5) Year Options
INCREASES:	9.5% increase in each option
LEASE GUARANTOR:	Corporate Guarantee
TENANT WEBSITE:	<a href="http://www.dollartree.com">www.dollartree.com</a>

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## DISCLOSURE:

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## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 ER in compliance with all applicable fair housing and equal opportunity laws.

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## TENANT PROFILE



**DOLLAR TREE**

Dollar Tree, Inc., formerly known as Only \$1.00, is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 15,115 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of twenty four distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under the Family Dollar banner.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.

### TENANT OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	22.246 Billion (U.S.)
Number of Locations:	15,288
Headquarters:	Chesapeake, Virginia

### TENANT HIGHLIGHTS

Ranked 134th on 2018 Fortune 500 List of U.S. Corporations by Revenue

Dollar Tree is classified as an extreme discount store

North America's largest single-price-point retailer

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## DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
E 39th St S & Independence Center	30,536	Total Population	55,927	141,729	431,814
State Hwy 291 & E 34th Ter S SE	50,866	Total Households	23,801	58,518	170,276
State Hwy 291 & I-470 S	50,702	Average HH Income	\$79,718	\$76,339	\$73,188

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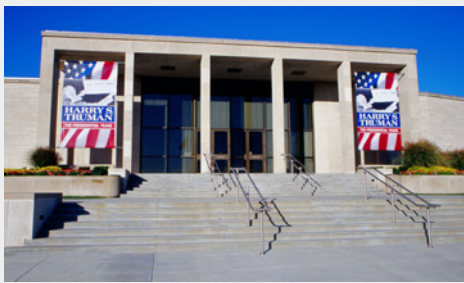
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Independence is the fifth-largest city in Missouri and the county seat of Jackson County.[5] Independence is a satellite city of Kansas City, Missouri, and is the largest suburb on the Missouri side of the Kansas City metropolitan area. In 2020, it had a total population of 123,011. Independence is known as the "Queen City of the Trails" because it was a point of departure for the California, Oregon, and Santa Fe Trails. It is the hometown of U.S. President Harry S. Truman, with the Truman Presidential Library and Museum, and the gravesites of Truman and First Lady Bess Truman. The city is sacred to the Latter Day Saint movement, as the home of Joseph Smith's 1831 Temple Lot, and the headquarters of several Mormon denominations. Named after the Declaration of Independence, Independence was founded on March 29, 1827,[9] and quickly became an important frontier town. Independence was the farthest point westward on the Missouri River where the steamboats or other cargo vessels could travel, due to the convergence of the Kansas River with the Missouri River approximately six miles west of town, near the current Kansas-Missouri border. Independence immediately became a jumping-off point for the emerging fur trade, accommodating merchants and adventurers beginning the long trek westward on the Santa Fe Trail.



### Harry S. Truman Presidential Library/Museum

The presidential library and resting place of Harry S. Truman, the 33rd President of the United States, located on U.S. Highway 24 in Independence, Missouri. It was the first presidential library to be created under the provisions of the 1955 Presidential Libraries Act, and is one of thirteen presidential libraries administered by the National Archives and Records Administration.



### Vaile Mansion

The Harvey M. Vaile Mansion is located at 1500 North Liberty Street in Independence, Missouri. Built in 1881 for businessman Harvey M. Vaile, it is a locally significant example of Second Empire architecture. The house was listed on the National Register of Historic Places in 1969 and designated locally in 2002; it is open to the public as a museum.



### 1859 Jail Museum

A building constructed in 1859 to serve as a county jail for Jackson County, Missouri. It served in this capacity until 1933, when it was decommissioned and replaced with another structure. More recently, it has been restored and opened to the public as a museum. It was listed on the National Register of Historic Places in 1970.



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