

FAMILY DOLLAR / DOLLAR TREE HURLOCK, MD - FOR SALE



200 Delaware Avenue, Hurlock, MD 21643

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

EXECUTIVE SUMMARY

Sale Price

\$1,622,219

LEASE ABSTRACT

Tenant:	Family Dollar / Dollar Tree
Net Operating Income:	\$118,422
Cap Rate:	7.30%
Lease Type:	NN
Term Remaining:	3.5+ Years
Lease Commencement Date:	September 1, 2010
Lease Expiration Date:	January 31, 2027
Option Periods:	4(5) Year Options
Rent Increase:	10% in Each Option
Taxes and Insurance:	Tenant Responsibility
Roof & Structure:	Landlord Responsibility

BUILDING INFORMATION

Building Size	9,180 SF
Lot Size	1.25 Acres
Year Built	2010
Parking Spaces	42

INVESTMENT HIGHLIGHTS

Sale Price	\$1,622,219
Net Operating Income	\$118,422
Cap Rate	7.30%
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Sales Reports	Annual Gross Sales Reports
Lease Term Remaining	3.5+ Years
Building Size	9,180
Lease Guarantee	Dollar Tree / Family Dollar Corporate
Guarantor Credit Rating	S&P BBB / Moody's Baa3

The logo for Family Dollar, featuring the words "FAMILY" and "DOLLAR" in a stylized, bold font. "FAMILY" is in red and "DOLLAR" is in yellow, both with white outlines. A registered trademark symbol (®) is located to the right of the word "DOLLAR".The logo for Dollar Tree, featuring the words "DOLLAR" and "TREE" in a bold, white, sans-serif font. "DOLLAR" is on the top line and "TREE" is on the bottom line. A registered trademark symbol (®) is located to the right of the word "TREE".

INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present this 9,180 SF Family Dollar / Dollar Tree store located in Hurlock, Maryland. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease is corporately guaranteed by Dollar Tree, Inc., which holds a credit rating of “BBB” and this is classified as investment grade.

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.

PROPERTY HIGHLIGHTS

- Converted to a Family Dollar / Dollar Tree Store
- Huge Store Sales Reported
- NN Lease/Minimal Landlord Responsibility
- 9,180 square feet on 1.25 Acres of Land
- Tenant Exercised an Early Lease Extension showing Commitment to Site
- H2 Renovations Completed in 2021
- Corporate Guaranteed Lease
- Average Annual Household Income exceeds \$75,000 within a 5 Mile Radius

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OFFERING SUMMARY

Net Operating Income	\$118,422
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Lease Type	NN
Lease Start Date	September 1, 2010
Lease Expiration Date	January 31, 2027
Option Periods	4(5) Year Options
Rental Increase	10% in Each Option
Taxes and Insurance	Tenant Responsibility
Roof and Structure	Landlord Responsibility
Lease Guarantee	Family Dollar / Dollar Tree Corporate

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,555	3,225	10,525
Total Population	3,858	7,593	22,999
Average HH Income	\$59,995	\$63,251	\$69,392



DOLLAR TREE 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, house wares, 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 premade baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.

TENANT OVERVIEW		TENANT HIGHLIGHTS
Company:	Dollar Tree	Ranked 137th on Fortune 500 List of U.S. Corporations by Revenue
Founded:	1986	Over 210,000 Employees
Total Revenue:	\$26.321 Billion	Over 16,000 Stores in 48 Contiguous States and 5 Stores in Canada
Net Worth:	\$32.72 Billion	Forbes List of America's Best Employers by State 2021
Headquarters:	Chesapeake, Virginia	Dollar Tree is classified as an extreme discount store
Website:	www.dollartree.com	North America's largest single-price-point retailer



FAMILY DOLLAR PROFILE

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion.

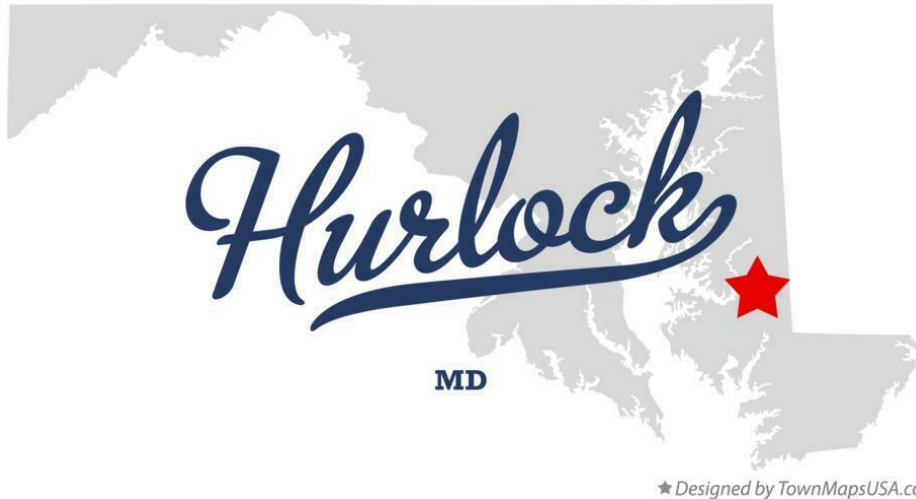
Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.



TENANT OVERVIEW		TENANT HIGHLIGHTS
Company:	Family Dollar/Dollar Tree	Investment Grade Credit Rating “BBB”
Founded:	1986	Family Dollar recently Acquired by Dollar Tree for \$9.5 Billion
Total Revenue:	\$28.33 Billion	Operates in 44 States
Net Worth:	\$8.5 Billion	Over 8,000 Locations
Headquarters:	Chesapeake, Virginia	60,000 Employees
Website:	www.familydollar.com	\$22.24 Billion in Company Revenue
		Ranked #137 on Fortune 500 for 2022



LOCATION SUMMARY



LOCATION DESCRIPTION

Hurlock is a town in Dorchester County, Maryland, United States. The town was named after John M. Hurlock, a local store owner. The community was incorporated in 1892. According to the United States Census Bureau, the town has a total area of 2.88 square miles (7.46 km²), of which 2.66 square miles (6.89 km²) is land and 0.22 square miles (0.57 km²) is water.

The annual Hurlock Fall Festival, held on the first Saturday of October, started in 1992. It begins with a parade local school bands, volunteer fire companies, and antique cars. Vendors of arts, crafts and food line the streets in the vicinity of the town's historic train station, where the Hurlock Express offers 1-hour round-trip rides to Federalsburg, Maryland. The town owns the train station and two restored passenger cars, which are pulled by a locomotive provided by the Maryland and Delaware Railroad.

The area surrounding Hurlock is known for its rich history and natural beauty. The town is situated near several parks and wildlife areas, including Blackwater National Wildlife Refuge and the Choptank River. The region is also home to many historic sites and landmarks, such as the Harriet Tubman Underground Railroad National Historical Park. In terms of economy, Hurlock has a diverse range of industries including manufacturing, agriculture, and retail. The town is also home to several small businesses and local shops. Overall, Hurlock is a peaceful and welcoming community with a strong sense of history and tradition.



DEMOGRAPHICS MAP & REPORT



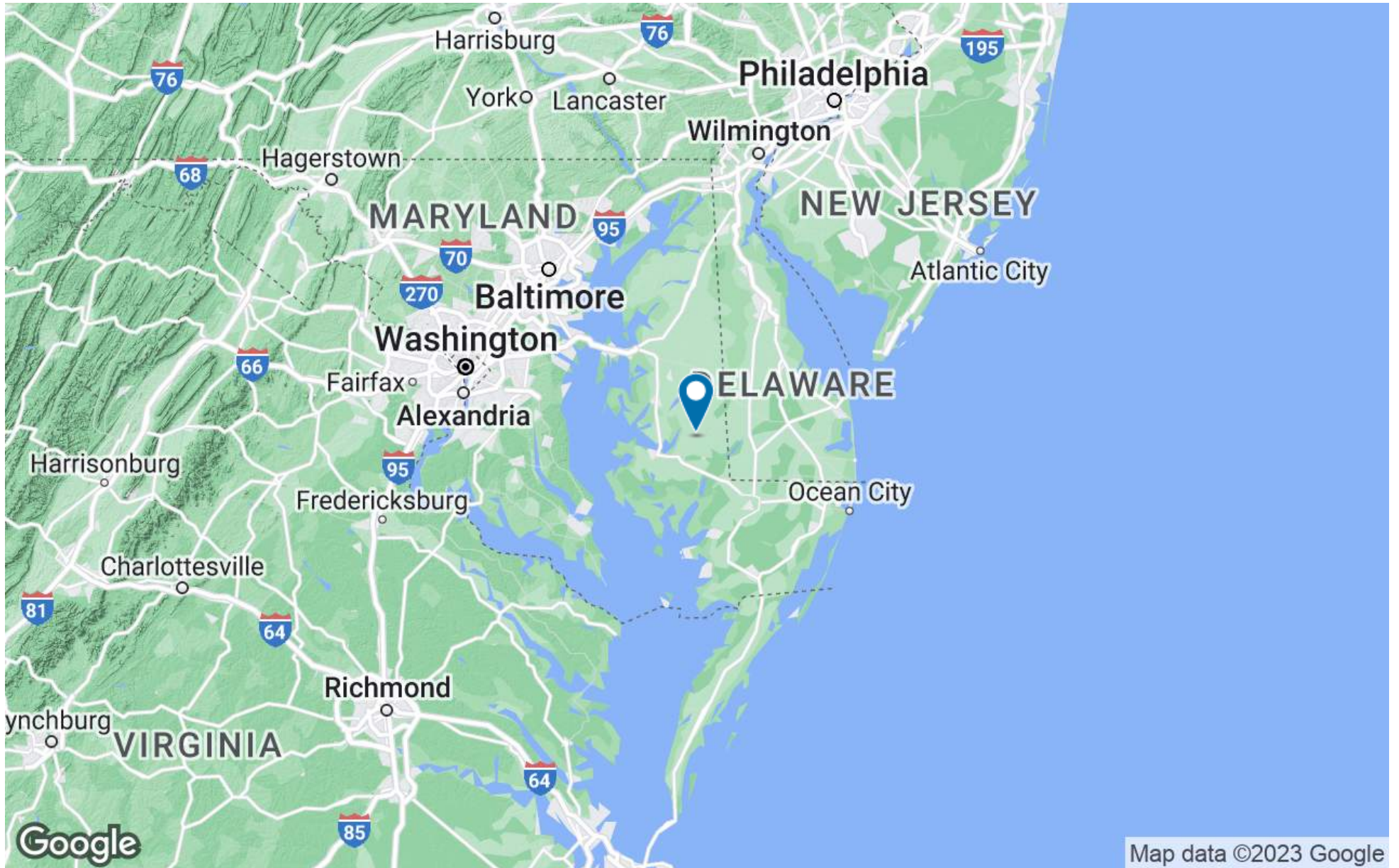
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,858	7,593	22,999
Average Age	41.5	41.7	43.4
Average Age (Male)	42.8	44.4	43.5
Average Age (Female)	40.4	40.8	44.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,555	3,225	10,525
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$59,995	\$63,251	\$69,392
Average House Value	\$144,262	\$168,144	\$211,337

* Demographic data derived from 2020 ACS - US Census



AERIAL MAP



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MEET THE TEAM



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