

# FOR SALE

DOLLAR TREE

4636 Hicone Road  
Greensboro, North Carolina 27405



# EXCLUSIVE

— REALTY —



## INVESTMENT HIGHLIGHTS:

- NN+ Lease/Minimal Landlord Responsibility
- 9,680 square foot Dollar Tree Store
- 0.81 Acres of Land
- Corporate Guaranteed Lease
- S & P Credit Rating is BBB-
- All Brick Construction
- Highly visible with over 12,000 Vehicles Per Day
- Over 61,000 Residents within a five Mile Radius

PRICE:	\$1,600,000
NOI:	\$105,000
CAP RATE:	6.56%
LEASE TYPE:	NN+
PRIMARY LEASE TERM:	10 YEARS
OPTIONS:	2 (5) YEAR OPTIONS

**FOR MORE INFO CONTACT: STEVE SAGMANI/ANGELO IACOBELLI**

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 9,680 square foot Dollar Tree store located in Greensboro, North Carolina. The property has a NN+ Lease, leaving minimal Landlord Responsibilities. The lease has rent escalations in each of the two 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.

The three mile average household income exceeds \$65,000 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.

### RENT SCHEDULE

LEASE TERM	PER SF	MONTHLY	ANNUAL
YEARS 1 -10	\$10.00	\$8,333.33	\$100,000.00
OPTION 1	\$10.50	\$8,750.00	\$105,000.00
OPTION 2	\$11.00	\$9,166.67	\$110,000.00

## INVESTMENT SUMMARY

LIST PRICE:	\$1,600,000
CURRENT NOI:	\$105,000
INITIAL CAP RATE:	6.56%
BUILDING SIZE:	9,680 square feet
LAND ACREAGE:	0.81 Acres
YEAR BUILT:	2009
ZONING:	Commercial
TENANT:	Dollar Tree
LEASE TYPE:	NN+
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE:	Tenant Responsible
ROOF, STRUCTURE:	Landlord Responsible
LEASE COMMENCEMENT:	August 31, 2009
LEASE EXPIRATION DATE:	August 31, 2024
RENEWAL OPTIONS:	2 (5) year options
INCREASES:	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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## TRAFFIC COUNTS

### INTERSECTION

### CARS PER DAY

Hicone Rd & Arbor Linda Dr E

12,667

Milford Rd & US Hwy 29 N NE

31,146

N O'Henry Blvd & Esterwood Rd SW

29,803

## DEMOGRAPHICS

### 3 MILES

### 5 MILES

### 10 MILES

Total Population

17,055

61,892

249,194

Total Households

6,315

23,621

100,177

Average HH Income

\$65,432

\$63,913

\$76,652

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Greensboro is a city in and the county seat of Guilford County, North Carolina, United States. It is the third-most populous city in North Carolina, the 70th-most populous city in the United States, and the largest city in the Piedmont Triad metropolitan region. Three major interstate highways (Interstate 40, Interstate 85, and Interstate 73) in the Piedmont region of central North Carolina were built to intersect at this city. Among Greensboro's many notable attractions, some of the most popular are the Greensboro Science Center, the International Civil Rights Museum, the Weatherspoon Art Museum, the Greensboro Symphony, the Greensboro Ballet, Triad Stage, the Wyndham Golf Championship, and the headquarters of the Atlantic Coast Conference, the Greensboro Coliseum Complex, which hosts various sporting events, concerts, and other events. Annual events include the North Carolina Folk Festival, First Fridays in Downtown Greensboro, Fun Fourth of July Festival, North Carolina Comedy Festival and Winter Wonderlights. From 2015 to 2017 Greensboro hosted the National Folk Festival.



#### International Civil Rights Center & Museum

The International Civil Rights Center & Museum (ICRCM), located in Greensboro, N.C., is an archival center, collecting museum and teaching facility devoted to the international struggle for civil and human rights.



#### Greensboro Science Center

Experience the wonders of an aquarium, science museum, zoological park, and immersive 3D theater all in one attraction! See the Wiseman Aquarium, the Animal Discovery Zoo and the SciPlay Bay in the museum.



#### Tanger Family Bicentennial Garden

Known for its massive annual plantings and bronze sculpture, this 7.5-acre garden is a popular and relaxing retreat. A Sensory Garden engages visitors in an interactive landscape experience. A variety of sculpture placed throughout the garden provides artistic and historic interest



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