



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

DOLLAR TREE/ FAMILY DOLLAR COMBO STORE

1777 Hwy 121
Hineston, LA 71438

MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com



FOR SALE

DOLLAR TREE/FAMILY DOLLAR COMBO STORE

1777 HWY 121, HINESTON, LA 71438

10,500 SF

DISCLOSURE:

All materials and information received or derived from Saurage Rotenberg Commercial Real Estate, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Saurage Rotenberg Commercial Real Estate, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Saurage Rotenberg Commercial Real Estate, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS 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. Saurage Rotenberg Commercial Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Saurage Rotenberg Commercial Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, 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 Saurage Rotenberg Commercial Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.

MIKE STINSON, CCIM

Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



DOLLAR TREE/FAMILY DOLLAR COMBO STORE

FOR SALE

1777 HWY 121, HINESTON, LA 71438

10,500 SF

INVESTMENT SUMMARY

List Price:	\$1,450,000.00
Current NOI:	\$105,000.00
Initial Cap Rate:	7.25%
Land Acreage:	1.7
Year Built:	2024
Building Size:	10,500 SF
Price PSF:	\$138.00
Lease Type:	NN
Lease Term:	10 Yr



PRICE \$1,450,000.00



CAP RATE 7.25%



LEASE TYPE NN



TERM REMAINING 10 YR

INVESTMENT OFFERING

Saurage Rotenberg Commercial Real Estate, LLC is pleased to present this built to suit 10,500 SF Dollar Tree & Family Dollar Hybrid store located in Hineston, LA. The property is encumbered with a ten (10) year double net lease, leaving a minimal landlord responsibilities. The lease contains five (5) year options to renew, each with \$0.50 PSF rent increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of "BBB-" which is classified as investment grade.

This store is highly visible as it is strategically positioned in the heart of Hineston. The store is directly situated off Hwy. 121 which sees over 2,557 cars per day. The five mile population is 2,649 with a five mile average household income in excess of \$70,596.

This investment will offer a new owner success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores. List Price reflects a 7.25% cap rate based on NOI of \$105,000.00.

INVESTMENT HIGHLIGHTS

- New Dual Tenant Concept | Brand New Lease
- Combo Stores See 20% Increase in Revenue
- 2,557 / CPD Traffic Count on Hwy. 121
- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- Five- (5 Yr) Options | \$0.50 Rental Rate Increase
- Investment Credit Tenant | Standard & Poor's: "BBB-"
- Three Mile Average Household Income of \$68,484

MIKE STINSON, CCIM

Commercial Sales & Leasing
 (D)225.907.7793
 mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
 Baton Rouge, LA 70809
 225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



DOLLAR TREE/FAMILY DOLLAR COMBO STORE

FOR SALE

1777 HWY 121, HINESTON, LA 71438

10,500 SF

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$105,000.00	\$10.00
Gross Income	\$105,000.00	\$10.00

EXPENSE		PER SF
Expenses	\$0.00	\$0.00
Gross Expenses	\$0.00	\$0.00

NET OPERATING INCOME	\$105,000.00	\$10.00
----------------------	--------------	---------

PROPERTY SUMMARY

Year Built:	2024
Lot Size:	1.70 Acres
Building Size:	10,500 SF
Roof Type:	Metal Seamed
Construction Style:	Prototypical
HVAC:	Ground Mounted
Parking Lot:	Asphalt/Concrete TBD
Traffic Count:	2,557/CPD
Zoning:	Commercial

LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar
Lease Type:	NN
Primary Lease Term:	10 Yr
Annual Rent:	\$105,000.00
Rent PSF:	\$10.00
Landlord Responsibilites:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	6/1/2024
Lease Expiration Date:	5/31/2034
Lease Term Remaining:	10 Yr
Rent Bumps:	In Options (\$0.50 P/Ft)
Renewal Options:	5 - (5 Years)
Lease Guarantor:	Dollar Tree Corp
Lease Guarantor Strength:	BBB-
Tenant Website:	DollarTree.com



GROSS SALES:
\$22.25B



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR TREE



S&P
BBB-

MIKE STINSON, CCIM

Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



DOLLAR TREE/FAMILY DOLLAR COMBO STORE

FOR SALE

1777 HWY 121, HINESTON, LA 71438

10,500 SF

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% of GLA	ESC DATE	RENT PSF/yr
Family Dollar Tree	10,500	6/1/2024	5/31/2034	\$105,000.00	100.0		\$10.00
				\$110,250.00		6/1/2034	\$10.50
				\$115,500.00		6/1/2039	\$11.00
				\$120,750.00		6/1/2044	\$11.50
				\$126,000.00		6/1/2049	\$12.00
			\$131,250.00	6/1/2054	\$12.50		
Totals/Averages	10,500			\$118,125.00			\$11.25



TOTAL SF	TOTAL ANNUAL RENT	OCCUPANCY RATE	INITIAL RENT/PSF	NUMBER OF TENANTS
10,500	\$105,000.00	100%	\$10.00	1

MIKE STINSON, CCIM
 Commercial Sales & Leasing
 (D)225.907.7793
 mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
 5135 Bluebonnet Boulevard
 Baton Rouge, LA 70809
 225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



FAMILY DOLLAR/DOLLAR TREE COMBO STORE

FOR SALE

1777 HWY 121, HINESTON, LA 71438

10,500 SF



RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-10	\$105,000.00	\$8,750.00	In Options	5.75%

DOLLAR TREE

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The Company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.

OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	www.DollarTree.com

TENANT HIGHLIGHTS

- \$22.5+ Billion Market Capital in 2020
- Same Store Sales Increases 4.4% in 2019
- Ranked #134 on Fortune 500 in 2020
- Recently Opened its 15,200th Store in the USA
- Boasts a staggering TTM Revenue Exceeding \$24 Billion

MIKE STINSON, CCIM

Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

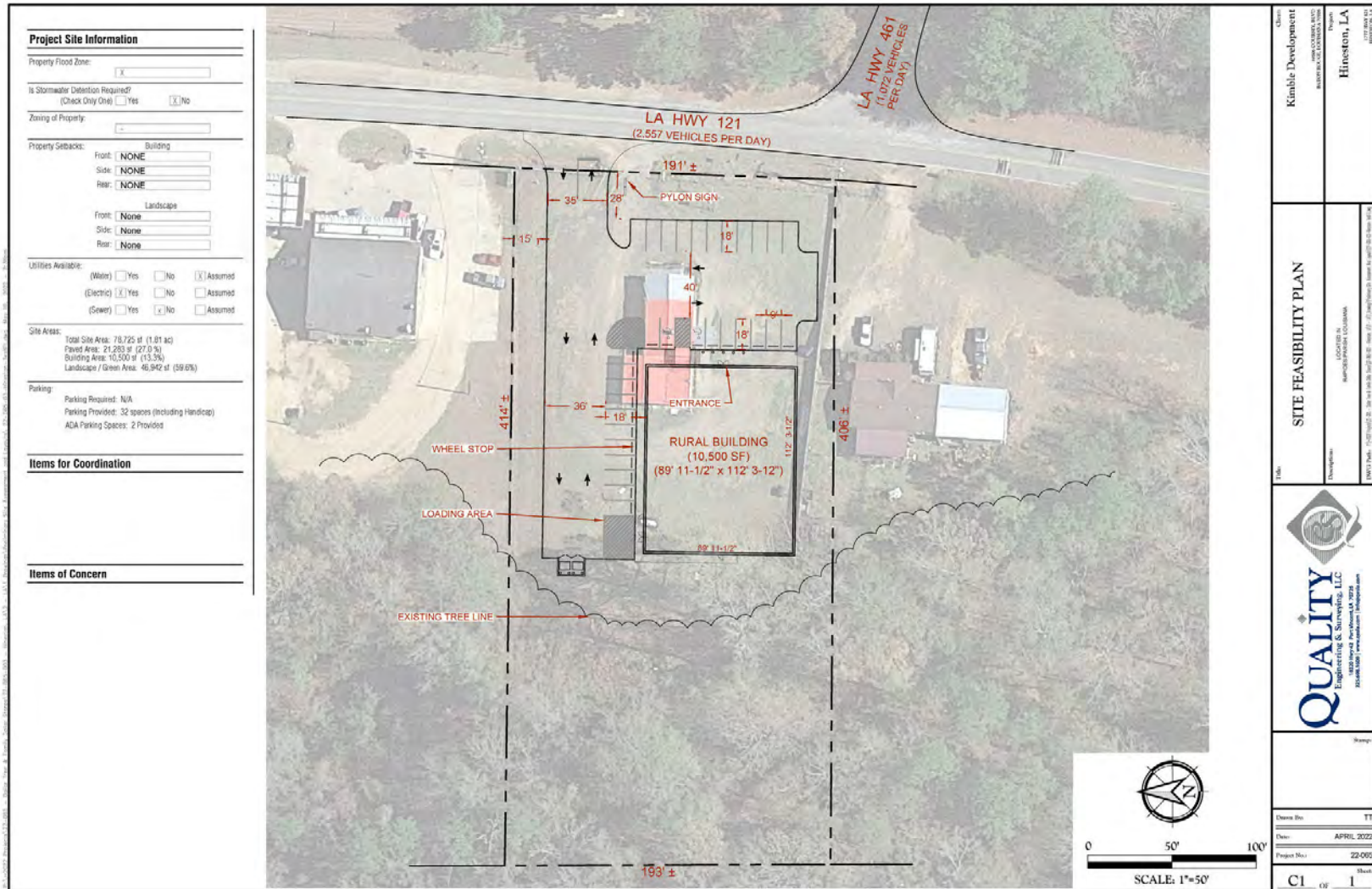


FAMILY DOLLAR/DOLLAR TREE COMBO STORE

1777 HWY 121, HINESTON, LA 71438

FOR SALE

10,500 SF



MIKE STINSON, CCIM
 Commercial Sales & Leasing
 (D)225.907.7793
 mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
 5135 Bluebonnet Boulevard
 Baton Rouge, LA 70809
 225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



FAMILY DOLLAR/DOLLAR TREE COMBO STORE

FOR SALE

1777 HWY 121, HINESTON, LA 71438

10,500 SF



Map data ©2022 Imagery ©2022, Maxar Technologies, USDA/FPAC/GEO

MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

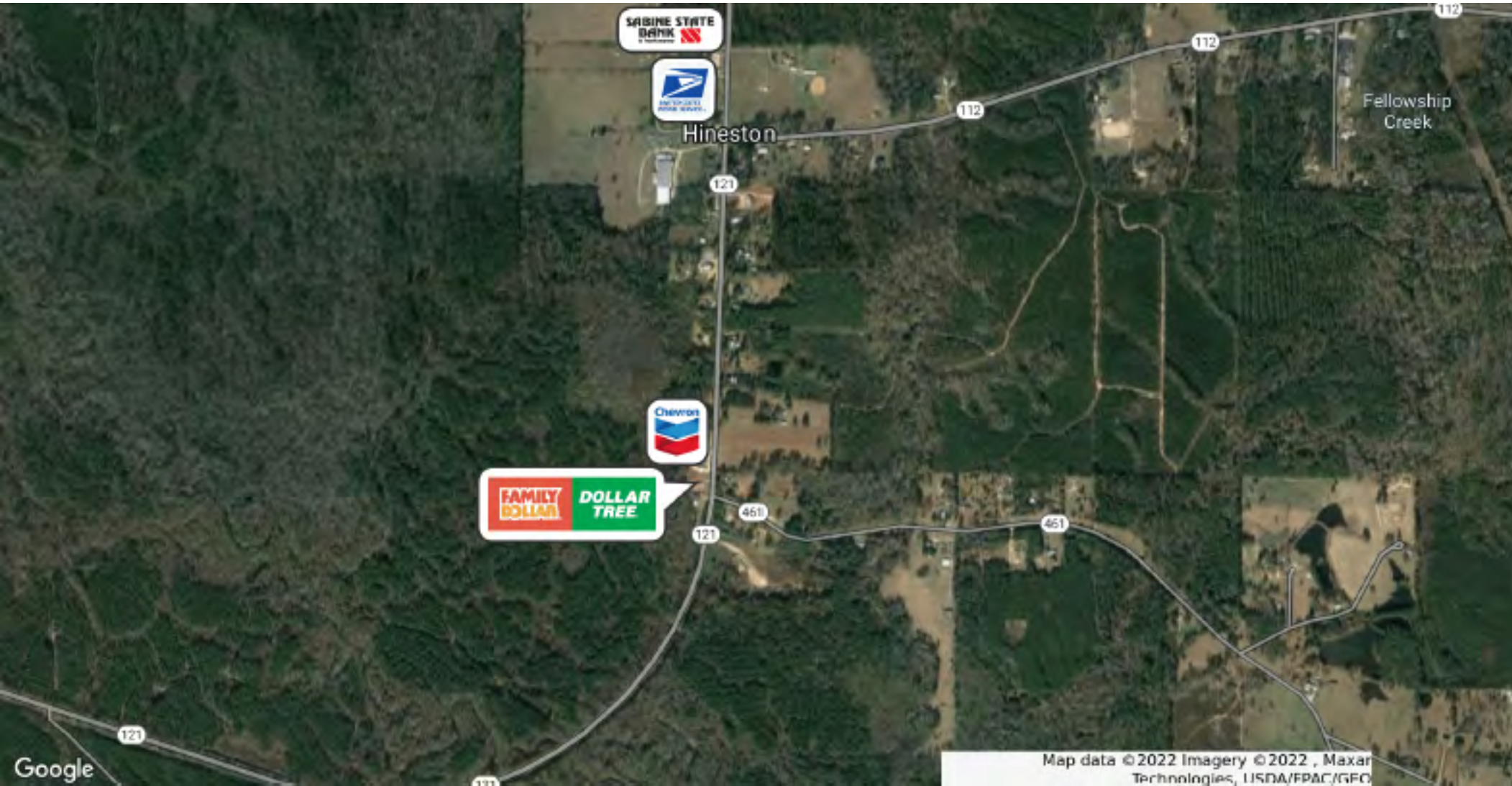


FAMILY DOLLAR/DOLLAR TREE COMBO STORE

FOR SALE

1777 HWY 121, HINESTON, LA 71438

10,500 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

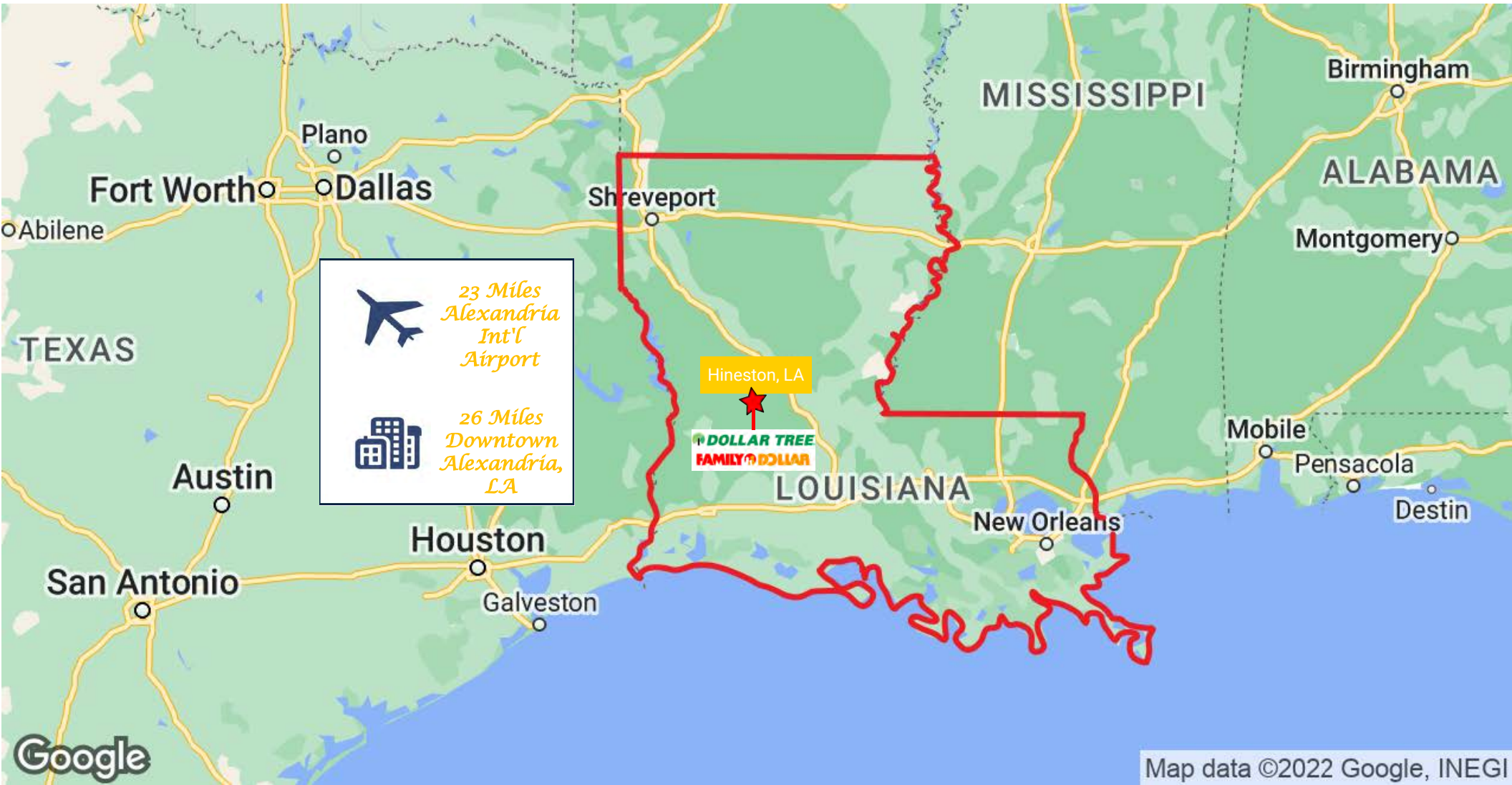


FAMILY DOLLAR/DOLLAR TREE COMBO STORE

FOR SALE

1777 HWY 121, HINESTON, LA 71438

10,500 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



FAMILY DOLLAR/DOLLAR TREE COMBO STORE

FOR SALE

1777 HWY 121, HINESTON, LA 71438

10,500 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



FAMILY DOLLAR/DOLLAR TREE COMBO STORE

FOR SALE

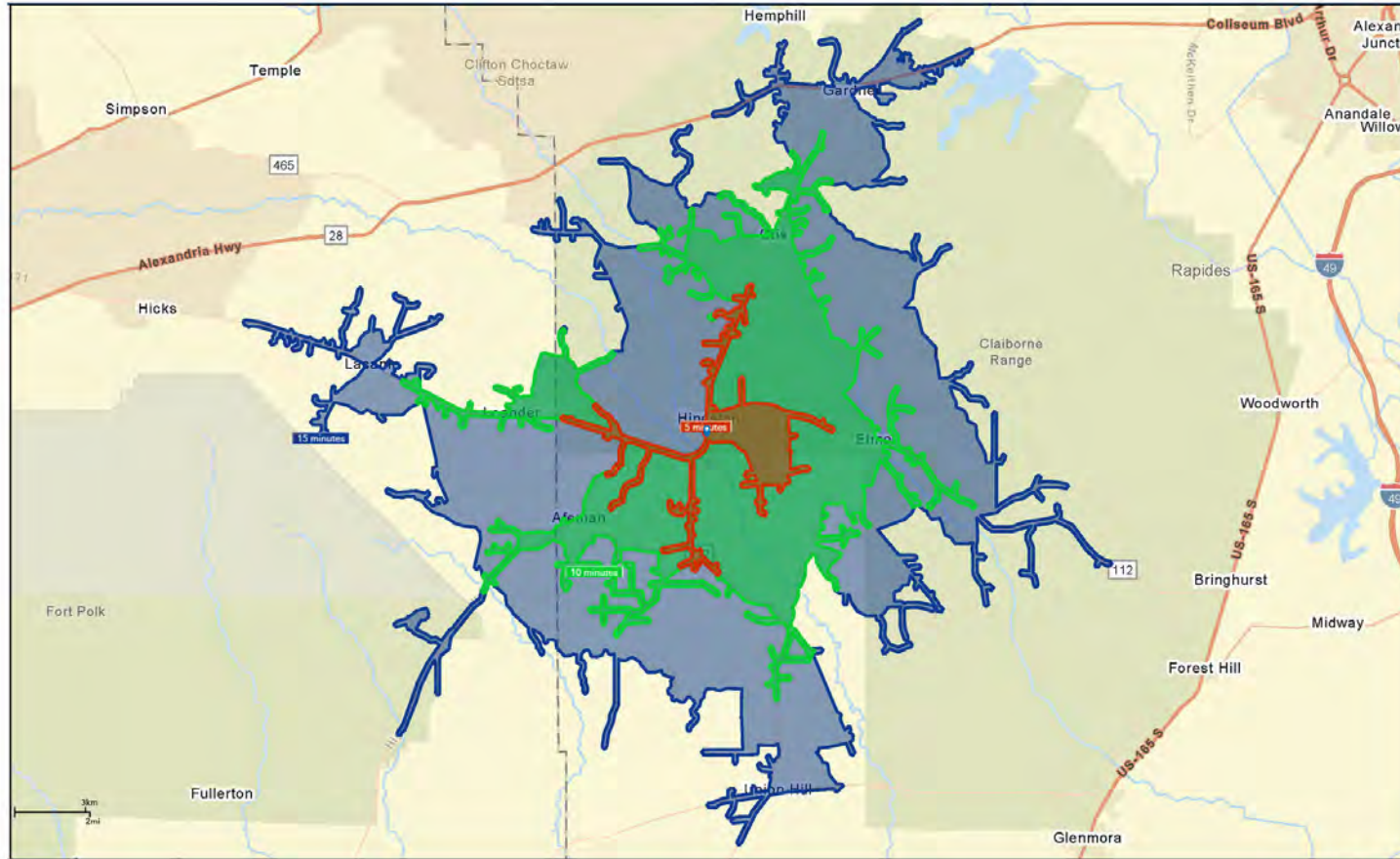
1777 HWY 121, HINESTON, LA 71438

10,500 SF



Drive Time Map: 5, 10, 15 Minutes

1777 Hwy. 121, Hineston, LA 71438



July 29, 2022

©2022 Esri

Page 1 of 1

MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



FAMILY DOLLAR/DOLLAR TREE COMBO STORE

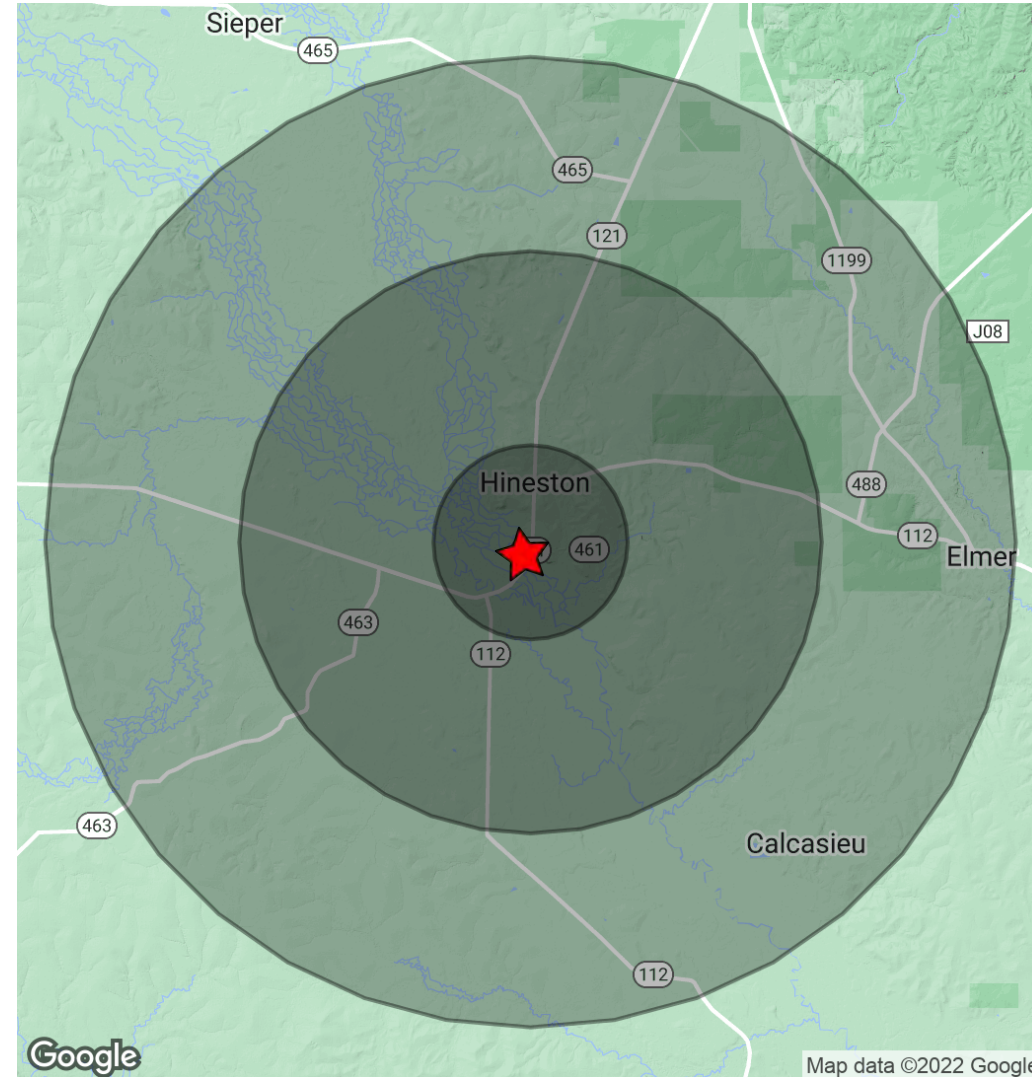
FOR SALE

1777 HWY 121, HINESTON, LA 71438

10,500 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2022	130	1,112	2,670
Average Age	43.0	42.3	40.4
# Of Persons Per HH	2.1	2.1	2.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	64	547	1,248
Average HH Income	\$68,657	\$68,484	\$70,596
Median House Value	\$100,000	\$114,375	\$124,740

* Demographic data derived from 2020 ACS - US Census



MIKE STINSON, CCIM
 Commercial Sales & Leasing
 (D)225.907.7793
 mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
 5135 Bluebonnet Boulevard
 Baton Rouge, LA 70809
 225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE



COMBINED STRENGTH. UNDENIABLE EXPERTISE.

SUCCESS. BY THE NUMBERS.

44,000,000
Square Feet

**TOTAL
TRANSACTIONS**

2,500,000
Square Feet

**IN
LEASES**

41,000,000
Square Feet

**IN
SALES**

\$200,000,000
And Growing

**IN
REVENUE**

MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

For more information, please contact:

MIKE STINSON, CCIM

Commercial Sales & Leasing

DIRECT: 225.907.7793

OFFICE: 225.766.0000

EMAIL: mike@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BOULEVARD
BATON ROUGE, LA 70809

TEL: 225.766.0000

WEB: SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

