



OFFERING MEMORANDUM
DOLLAR TREE NET LEASE INVESTMENT OPPORTUNITY
\$1,493,500 | 7.7% CAP RATE | DUBLIN, VA



Representative Photo

SHOP ONLINE



Million Dollar Brands!



TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
RENT SCHEDULE	4
SURVEY	5
ABOUT THE AREA	6
IN THE AREA	7
TENANT PROFILE	8
BROKER PROFILE	9
ABOUT BULL REALTY	10
DISCLAIMER & LIMITING CONDITIONS	11
CONFIDENTIALITY AGREEMENT	12

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EXECUTIVE SUMMARY

INVESTMENT OFFERING

Investors seeking an established Dollar Tree - this IS THE ONE! Located in Dublin, VA, just one mile from Interstate 81, this store is a favorite to both locals and travelers alike. As dollar stores go, this one has it all - traffic counts over ±16,000 VPD, a five-mile population of over ±15,940 AND average household income of \$76,880. Dublin has limited grocery and consumer options in the immediate area making this an “essential business” for locals, nearby businesses, and the growing tourist industry.

This ±10,000 SF Dollar Tree opened in late 2023 and sits on over 2 acres. The 10-year NN+ lease has over 6 ½ years remaining on the initial term with several options. Landlord responsibilities are limited and the Tenant is responsible for reimbursement of taxes and property insurance, all interior and grounds maintenance including HVAC repairs.

Dublin is home to the largest Volvo Truck Assembly Plant in the world and is known for the beauty of a major outdoor attraction, Claytor Lake State Park which spans over ±4,200 acres.

The lease is guaranteed by Chesapeake, VA based Dollar Tree with over 9000 locations and growing.

INVESTMENT HIGHLIGHTS

- Easy and established Dollar Tree just off I-81, serving an area with limited grocery and consumer options.
- Quality 2023 construction of a ±10,00 SF building on busy Cleburne Blvd with over ±16,000 VPD.
- Minimal landlord responsibilities.
- Strong local, business and tourist drivers support the continued success of this store.
- Corporate lease backed by Chesapeake, VA based Dollar Tree with over ±9,000 in the US.

COUNTY:	Pulaski
PRICE:	\$1,493,500
NOI:	\$115,000
PRICE/SF:	\$149.35/SF
TYPE OF OWNERSHIP:	Fee simple
LEASE TYPE:	NN+
LEASE COMMENCEMENT:	1/19/2023
LEASE EXPIRATION:	1/18/2033
RENEWAL OPTIONS:	Four 5-year options
RENT INCREASES:	\$0.50/SF at options
TENANT:	Dollar Tree
GUARANTOR:	Dollar Tree Stores, Inc.
LANDLORD RESPONSIBILITIES:	Roof, structure, fire sprinkler system, liability insurance and capital expenses for parking lot
TENANT RESPONSIBILITIES:	Responsible for utilities, interior and grounds, parking lot maintenance, snow removal, doors and window, HVAC maintenance & tenant liability insurance. Fully reimburses Landlord for property taxes and property insurance.

RENT SCHEDULE

TERM	STARTING DATE	ENDING DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Initial	1/19/2023	1/18/2033	\$9,583.33	\$115,000.00	7.7%
Option 1	1/19/2033	1/18/2038	\$10,000.00	\$120,000.00	8%
Option 2	1/19/2038	1/18/2043	\$10,416.67	\$125,000.04	8.4%
Option 3	1/19/2043	1/18/2048	\$10,833.33	\$130,000.00	8.7%
Option 4	1/19/2048	1/18/2053	\$11,250.00	\$135,000.00	9%



\$1,493,500
Price



NN
Fee Simple



±10,000 SF
Square Footage



7.7%
Cap Rate

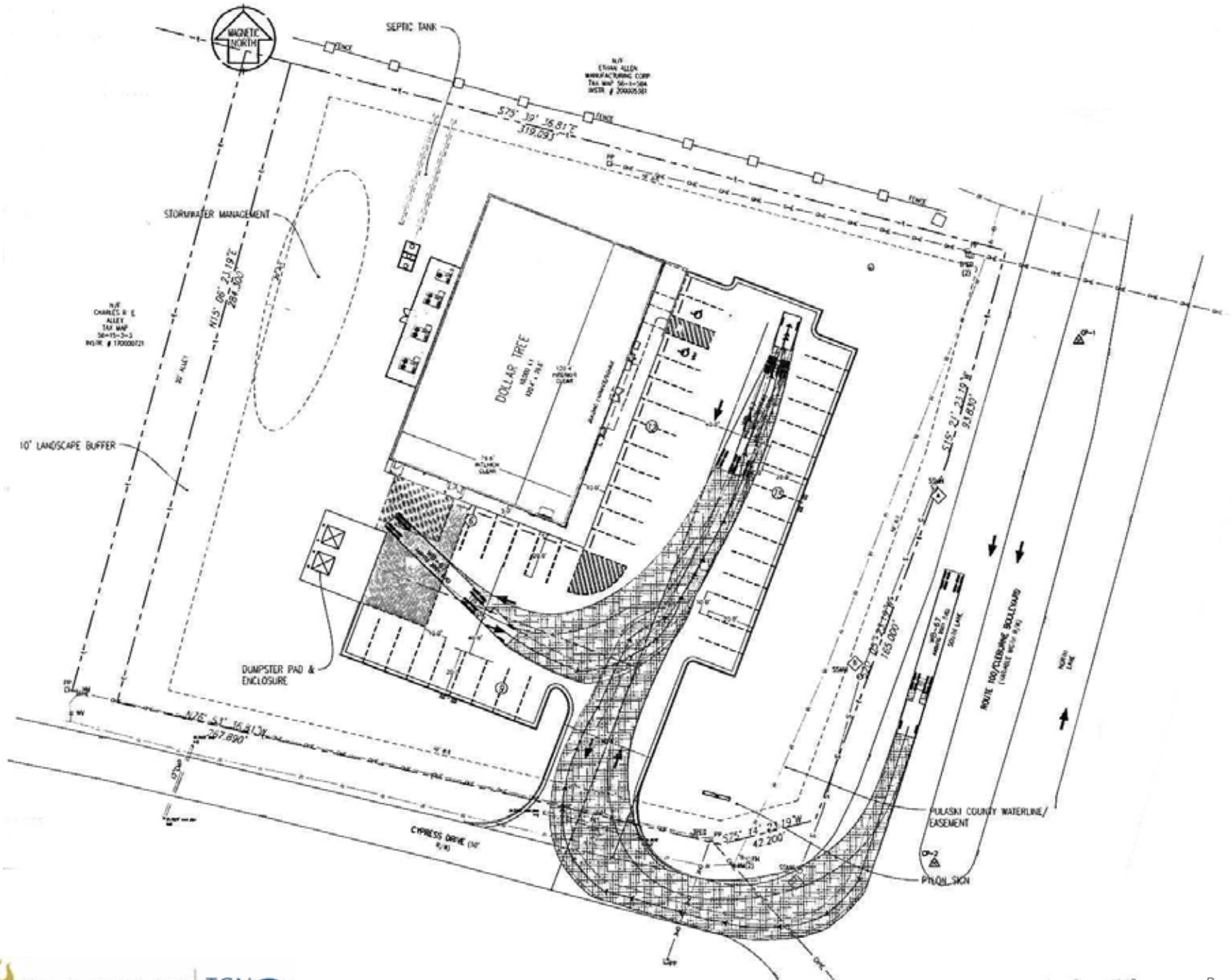


±2.01 AC
Site Size



42
of Parking Spaces



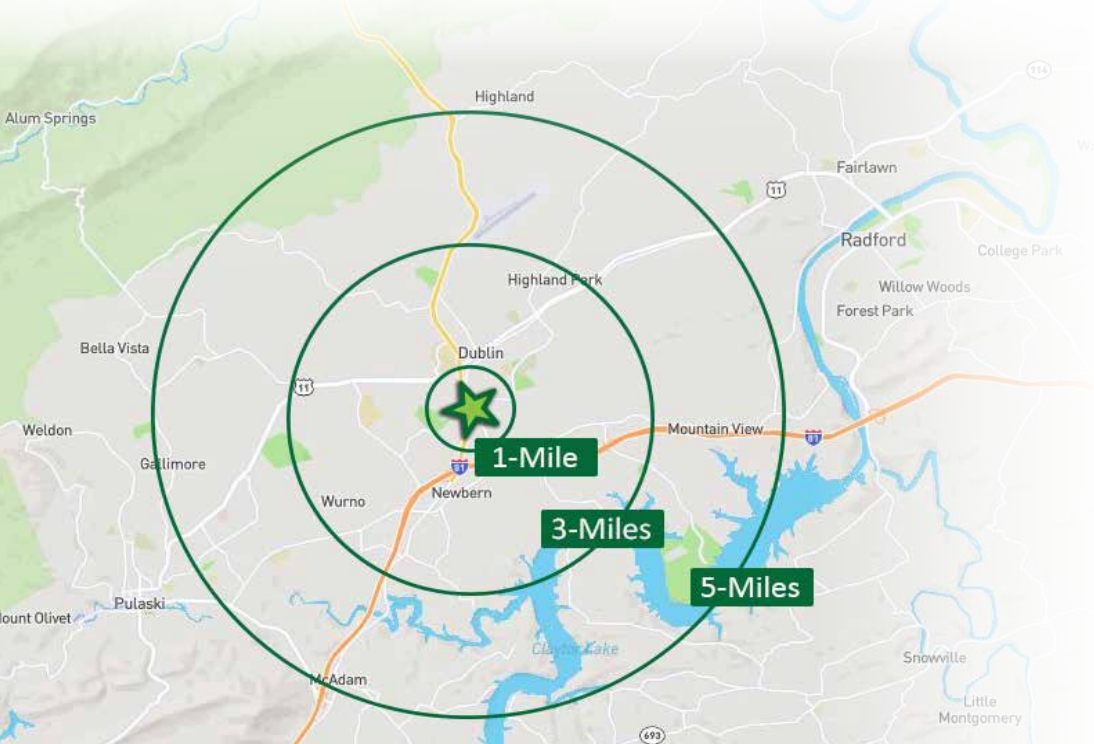


ABOUT THE AREA

DUBLIN, VIRGINIA

Dublin, VA, named after Dublin, Ireland, is located in the Shenandoah Valley. It is located in the Blacksburg, VA MSA which is also the home of Virginia Tech University. Located on Interstate 81, this area is known for its pristine green mountains and small-town vibe. It is also home to the largest Volvo Truck Assembly Plant in the world. It has historical landmarks, outdoor attractions and a vibrant local scene. It offers locals and travelers an array of options for entertainment including Claytor Lake State Park, Motor Mile Speedway and the New River Valley Fairgrounds. Claytor Lake State Park, spanning over 4,200 acres, offers top-notch outdoor attractions with a wide range of activities both on land and water. Motor Mile Speedway is also home to NASCAR Whelen All American Series as well as local races such as street sock, modified cars, UCAR and more.

Sources: <https://www.travellens.co/best-things-to-do-in-dublin-va/>



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
POPULATION	2,709	8,680	15,940
# HOUSEHOLDS	851	3,500	7,034
AVG. HOUSEHOLD INCOME	\$92,472	\$76,399	\$76,880



Claytor Lake State Park



Volvo Assembly Plant

IN THE AREA MAP



TENANT PROFILE




1959
FOUNDED


150K+
ASSOCIATES

 **DOLLAR TREE**
FORTUNE
500


9,000
LOCATIONS
(2025)


Chesapeake, VA
HEADQUARTERS

OVERVIEW

Dollar Tree, Inc. is a leading operator of discount variety stores that has served North America for more than 30 years. The Company operates more than 9,000 stores across the 48 contiguous states and five Canadian provinces that are supported by a coast-to-coast logistics network of 18 distribution centers. Dollar Tree is an iconic brand known for its “thrill-of-the-hunt” shopping experience where customers discover new treasures every week, all at a tremendous value. The company is constantly evolving to meet customer needs, including expanding product assortment and product offerings, and offering same-day local delivery at over 7,400 store locations.

In July 2025 Dollar Tree completed the sale of the Family Dollar brand of stores to private equity firms Brigade Capital Management and Macellum Capital Management. Recently Dollar Tree provided updates for fiscal third quarter 2025 which included comparable same-stores sales growth of 3.8% quarter-to-date and a repurchase of 2.8 million shares for \$271 million quarter-to-date. Its three-year outlook yields a 12% to 15% compounded annual growth rate in EPS for fiscal years 2026 to 2028.

Dollar Tree is listed on the Nasdaq exchange under the DLTR stock ticker.

For more information: <https://corporate.dollartree.com/about> and [Dollar Tree Forecast](#)

BROKER PROFILES



NANCY MILLER, CCIM, MBA

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Nancy Miller joined Bull Realty in 2001. In her brokerage practice, she specializes in single and multi-tenant net investment properties. Nancy is a partner at the firm and heads the National Net Lease Investment Group. She works with investors, both buyers and sellers, with 1031 exchange transactions and developers throughout the US. Known for her professionalism and work ethic, Nancy is recognized as a savvy and knowledgeable investment advisor. She has brokered over 250 transactions in recent years totaling almost \$400M in sales. Nancy's experienced team works closely to ensure that all parties have a seamless and positive experience. She is committed to continued education and periodically publishes an electronic investor newsletter, participates in a quarterly national retail industry survey done by Morgan Stanley and appears on America's Commercial Real Estate Show, the nation's leading show on commercial real estate which has been on air every week since 2010.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors, a member of the International Council of Shopping Centers (ICSC) and holds the prestigious CCIM designation. She earned her Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ADAM WILLHITE

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Adam adds value for clients with single tenant net lease acquisitions, dispositions, 1031 exchanges and consulting. Utilizing Bull Realty's advanced marketing, research and database technology, he delivers industry-leading client experience and results.

Prior to pursuing his passion of real estate and joining Bull Realty, Adam worked in the field of physician recruitment where he received multiple awards as his firm's 18-time top producer of the year.

Adam graduated with a Bachelor's Degree from Kennesaw State University and is a longtime resident of downtown Atlanta. In his free time, Adam is active in dog rescue, music, home renovations and volunteering to help preserve historic Atlanta landmarks.

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

www.CREshow.com.



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED
IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



CONNECT WITH US:
<https://www.bullrealty.com/>



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 4801 Cleburne Blvd., Dublin, Virginia 24084. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Virginia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of 20 ____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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SIGN CONFIDENTIALITY
AGREEMENT ONLINE

