DOLLAR TREE®

3708 N TAMIAMI TRL | SARASOTA, FL

OFFERED FOR SALE
$1,600,000

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

DOLLAR TREE

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Dollar Tree in Sarasota, FL. Dollar Tree has approximately 1.5 years remaining of lease term with zero option periods remaining, providing a future landlord with a strong redevelopment opportunity. The asset is located at a hard-corner with direct accessability from Tamiami Trl, a main north-to-south thoroughfare of the Sarasota/Bradenton area.

REDEVELOPMENT OPPORTUNITY WITH SHORT LEASE TERM

BELOW REPLACEMENT COST

HIGH PROFILE LOCATION AT SIGNALIZED INTERSECTION

LEASE YEARS	TERM	ANNUAL RENT	RENT/SF
Current Term	2/1/2023 - 1/31/2028	$99,411	$12.43

Building Size (GLA)	8,000 SF
Price/SF	$200.00
Listing Price	$1,600,000

ASSET SNAPSHOT

Tenant Name	Dollar Tree
Guarantor	Dollar Tree Stores, Inc. (S&P: BBB)
Address	3708 N Tamiami Trl, Sarasota, FL 34234
Building Size (GLA)	8,000 SF
Land Size	0.81 AC
Year Built	2010
Lease Type	Gross
Lease Expiration Date	1/31/2028
Remaining Term	1.6 Years
Renewal Options	None
Annual Rent	$99,411
2025 Expenses	$41,990
NOI	$57,421

46,885 PEOPLE IN 3 MILE RADIUS

$114,940 AHHI IN 3 MILE RADIUS

37,200 VPD ON N TAMIAMI TRL

INVESTMENT HIGHLIGHTS

REDEVELOPMENT OPPORTUNITY WITH SHORT LEASE TERM

Dollar Tree has approximately 1.5 years of lease term remaining with zero option periods | opportunity for future landlord to renogotiate with Dollar Tree or redevelop the site for a new tenant

BELOW REPLACEMENT COST

The asset is being offered below replacement cost at just $200/sf

HIGH PROFILE LOCATION AT SIGNALIZED INTERSECTION

Direct frontage from Tamiami Trl which sees 37,200 VPD | hard-corner at signalized intersection with multiple access points

RAPIDLY GROWING POPULATION

Since 2020, Sarasota County has grown by 11.5% | Sarasota City has grown by 7.02% | Sarasota-Bradenton MSA has grown by 6.13%

SYNERGISTIC RETAIL NODE

Adjacent co-tenants consist of Walmart Neighborhood Center, CVS, and a future retail redevelopment of the former Walgreens

SUNSHINE STATE

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate

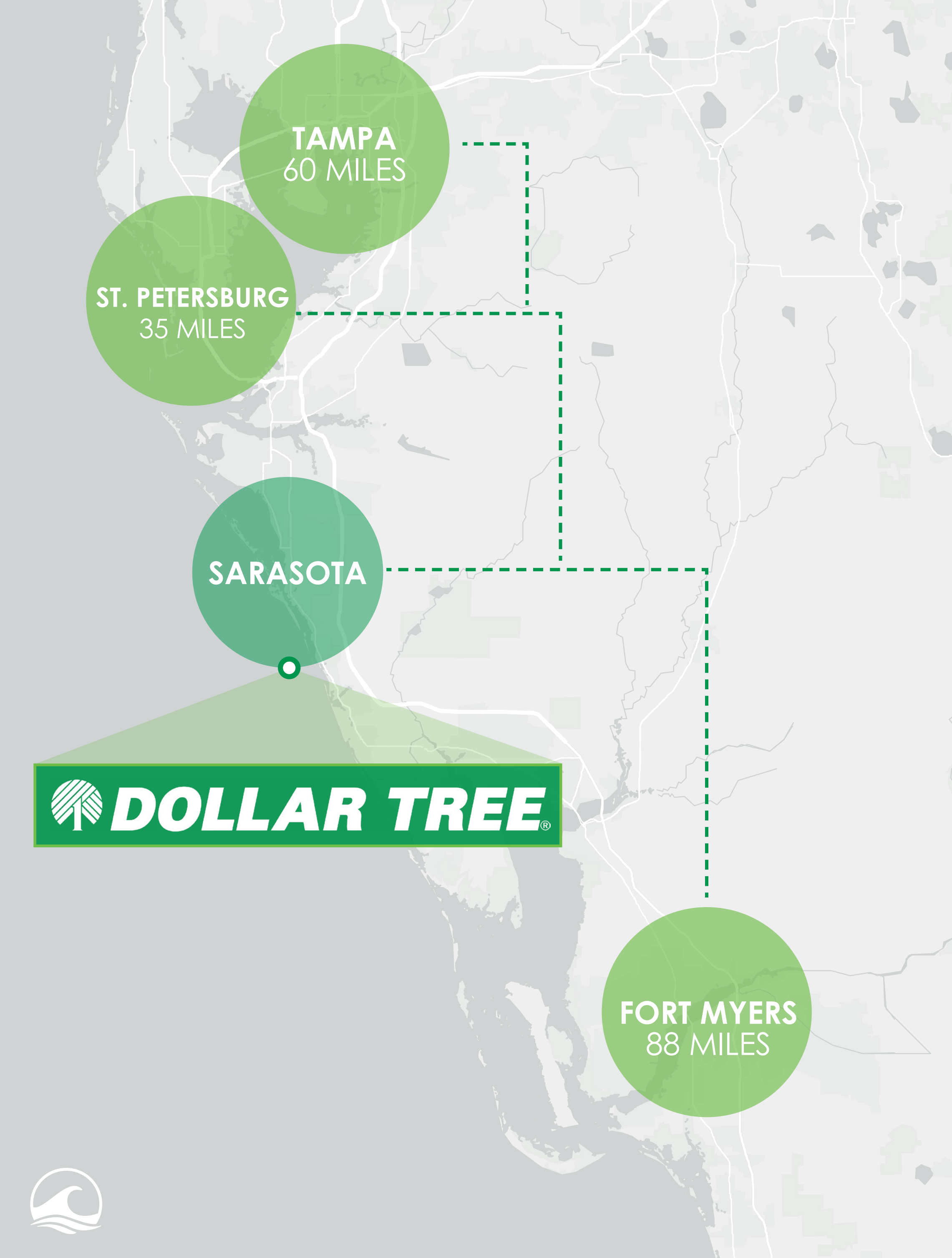
SITE PLAN

NORTHEAST AERIAL


SARASOTA BRADENTON INTERNATIONAL AIRPORT
4.5M+ Passengers Annually
Super 8 BY WYNDHAM
3708 N TAMIAMI TRL SARASOTA, FL
SMUGGLERS COVE ADVENTURE GOLF
CVS
Walmart
BOOKER HIGH SCHOOL
1,395 students
ROMC
VICTORIA'S HONG KONG CAFE
MYMAMMA
The Mable
RINGLING COLLEGE OF ART AND DESIGN
1,700+ Students Enrolled
DUNKIN'
STARBUCKS
1 MILE
9,595 PEOPLE
$88,202 AHHI
3 MILES
46,885 PEOPLE
$114,940 AHHI
5 MILES
137,479 PEOPLE
$119,509 AHHI

PROPERTY PHOTOS

LOCATION OVERVIEW



THE SARASOTA METROPOLITAN STATISTICAL AREA

(“”MSA””) is one of Florida’s most affluent and desirable Gulf Coast markets, anchored by a diversified economy driven by tourism, healthcare, professional services, financial services, and a growing retiree population. Sarasota County is home to approximately 490,000 residents and consistently ranks among Florida’s wealthiest counties, supported by above-average household incomes and strong population growth trends. The region benefits from its proximity to Tampa and St. Petersburg while maintaining its own distinct economic base and high quality of life.

Sarasota is recognized for its affluent demographics, world-renowned beaches, and year-round tourism industry, attracting millions of visitors annually. Major employers include Sarasota Memorial Health Care System, PGT Innovations, Publix Super Markets, and local government and educational institutions. The area’s combination of strong household incomes, favorable tax environment, limited land availability, and sustained population growth has supported long-term retail demand and made Sarasota one of Florida’s premier markets for net lease and essential retail investments.

DOLLAR TREE

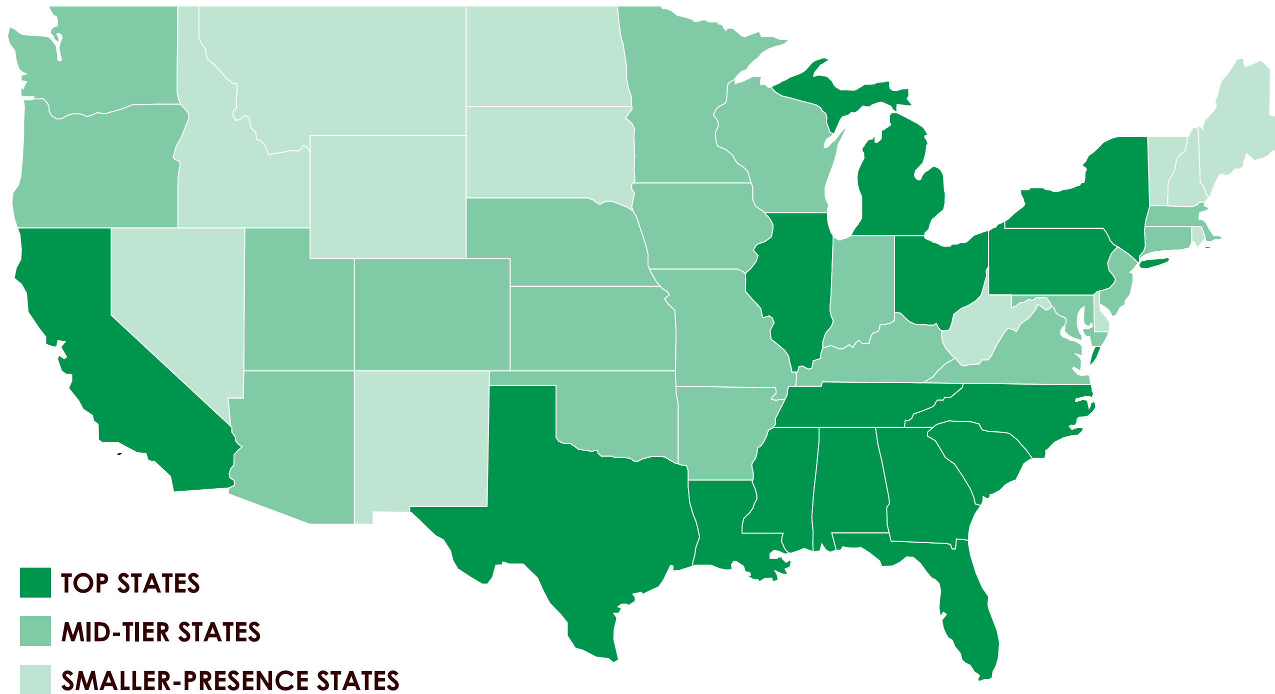
DOLLAR TREE QUICK FACTS

Founded:	1993
Headquarters:	Chesapeake, VA
Ownership:	Public (NASDAQ: DLTR)
Market Cap:	$22.84B
Credit Rating:	S&P: BBB
Locations:	20,000+

Dollar Tree, Inc. is one of North America's largest discount retailers, operating a broad network of value-oriented stores under the Dollar Tree and Family Dollar banners. The company provides consumers with a wide assortment of consumables, household products, seasonal merchandise, health and beauty items, party supplies, and everyday essentials at highly competitive price points. The tenant at the subject property is backed by Dollar Tree Stores, Inc., an investment-grade retailer rated BBB by S&P, underscoring the company's financial strength and national brand recognition.

The Dollar Tree platform benefits from a recession-resistant business model that historically performs well across various economic cycles, driven by consumers' increasing focus on value and convenience. With thousands of locations nationwide and a significant presence in both urban and suburban markets, Dollar Tree remains one of the country's leading discount retailers and a proven traffic generator within neighborhood retail corridors.

READ MORE



TOP STATES
MID-TIER STATES
SMALLER-PRESENCE STATES

$10.79B
2026 Q1 REVENUE

20,000+
TOTAL LOCATIONS

$22.84B
MARKET CAP

175,000
TOTAL EMPLOYEES

S&P: BBB
CREDIT RATING

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$1,600,000

Exclusively Offered By

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CAPITAL PARTNERS™

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