

FAMILY DOLLAR DOLLAR TREE

111 E. US Hwy 20, O'NEILL, NE

OFFERED
FOR SALE

\$1,801,000 | 7.75% CAP



Confidential Offering Memorandum

 **Atlantic**
CAPITAL PARTNERS™



Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Dollar Tree/Family Dollar in O'Neill, NE.

The tenant is signed to a 10-year corporate guaranteed net lease, which features (5) 5-year options and \$.50/SF rental increases in each option period. The building sits on approximately 1.10 acres of land and is located directly off U.S. Hwy 20, which is the main retail thoroughfare in O'Neill. Dollar Tree acquired Family Dollar in 2015 and is considered the second largest discount retailer in the United States.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-10	\$139,545
1st Extension Option	11-15	\$144,795
2nd Extension Option	16-20	\$150,045
3rd Extension Option	21-25	\$155,295
4th Extension Option	26-30	\$160,545
5th Extension Option	31-35	\$165,795

NOI	\$139,545
CAP	7.75%
PRICE	\$1,801,000

ASSET SNAPSHOT

Tenant Name	Dollar Tree Family Dollar
Address	111 U.S. Hwy 20, O'Neill, NE 68763
Building Size (GLA)	10,500 SF
Land Size	1.10 AC
Year Built/Renovated	2023
Signator/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	11/1/2023
Remaining Term	8 Years
Current Annual Rent	\$139,545

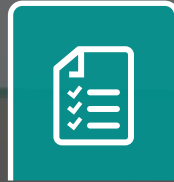


 **4,279** PEOPLE
IN 5 MILE RADIUS

 **\$82,179** AHHI
IN 1 MILE RADIUS

 **9,295** VPD
ON US HWY 20





STRONG LEASE FUNDAMENTALS

Build-to-Suit Family Dollar Tree Combo Store; 8 years remaining on initial 10-year lease with minimal landlord responsibilities



INVESTMENT GRADE TENANT

Corporate guarantee from investment-grade tenant (S&P: BBB) | Family Dollar & Dollar Tree combo stores have a reported 20% higher sales volume than non-combo stores



LOCATED IN O'NEILLS PRIMARY CORRIDOR

Nearby national retail tenants: McDonald's, Dairy Queen, Subway, O'Reilly Auto Parts, & Dollar General



NEW CONSTRUCTION

Brand-new 2023 construction; state-of-the-art prototype with high-quality material



Aerial

O'Neill Junior Senior High
356 Students

Downtown O'Neill



US-20 (9,295 VPD)

O'Neill, NE



Minneapolis
320 Mi. | 6:30 Drive

Omaha
160 Mi. | 3:20 Drive

Davenport
420 Mi. | 7:15 Drive

Kansas City
315 Mi. | 5:50 Drive

St-Louis
515 Mi. | 9:30 Drive

O'Neill, Nebraska, is a small city in the north-central part of the state, serving as the county seat of Holt County. Known as the "Irish Capital of Nebraska," O'Neill celebrates its Irish heritage with events like the annual St. Patrick's Day Parade and festivities that draw visitors from across the region. The city was founded in 1874 by General John O'Neill, an Irish-American who aimed to create an Irish-American settlement.

With a population of approximately 3,500, O'Neill has a close-knit community feel and serves as a regional hub for agriculture and ranching, which are the backbone of the local economy. The area features rich farmland and wide-open spaces, contributing to its role in Nebraska's cattle industry.

Tenant Summary

Dollar Tree and Family Dollar are both operated by Dollar Tree, inc.

The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise comprising food and beverages, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products. It also provides apparel and accessories merchandise and seasonal merchandise as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys. As of January 23, 2023, this segment operated 8,016 stores under the Family Dollar brand; and 11 distribution centers.

The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise including candy and food, health and personal care, as well as everyday consumables, variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, soft lines, arts and crafts supplies, and other items; and seasonal goods. As of January 23, 2023, this segment operated 8,647 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and 2 distribution centers in Canada.

DOLLAR TREE QUICK FACTS

Founded	1959
Ownership	Public (NYSE: DLTR)
Number of Locations	16,000+
Headquarters	Chesapeake, VA
Guaranty	Corporate

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Exclusively Offered By



PRIMARY DEAL CONTACTS

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