

# OFFERING MEMORANDUM



**FAMILY DOLLAR**  
ATLANTA, GEORGIA



**SCHUCHERT**  
RETAIL GROUP



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RETAIL GROUP



**EXCLUSIVELY LISTED BY:**



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**BRIAN BROCKMAN - BANG REALTY-GEORGIA INC**  
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## INVESTMENT SUMMARY



LIST PRICE  
**\$2,455,523**



LOCATION  
**226 RALPH DAVID ABERNATHY BLVD  
ATLANTA, GA 30312**



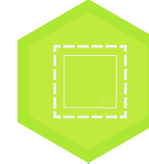
CAP RATE  
**5.65%**



ANNUAL RENT  
**\$138,737.04**



BUILDING SIZE  
**8,000 SQ. FT.**



LAND AREA  
**0.91 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**ABSOLUTE NNN**



TERM REMAINING  
**8.25 YEARS**



LEASE EXPIRATION  
**06/30/2029**



RENEWAL OPTIONS  
**6 - 5 YEAR**



RENT INCREASES  
**CPI EVERY 3 YEARS (6%  
MAX)**



PARKING  
**34 SPACES**



YEAR BUILT  
**2015**



APN  
**14-0075-0001-  
158-6**



TRAFFIC COUNTS  
**10,604 VPD**

# ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASE	CAP RATE
Current - 03/30/2024	\$11,561.42	\$138,737.04	-	5.65%
04/01/2024 - 03/30/2027	\$12,255.11	\$147,061.26	CPI *	5.99%
04/01/2027 - 06/30/2029	\$12,990.41	\$155,884.94	CPI *	6.35%
Option 1 - 06/30/2034			CPI *	
Option 2 - 06/30/2039			CPI *	
Option 3 - 06/30/2044			CPI *	
Option 4 - 06/30/2049			CPI *	
Option 5 - 06/30/2054			FMV *	
Option 6 - 06/30/2059			FMV *	

\* Assumes maximum 6% rental increases over current rent of \$138,737. Per the Lease, the rent increases every 3 years based on CPI, not to exceed 6%. Next increases will be April 2024 and April 2027.

# INVESTMENT HIGHLIGHTS

## FAMILY DOLLAR LEASE:

- 2015 Construction - 8,000 SF
- Approximately 8.25 Years Remaining in the Initial 15 Year Lease Term
- Six (6) - Five (5) Year Option Periods

## A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes

## RARE LEASE STRUCTURE - RENT INCREASES EVERY 3 YEARS:

- CPI-Based Rental Increases Every 3 Years During Initial Lease Term and Option Periods

## PROXIMITY TO OTHER MAJOR CITIES:

- Marietta, Georgia | 20 Miles
- Alpharetta, Georgia | 26 Miles
- Athens, Georgia | 72 Miles
- Columbus, Georgia | 107 Miles
- Chattanooga, Tennessee | 118 Miles
- Charlotte, North Carolina | 245 Miles

## TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 17,974 Residents
- 1-Mile Average Household Income = \$54,978
- 1-Mile Annual Population Growth = 2.57% (12.85% Over the Next 5 Years)
- 3-Mile Population = 161,680 Residents
- 3-Mile Average Household Income = \$79,313
- 3-Mile Annual Population Growth = 2.07% (10.35% Over the Next 5 Years)
- 5-Mile Population = 347,512 Residents
- 5-Mile Average Household Income = \$93,063
- 5-Mile Annual Population Growth = 1.91% (9.55% Over the Next 5 Years)
- 7-Mile Population = 568,848 Residents
- 7-Mile Average Household Income = \$98,129
- 7-Mile Annual Population Growth = 1.62% (8.10% Over the Next 5 Years)

## TENANT:

- Dollar Tree, Inc. (NASDAQ: DLTR) Features Investment Grade Credit (BBB) by Standard & Poor's
- 15,685 Stores Across 48 States and Five Canadian Provinces as of December 31, 2020
- Ranked #131 on Fortune 500 List

## CREDIT RATING UPGRADE - DECEMBER 2020:

- Standard & Poor's Upgraded Dollar Tree's Credit Rating to BBB
- Standard & Poor's Credits the Upgrade to Dollar Tree's Resilient Performance Throughout 2020's Government-Imposed Shutdowns, its Aggressive Debt Reduction Since Acquiring Family Dollar in 2015, and its Ongoing Store Renovations and Merchandising Improvements



# SUMMERHILL ATLANTA - 0.5 MILES FROM SUBJECT PROPERTY

## SUMMERHILL:

- Development Firm Carter and Associates, in Coordination with Georgia State, Is Investing In an Over \$800 Million, 80-Acre Project That is Slated to Revitalize the Area
- Current Plan Assumes:
  - - Up to 350,000 SF of Retail
  - - 900,000 SF of Office
  - - 700 Beds of Student Housing
  - - 965 Multi-Family Units
  - - 100 Townhomes
- The Urban Village Streetscape Will Be Energized by Restaurants and Cafes, Fine Dining, Live Music Venues, Ethnic Food Trucks, First-to-Market Breweries, College Athletics, Integrated Wellness and an Array of Personal Services

## CENTERPARC STADIUM:

- Home of the Georgia State University Panthers Football Team
- In 2017, Georgia State University Purchased the Turner Field Property with the Stadium Conversion Project Beginning in February 2017
- The Stadium Acquisition and Renovation Project was Expected to Cost Approximately \$52.8 Million

## GSU BASKETBALL ARENA:

- Construction of the \$85 Million Basketball Arena Started in November 2020
- 123,000-Square-Foot Building That Will Sit Up to 8,000 Fans

## SUMMERHILL BUS RAPID TRANSIT PROJECT:

- The \$68 Million Capitol Avenue/Summerhill Project is a Potential Game-Changer in Metro Atlanta Transit
- Construction is Set to Begin in 2022 and the New Line Would Open in 2024



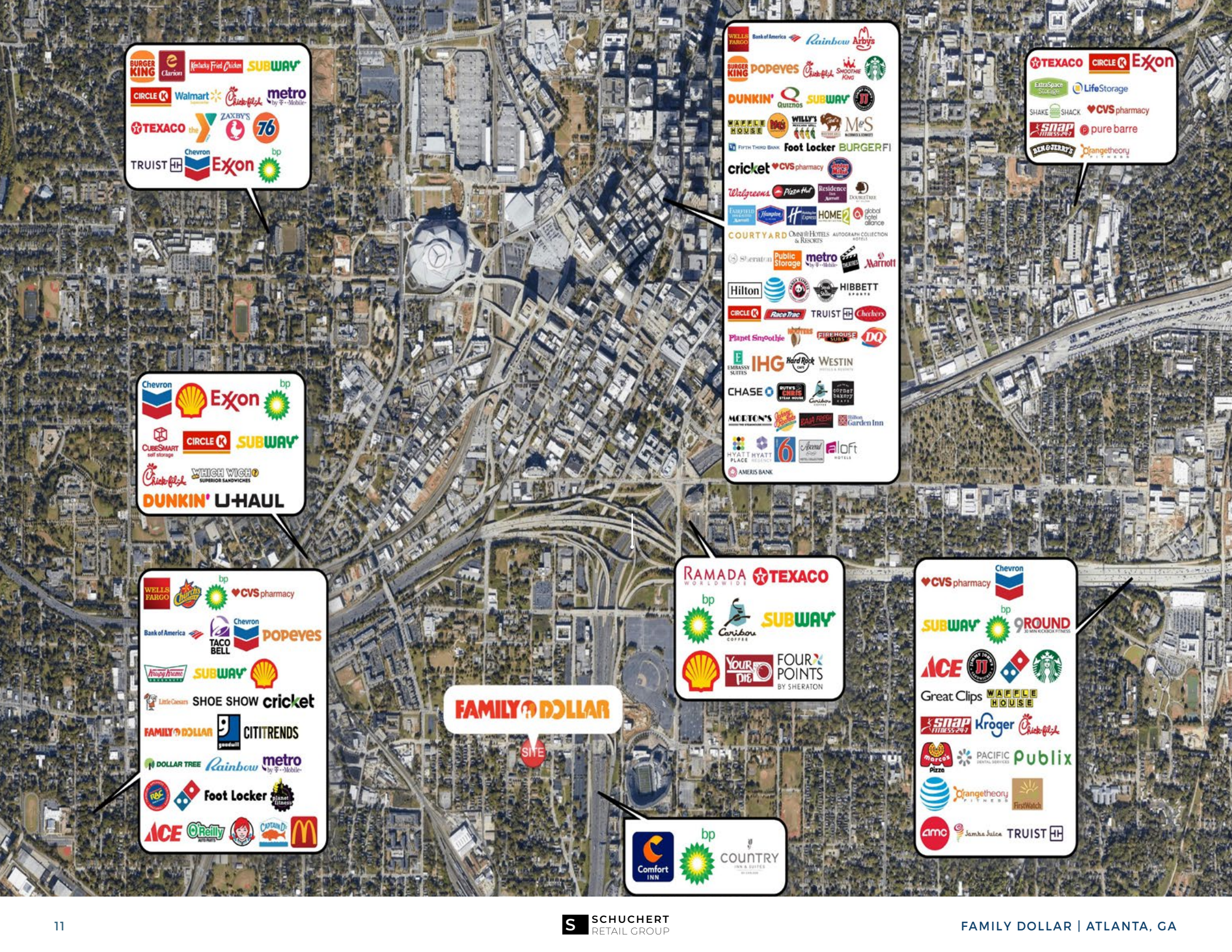












BURGER KING  
 CIRCLE K  
 Wendy's  
 Subway  
 metro  
 Walmart  
 Chick-fil-A  
 TEXACO  
 Zaxby's  
 76  
 TRUIST  
 Chevron  
 Exxon  
 bp

WELLS FARGO  
 Bank of America  
 Rainbow  
 Arby's  
 BURGER KING  
 Popeyes  
 Chick-fil-A  
 Smoothie King  
 Starbucks  
 DUNKIN'  
 Quiznos  
 Subway  
 Waffle House  
 Willy's  
 Me'S  
 FIFTH THIRD BANK  
 Foot Locker  
 BURGERFI  
 cricket  
 CVS pharmacy  
 Walgreens  
 Pizza Hut  
 Residence Inn  
 Courtyard  
 Home2 Suites  
 Sheraton  
 Public Storage  
 metro  
 Marriott  
 Hilton  
 RaceTrac  
 TRUIST  
 Checkers  
 Planet Smoothie  
 Firehouse Subs  
 DQ  
 IHG  
 Westin  
 Chase  
 Hyatt  
 Ameris Bank

TEXACO  
 CIRCLE K  
 Exxon  
 Extra Space Storage  
 LifeStorage  
 SHAKE SHACK  
 CVS pharmacy  
 SNAP FITNESS  
 pure barre  
 BEN & JERRY'S  
 Orangetheory

Chevron  
 Exxon  
 bp  
 CUBE SMART  
 CIRCLE K  
 SUBWAY  
 Chick-fil-A  
 WHICH WICH  
 DUNKIN'  
 U-HAUL

RAMADA WORLDWIDE  
 TEXACO  
 bp  
 Caribou COFFEE  
 SUBWAY  
 Shell  
 YOUR PITA  
 FOUR POINTS BY SHERATON

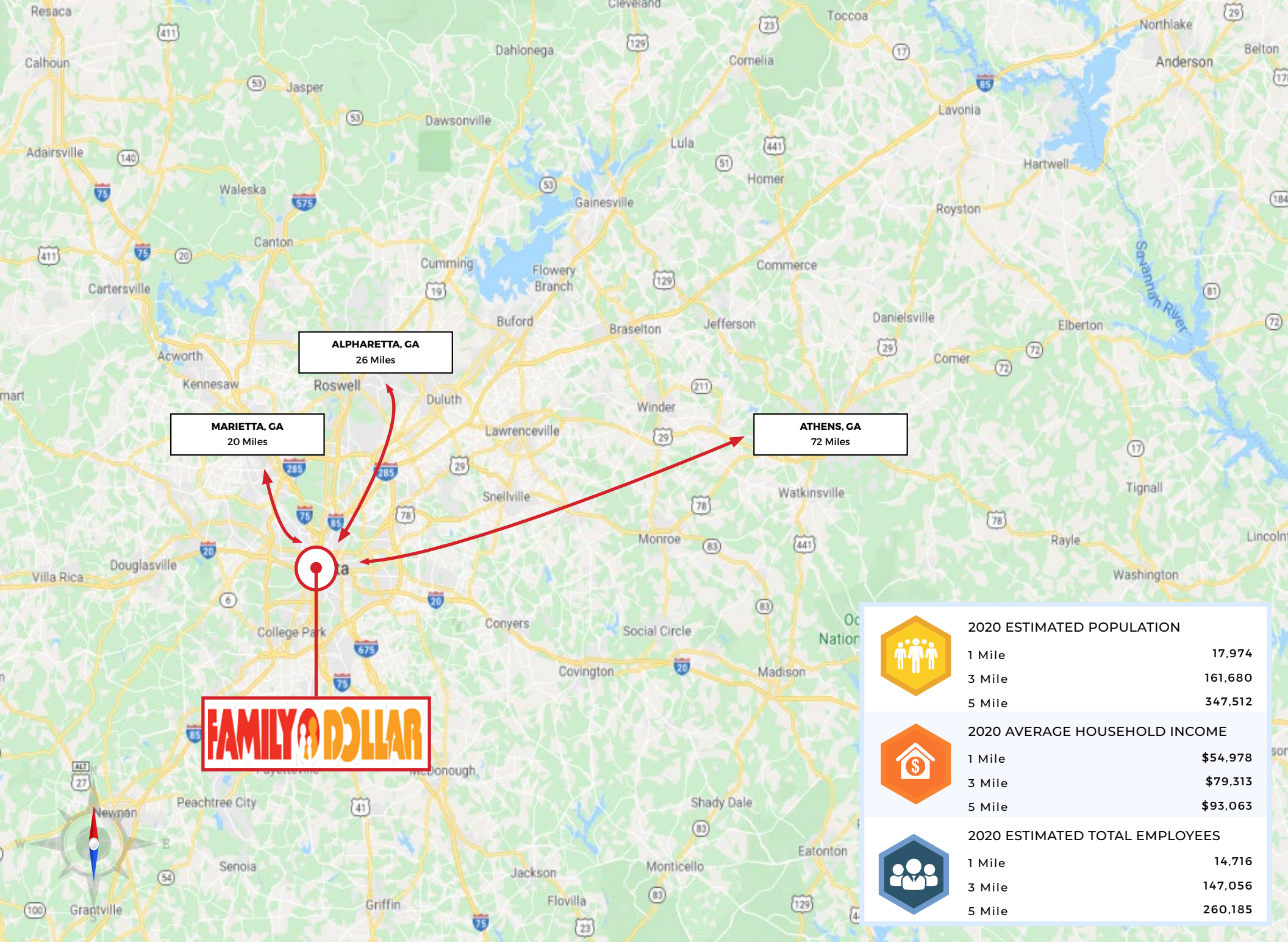
CVS pharmacy  
 Chevron  
 bp  
 SUBWAY  
 ROUND  
 ACE  
 Great Clips  
 Waffle House  
 SNAP FITNESS  
 Kroger  
 Chick-fil-A  
 Marco's PIZZA  
 PACIFIC DENTAL SERVICES  
 Publix  
 Orangetheory FITNESS  
 First Watch  
 AMC  
 Jamba Juice  
 TRUIST

WELLS FARGO  
 CVS pharmacy  
 Bank of America  
 Chevron  
 Popeyes  
 TACO BELL  
 Subway  
 Shell  
 Little Caesars  
 SHOE SHOW  
 cricket  
 FAMILY DOLLAR  
 CITITRENDS  
 DOLLAR TREE  
 Rainbow  
 metro  
 Foot Locker  
 ACE  
 O'Reilly  
 Captain D's  
 McDonald's

**FAMILY DOLLAR**

SITE

Comfort INN  
 bp  
 COUNTRY INN & SUITES



# AREA OVERVIEW



## ATLANTA, GEORGIA

The City, incorporated in 1847, is located in the north-central part of the state, which is the top growth area in Georgia and has been one of the highest growth areas of the country for over three decades. The City currently occupies a land area of 131.4 square miles, with a population of 463,878 in the City according to the 2015 United States Census Bureau estimates. The Atlanta-Sandy Springs-Roswell, GA MSA (commonly referred to as Metropolitan Atlanta) is the ninth largest metropolitan area in the country.

The City has a strong economic base grounded in a diverse set of industries. Substantial concentrations of employers in government, manufacturing, education, finance, logistics and health care provide high paying jobs and a relatively reliable tax revenue base. Over the last 10 years, the largest growth sectors in the City have been education and healthcare, followed by the leisure and hospitality industries. Atlanta was recently ranked 10th in the country as a major technology market, underscoring the sector's role as an economic development engine. The City also ranks 8th nationally in the number of new technology companies being funded. The vitality of these industries - combined with an increased interest in living in urban centers will continue to support the City's revenue base.

Atlanta offers resources and opportunities for amateur and participatory sports and recreation. Jogging is a particularly popular local sport. The Peachtree Road Race, the world's largest 10 km race, is held annually on Independence Day. The Georgia Marathon, which begins and ends at Centennial Olympic Park, routes through the city's historic east side neighborhoods. Golf and tennis are also popular in Atlanta, and the city contains six public golf courses and 182 tennis courts. Facilities located along the Chattahoochee River cater to watersports enthusiasts, providing the opportunity for kayaking, canoeing, fishing, boating, or tubing.

# AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	17,974	161,680	347,512
2025 Projected Population	20,281	178,410	380,682
2010 Projected Population	15,801	133,577	290,601
Annual Growth Rate: 2020 to 2025	1.23%	1.14%	1.14%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	7,717	68,360	155,575
2025 Households	8,675	75,808	170,218
2010 Households	6,631	53,663	124,024
Annual Growth Rate: 2020 to 2025	2.48%	2.18%	1.88%
Average Household Size	2.18	2.00	2.03



INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$54,978	\$79,313	\$93,063
Median Household Income	\$41,902	\$61,415	\$69,746
Per Capita Income	\$24,279	\$34,460	\$42,271



HOUSING	1 MILE	3 MILE	5 MILE
2020 Housing Units	7,717	68,360	155,575
2020 Owner-Occupied Units	1,896	22,804	58,259
2020 Renter Occupied Housing Units	5,821	45,556	97,315



PLACE OF WORK	1 MILE	3 MILE	5 MILE
2020 Businesses	1,348	13,387	26,839
2020 Employees	14,716	147,056	260,185

# TENANT OVERVIEW



### STOCK

NASDAQ: DLTR



### CREDIT RATING

S&P: BBB



### MARKET CAP

\$23.6 Billion



### FORTUNE 500

#131



### YEAR FOUNDED

1986



### HEADQUARTERS

Chesapeake, Virginia



### STORES

15,685



### NO. EMPLOYEES

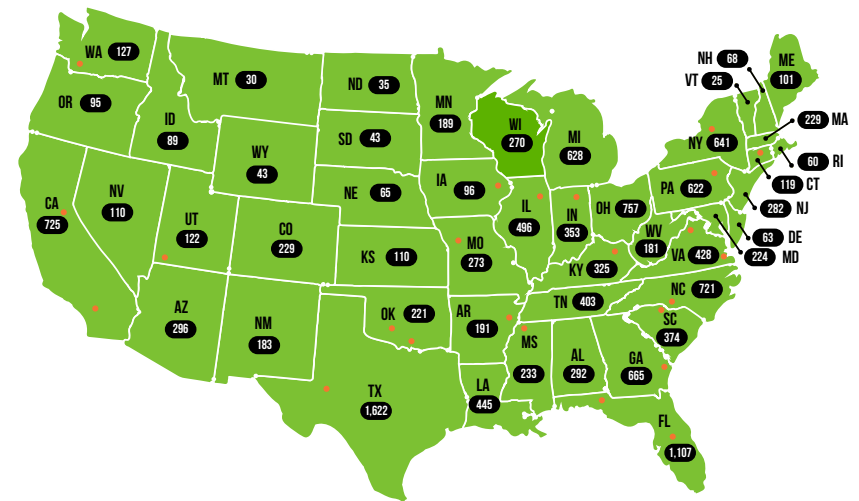
193,000

## ABOUT

Dollar Tree is a leading operator of discount variety stores. Dollar Tree believes the convenience and value they offer are key factors in growing their base of loyal customers. At December 31, 2020, Dollar Tree operated 15,685 discount variety retail stores under the names of Dollar Tree, Family Dollar and Dollar Tree Canada. The Dollar Tree segment is the leading operator of discount variety stores offering merchandise at the fixed price point of \$1.00. The Dollar Tree segment includes 7,505 stores operating under the Dollar Tree and Dollar Tree Canada brands, 13 distribution centers in the United States and two in Canada. The Family Dollar segment operates general merchandise retail discount stores providing customers with a selection of competitively-priced merchandise in convenient neighborhood stores. The Family Dollar segment includes 7,783 stores under the Family Dollar brand and 11 distribution centers. Family Dollar, headquartered in Chesapeake, Virginia, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.

**15,685 STORES** | **IN 48 STATES** |  
AS OF 12/31/2020

● STORES  
● DISTRIBUTION CENTER



## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Family Dollar located at 226 Ralph David Abernathy Blvd, Atlanta, GA 30312 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.

This Offering Memorandum shall not be deemed an indication of the state of the affairs of the Property, nor constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Offering Memorandum.





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