

OFFERING MEMORANDUM



FAMILY DOLLAR - STRONG REPORTED SALES
WILLIAMS, ARIZONA



SCHUCHERT
RETAIL GROUP

In Association with Dennis Black, CCIM
A Licensed Arizona Broker #BR006403000



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INVESTMENT SUMMARY



LIST PRICE
\$1,133,120



PROPERTY ADDRESS
**901 W. ROUTE 66
WILLIAMS, AZ 86046**



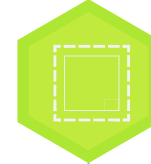
CAP RATE
7.50%



ANNUAL RENT
\$84,984.36



BUILDING SIZE
8,050 SQ. FT.



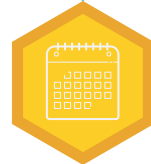
LAND AREA
0.55 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN+



LEASE TERM REMAINING
3+ YEARS



LEASE EXPIRATION
12/31/2027



RENEWAL OPTIONS
1 - 5 YEAR



RENT INCREASES
10% IN OPTION



PARKING
26 SPACES



YEAR BUILT
2002



PARCEL NUMBER
202-22-004-C



TRAFFIC COUNTS
4,188 VPD

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE LEASE:

- 3+ Years Remaining in Existing Term (Lease Exp: 12/31/2027)
- One (1) – Five (5) Year Option at 10% Rental Increase

20+ YEAR OPERATING HISTORY:

- Family Dollar Has Operated at This Location Since 2002
- Tenant Has Exercised the First Three Option Periods at the 10% Rental Increase with No Landlord Concessions

NN+ LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Structural Portions of the Building, Roof, Parking, Service & Access Areas
- Tenant is Responsible for Maintenance and Repair/Replacement of HVAC Units
- Tenant is Responsible for Restriping of the Parking Areas & Tenant is Responsible for Removal of Snow, Ice, Trash, Weeds, Debris
- Tenant Pays Property Taxes Directly to the Taxing Authority

SALES REPORTING ANNUALLY:

- Tenant Required to Report Store Sales Annually (Contact Agent for Details)
- 2023 Rent to Sales Ratio = 6.04% | Store Sales Have Increased Year over Year Since 2020

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 2,090 Residents; \$81,482 Average Household Income
- 3-Mile: 3,470 Residents; \$80,749 Average Household Income
- 5-Mile: 3,669 Residents; \$81,330 Average Household Income
- 7-Mile: 4,201 Residents; \$83,566 Average Household Income

WILLIAMS, AZ – GATEWAY TO GRAND CANYON NATIONAL PARK:

- Located in the Heart of the Kaibab National Forest
- Williams Was the Last Town on Historic Route 66 to be Bypassed by Interstate 40
- Williams Showcases the Most Well-Preserved Stretch of Route 66 & Historical Railway Access to the South Rim of the Grand Canyon

GRAND CANYON RAILWAY – 0.8 MILES FROM SUBJECT PROPERTY:

- Transporting Passengers to the Grand Canyon Since 1901
- Historic Train Makes a 2.5 Hour Journey from Williams to the South Rim of the Grand Canyon
- Shuttles 200,000+ Visitors Annually from Williams

BEARIZONA WILDLIFE PARK – 2.7 MILES FROM SUBJECT PROPERTY:

- 160-Acre Drive-Through Wildlife Park
- Receives over 400,000 Annual Visitors

PROXIMITY FROM WILLIAMS, ARIZONA:

- Flagstaff, AZ | 33 Miles
- Sedona, AZ | 59 Miles
- Grand Canyon | 59 Miles
- Prescott, AZ | 69 Miles
- Wickenburg, AZ | 128 Miles
- Phoenix, AZ | 162 Miles
- Las Vegas, NV | 220 Miles











Super 8
BY WYNDHAM

Comfort
INN & SUITES

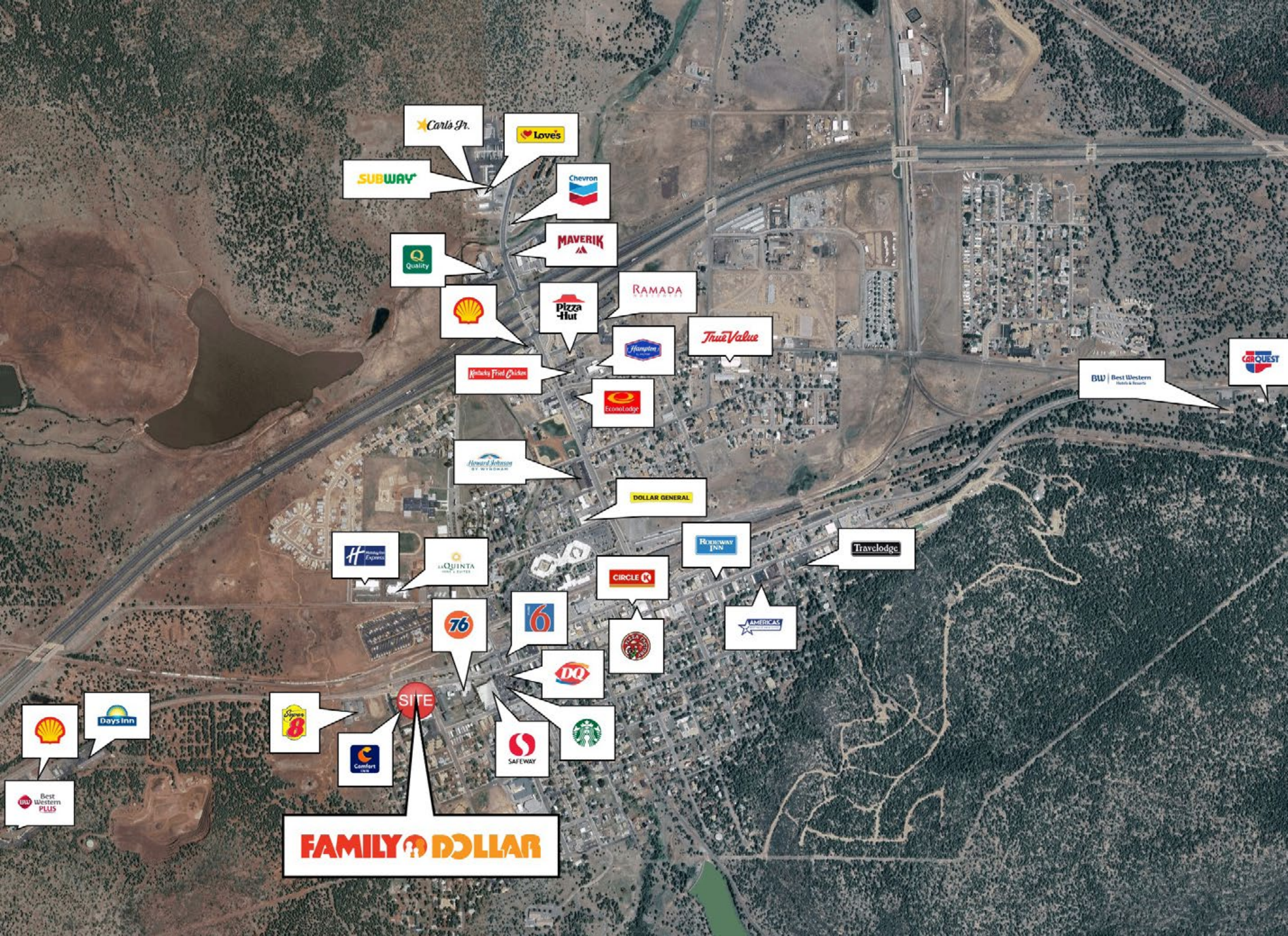
Holiday Inn Express

LA QUINTA
BY WYNDHAM

FAMILY DOLLAR

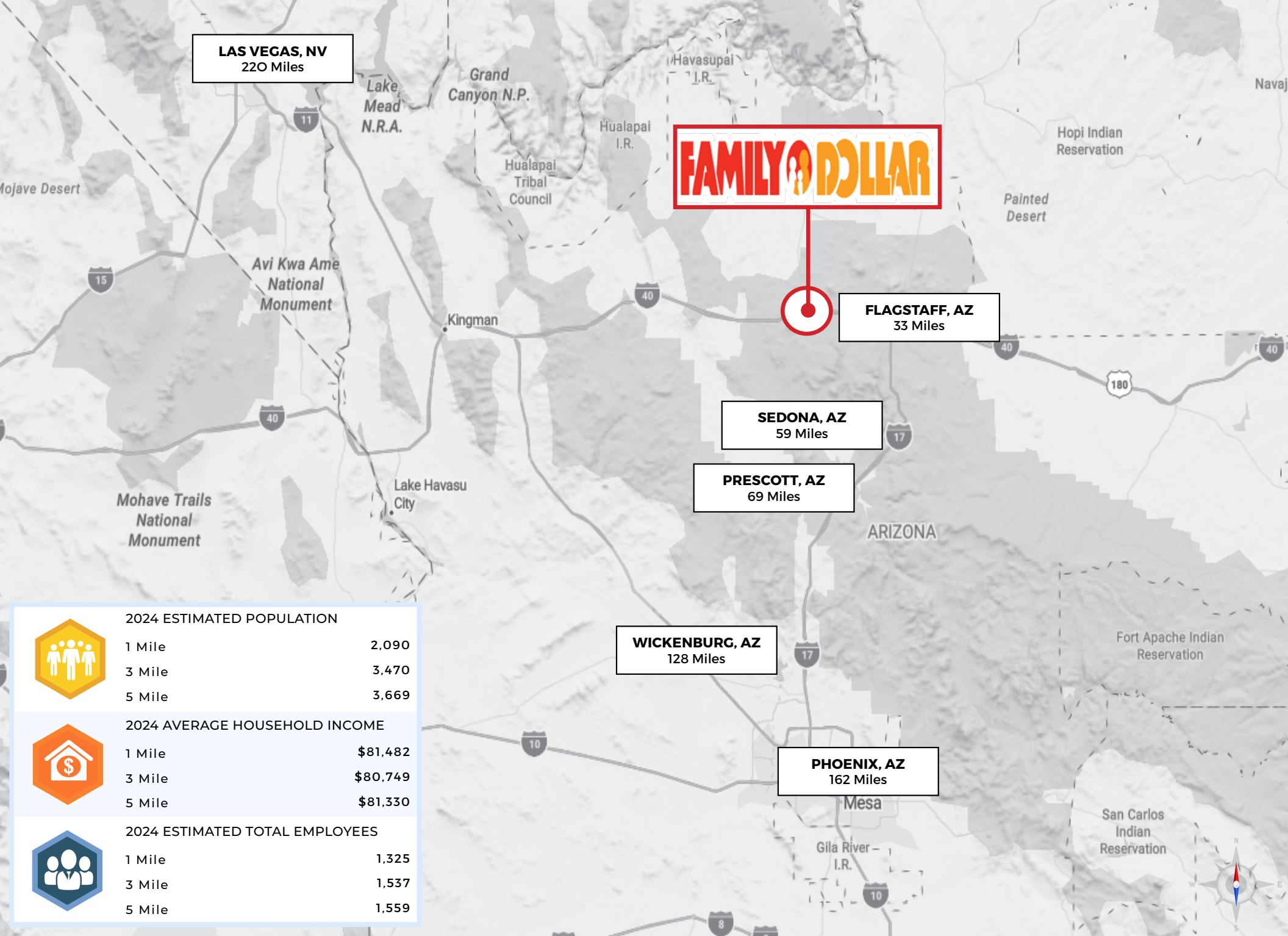
motel 6

GRAND CANYON
Railway & Hotel



FAMILY DOLLAR

SITE



LAS VEGAS, NV
220 Miles

FLAGSTAFF, AZ
33 Miles

SEDONA, AZ
59 Miles

PRESCOTT, AZ
69 Miles

WICKENBURG, AZ
128 Miles

PHOENIX, AZ
162 Miles

2024 ESTIMATED POPULATION	
1 Mile	2,090
3 Mile	3,470
5 Mile	3,669
2024 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$81,482
3 Mile	\$80,749
5 Mile	\$81,330
2024 ESTIMATED TOTAL EMPLOYEES	
1 Mile	1,325
3 Mile	1,537
5 Mile	1,559

AREA OVERVIEW



WILLIAMS, ARIZONA

Williams is a city in Coconino County, Arizona, United States, located west of Flagstaff. Its population was 3,023 at the 2010 census.[5] It lies on the routes of Historic Route 66 and Interstate 40. It is also the southern terminus of the Grand Canyon Railway, which takes visitors to Grand Canyon Village.

Also known as the “Gateway to the Grand Canyon”, Williams was the last city on Historic Route 66 to be bypassed by Interstate 40.

A small town nestled in the pine country of Arizona, Williams offers countless things to see and do. The train enthusiast can ride the Grand Canyon Railway through Arizona’s high country. Route 66 history buffs can explore more than six blocks of historic buildings and shops bursting with memorabilia. Arizona tourists can discover yet another reason to love the state. World travelers will find a charming resting place at the Gateway to the Grand Canyon®. Outdoor adventurers will have trouble deciding between the numerous outdoor activities, from fishing and hiking to camping and horseback riding. And wildlife devotees will discover a whole new world as they traverse the roads and trails through Bearizona Wildlife Park. Travelers of all walks of life will find welcoming accommodations in the historic motor lodges that line Route 66 as well as the recently refurbished Grand Canyon Railway Hotel. Restaurants offer myriad choices from the home-cooked to the deep-fried and showcase delicious Mexican, Italian and American fare.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2024 Estimated Population	2,090	3,470	3,669	4,201
2029 Projected Population	2,140	3,559	3,760	4,293
2020 Census Population	2,052	3,240	3,390	3,920
Projected Annual Growth: 2024 to 2029	0.47%	0.51%	0.49%	0.43%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2024 Estimated Households	907	1,457	1,538	1,754
2029 Projected Households	922	1,483	1,564	1,778
2020 Census Households	869	1,325	1,386	1,610
Projected Annual Growth: 2024 to 2029	0.33%	0.35%	0.34%	0.28%
Average Household Size	2.30	2.38	2.38	2.39



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2024 Average Household Income	\$81,482	\$80,749	\$81,330	\$83,566
2024 Median Household Income	\$67,802	\$68,380	\$68,696	\$69,666
2024 Per Capita Income	\$35,355	\$33,904	\$34,099	\$34,885



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2024 Housing Units	907	1,457	1,538	1,754
2024 Owner-Occupied Units	524	879	938	1,122
2024 Renter Occupied Housing Units	383	578	600	631



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2024 Businesses	187	219	222	232
2024 Employees	1,325	1,537	1,559	1,615

TENANT OVERVIEW



STOCK
NASDAQ: DLTR



CREDIT RATING
S&P: BBB



MARKET CAP
\$14.56 Billion



FORTUNE 500
#137



YEAR FOUNDED
1986



HEADQUARTERS
Chesapeake, Virginia



STORES
16,388



NO. EMPLOYEES
207,000

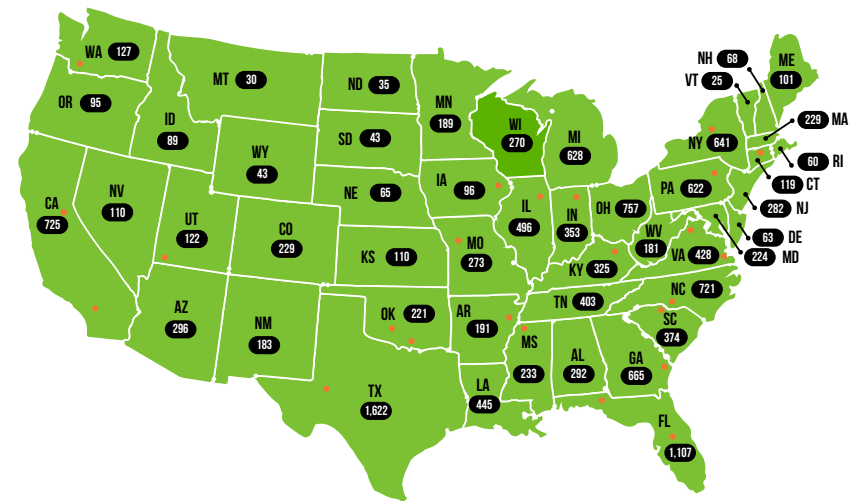
ABOUT

Dollar Tree, Inc., ranked 137 on the Fortune 500 list, is a leading operator of discount variety stores that have served North America for more than 30 years. The Company operates more than 16,388 stores across 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 207,000 associates. With two iconic brands, Dollar Tree and Family Dollar, and a world-renowned merchandising team, the Company has transformed its store formats to serve customers in all types of geographic markets. Dollar Tree is known for its “thrill-of-the-hunt” shopping experience where customers discover new treasures every week, all at a tremendous value. Family Dollar, known as “the neighborhood discount store,” provides customers with a quality, high-value assortment of basic necessities and seasonal merchandise.

The Dollar Tree segment includes 8,627 stores operating under the Dollar Tree and Dollar Tree Canada brand and seventeen distribution centers. The Family Dollar segment includes 7,761 stores operating under the Family Dollar brand and ten distribution centers.

16,388 STORES | **IN 48 STATES** |
AS OF 08/03/2024

● STORES
● DISTRIBUTION CENTER



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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



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