











INVESTMENT SUMMARY



LIST PRICE \$1,082,967



7.75%



BUILDING SIZE **8,320 SQ. FT.**



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING

3 YEARS



RENEWAL OPTIONS
4 - 5 YEAR



35 SPACES

PARKING



189095010



LOCATION

5903 NW 63RD ST. WARR ACRES, OK **7**3132



ANNUAL RENT **\$83,930.04**



LAND AREA

1.01 ACRES



LEASE TYPE

NN+



LEASE EXPIRATION

6/30/2028



RENT INCREASES

9% IN OPTIONS



YEAR BUILT

2013



TRAFFIC COUNTS

33,500 VPD

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE LEASE:

- 3 Years of Guaranteed Lease Term (Lease Expiration: 6/30/2028)
- Four (4) Five (5) Year Option Periods with 9% Rental Increases

UPGRADED CONSTRUCTION:

- 4-Sided Brick
- 2013 Construction 8.320 SF

WALMART NEIGHBORHOOD MARKET OUTPARCEL:

- Outparcel to WalMart Neighborhood Market
- Ranks in Top 11% Nationwide & Top 10% Statewide for all WalMart Neighborhood Markets

NN+ LEASE:

- Landlord Responsibilities Limited to Roof, Structure & Parking Lot (Concrete)
- Tenant Responsible for Maintaining, Repairing & Replacement of HVAC Systems
- Tenant Responsible for Maintaining the Landscaping (including Mowing); Snow Plowing, Removing Trash & Debris from the Parking Area & Landscaped Areas
- Tenant Responsible for Restriping the Parking Lot & Repairing Parking Area Lights

RELOCATION STORE:

- Relocation of Inline Store
- Tenant Required to Report Store Sales Annually

LOCATION:

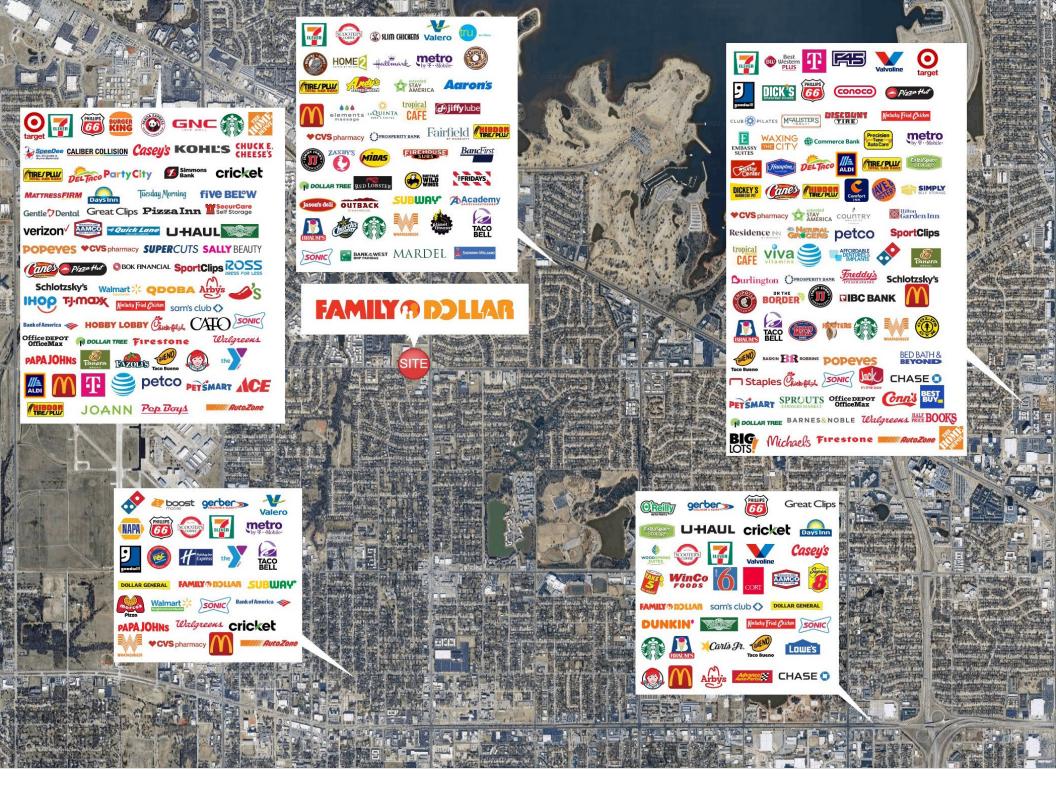
- Strategically Located Near the Signalized, Hard-Corner Intersection of NW 83rd St. and MacArthur Blvd.
- Traffic Counts in Excess of 33,500 Vehicles per Day (NW 83rd St = 14,900 VPD & MacArthur Blvd = 18,600 VPD)

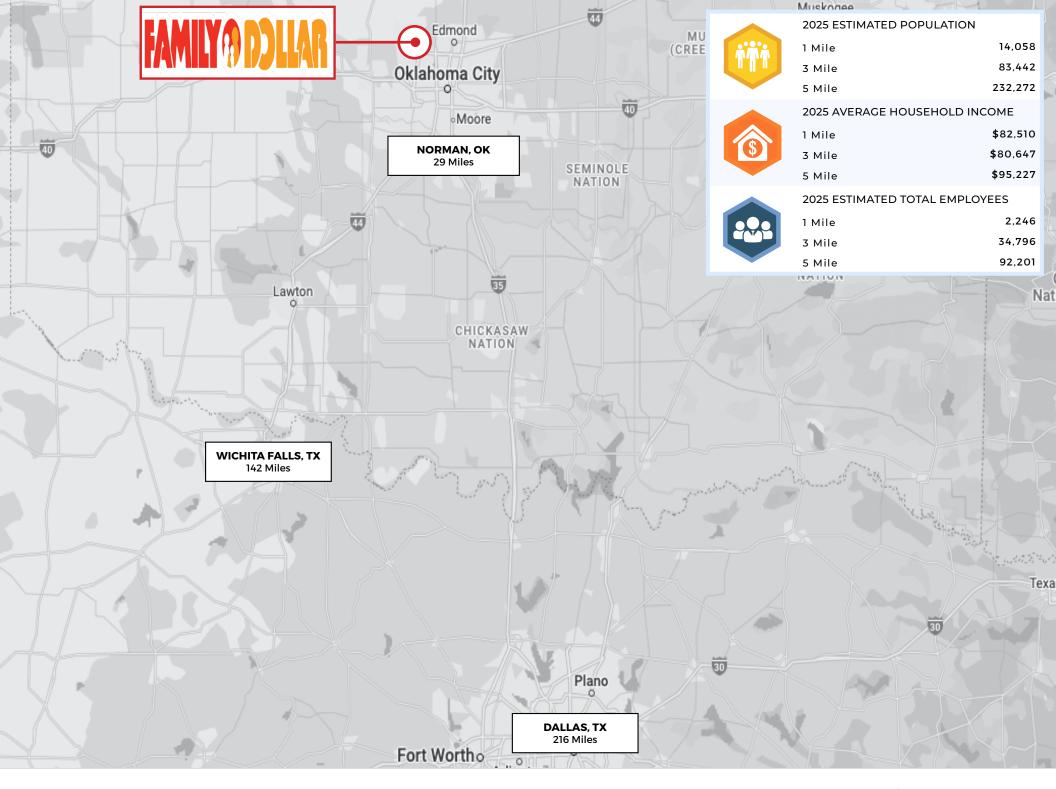
TRADE AREA DEMOGRAPHICS:

- 1-Mile Population: 14,058 Residents
- 3-Mile Population: 83,442 Residents
- 3-Mile Average Household Income: \$80,647
- 5-Mile Population: 232,272 Residents
- 5 -Mile Average Household Income: \$95,227

PROXIMITY FROM WARR ACRES, OKLAHOMA:

- Oklahoma City, OK | 10 Miles
- Norman, OK | 29 Miles
- Tulsa. OK | 108 Miles
- Wichita Falls. TX | 142 Miles
- Wichita, KS | 163 Miles
- Dallas, TX | 216 Miles





AREA OVERVIEW





WARR ACRES, OKLAHOMA

area's numerous urban islands, the incorporated town of Warr Acres was created in 1948 in western Oklahoma County. Warr Acres is home to nearly 10,968 residents of diverse ethnic backgrounds, a low cost of living, excellent school systems, large parks, a city community center, a county library and a flourishing business community. Hertz World Reservation Headquarters and a host of other national retail outlets such as Golden Coral, Wal-Mart, CVS, Buy For Less and Walgreens have locations throughout Warr Acres. The city also has a new five-story Fairfield Inn & Suites by Marriott, and Wiley Post Airport is located just one mile west of Warr Acres. As a safe and friendly city within a city (OKC), Warr Acres offers many advantages for citizens and businesses. Northwest Metro arterials extend from Reno Ave. on the southern edge to Memorial Rd. on the north. Warr Acres stretches from 36th St. to the Northwest Expressway placing the city in the center of the NW Metro. Local businesses take advantage of being centrally located and in the gateway through the metro from downtown Oklahoma City to the state capital and the surrounding metropolitan areas. With two major expressways (State Highway 3 and Route 66) crossing through Warr Acres. Oklahoma State University-Oklahoma City, the University of Oklahoma Health Sciences Center and Southern Nazarene University, located nearby, offer higher education.

Warr Acres is centrally located in the growing northwest portion of Oklahoma City. One of the Oklahoma City

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	14,058	83,442	232,272
2030 Projected Population	13,779	81,545	230,257
2020 Census Population	12,946	82,031	225,148





HOUSEHOLDS	1 MILE	3 MILE	5 MILE
202 Estimated Households	5,566	34,541	97,374
2030 Projected Households	5,501	34,032	97,486
2020 Census Households	5,142	34,587	96,180
Average Household Size	2.51	2.36	2.35



INCOME	1 MILE	3 MILE	5 MILE
2025 Average Household Income	\$82,510	\$80,647	\$95,227
2025 Median Household Income	\$54,122	\$60,630	\$70,392
2025 Per Capita Income	\$32,694	\$33,525	\$40,007



HOUSING	1 MILE	3 MILE	5 MILE
2025 Housing Units	5,566	34,541	97,374
2025 Owner-Occupied Units	2,860	18,134	54,542
2025 Renter Occupied Housing Units	2,707	16,407	42,832



PLACE OF WORK	1 MILE	3 MILE	5 MILE
2025 Businesses	439	4,134	11,044
2025 Employees	2,246	34,796	92,201

TENANT OVERVIEW

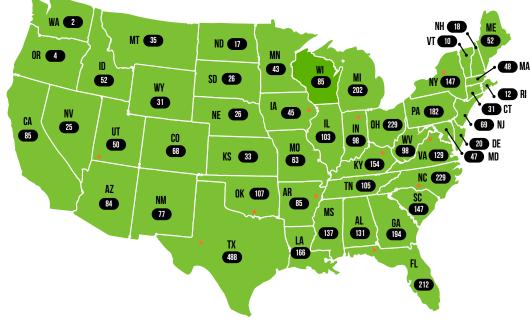


ABOUT

Family Dollar is an American discount retail chain founded in 1959 by Leon Levine in Charlotte, North Carolina. Since its founding, the company has expanded to operate 7,622 stores across 49 U.S. states and territories as of March 2025. Family Dollar offers a variety of products, including household goods, groceries, cleaning supplies, and apparel, primarily serving low-to-middle-income communities. The retailer also offers seasonal merchandise and necessities from competitively-priced national name brands and equivalent-value, lower-priced private labels. Family Dollar is headquartered in Chesapeake, Virginia. In fiscal year 2024, Family Dollar's annual revenue was reported as \$13.2 billion.

In 2015, Dollar Tree Inc. acquired Family Dollar for over \$8 billion. However, in March 2025, Dollar Tree announced the sale of Family Dollar to private equity firms Brigade Capital Management and Macellum Capital Management for approximately \$1 billion. The transaction is expected to close in the second quarter of 2025. Brigade Capital Management is a global asset management firm founded in 2006 with over \$26 billion in assets under management. Macellum Capital Management is an investment firm founded in 2009 that focuses on value-oriented investments in the consumer and retail sectors. Following the acquisition, Duncan McNaughton, former president and COO of Family Dollar, will assume the role of chairman, aiming to revitalize the brand and improve its market position.





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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.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

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