


Home of

UAPB
UNIVERSITY
of ARKANSAS
AT PINE BLUFF
1873

Only 4 Miles From Site

30,200 VPD



DOLLAR TREE | 2019 BUILD

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602

SUBJECT PROPERTY

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

KYLE CARSON
SENIOR ADVISOR
D: 248.419.3271
KCARSON@FORTISNETLEASE.COM

DOLLAR TREE – NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602 



DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

In-State broker of Record is Jessica Flake Dearnley of Flake & Kelley Northwest: #PB00069947

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

KYLE CARSON

SENIOR ADVISOR

D: 248.419.3271

KCARSON@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

JESSICA DEARNLEY

FLAKE & KELLEY COMMERCIAL

#PB00069947

DOLLAR TREE – NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602 

INVESTMENT SUMMARY

List Price:	\$1,468,531
Current NOI:	\$105,000
Initial Cap Rate:	7.15%
Land Acreage:	1.78
Year Built	2019
Building Size:	10,000 SF
Price PSF:	\$146.85
Lease Type:	NN
Lease Term:	10 Years
Average CAP Rate:	7.15%



PRICE \$1,468,531



CAP RATE 7.15%



LEASE TYPE NN



TERM 10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,000SF Dollar Tree store located at 5923 Dollarway Road in Pine Bluff, AR. The property is encumbered with a double net lease, leaving minimal landlord responsibilities. The lease contain four (4) five (5) year options to renew, each with \$0.50 PSF rent increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB-” which is classified as investment grade.

This Dollar Tree is highly visible as it is strategically positioned on a signalized intersection with over 30,200 vehicles per day. The five mile population exceeds 41,200 residents with the average household income exceeding \$41,000. These are above-average demographics for a Dollar Store. The five mile average home value exceeds \$89,000. Surrounding retail tenants include Brookshire Grocers, O'Reilly Auto Parts, Walgreens, Tractor Supply among many others.

Dollar Tree out positions most, if not, all retailers in the market. The subject property sits on a major thoroughfare that feeds to both downtown Pine Bluff and a major Arkansas highway. I-530.

INVESTMENT HIGHLIGHTS

- Brand New Featuring Modern Prototype Construction
- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- Situated on Hard, Signalized Corner with over 30,200 VPD
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- Over 41,000 Residents within 5 Mile Radius
- Four (4), 5-Year Options with \$0.50 PSF Rent Increase
- Ideal Dollar Store Surrounding Demographics
- Dollar Tree Out Positions Other Retailers in Market

DOLLAR TREE - NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602 

FINANCIAL SUMMARY

INCOME		PER SF
Dollar Tree Rent	\$105,000	\$10.50
Gross Income	\$105,000	\$10.50
EXPENSE		PER SF
Dollar Tree Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$105,000	\$10.50

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	1.78 Acres
Building Size:	10,000 SF
Traffic Count:	30,200
Roof Type:	Standing Seam Metal
Zoning:	Commercial Retail
Construction Style:	Prototype
Parking Lot:	Consumer Parking - Asphalt Delivery Area - Concrete Dumpster Area - Concrete
Warranties	Construction Warranties
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	NN
Primary Lease Term:	10 Years
Annual Rent:	\$105,000
Rent PSF:	\$10.50
Landlord Responsibilities:	Roof, Structure & Lot
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	1/15/2019
Lease Expiration Date:	1/15/2029
Lease Term Remaining:	10 Years
Rent Bumps:	\$0.50 PSF Each Option Period
Renewal Options:	Four, 5-Year Option Periods
Lease Guarantor:	Corporate
Lease Guarantor Strength:	Investment Grade Credit
Tenant Website:	www.DollarTree.com



GROSS SALES:
\$22.25B



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR TREE

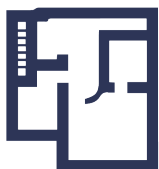


S&P:
BBB-

DOLLAR TREE - NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar Tree	10,000	1/15/2019	1/14/2029	\$105,000	100.0		\$10.50
						1/15/2029	\$11.00
						1/15/2034	\$11.50
						1/15/2039	\$12.00
						1/15/2044	\$12.50
Totals/Averages	10,000			\$105,000			\$10.50



TOTAL SF
10,000



TOTAL ANNUAL RENT
\$105,000



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.50



NUMBER OF TENANTS
1





OVERVIEW

Company:	Dollar Tree
Founded:	1953
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	www.DollarTree.com

TENANT HIGHLIGHTS

- \$20+ Billion Market Capital in 2018
- Same Store Sales Increases 3.7% in 2017
- Ranked #136 on Fortune 500
- Recently Opened it's 15,000th store in the USA
- Boasts a staggering revenue exceeding \$5.5 billion

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	RENT PSF	BUMP	YIELD
1-10	\$105,000	\$10.50	-	7.15%
11-15	\$110,000	\$11.00	\$0.50 PSF	7.49%
16-20	\$115,000	\$11.50	\$0.50 PSF	7.83%
21-25	\$120,000	\$12.00	\$0.50 PSF	8.17%
26-30	\$125,000	\$12.50	\$0.50 PSF	8.51%

COMPANY BACKGROUND

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.

DOLLAR TREE - NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602 



30,200 Cars Per Day

DOLLAR TREE - NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602 

 FORTIS NET LEASE™



DOLLAR TREE - NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602 

 FORTIS NET LEASE™



DOLLAR TREE - NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602

FORTIS NET LEASE™



Mccurdy's Liquor



Town & Country Hardware

The Petal Shoppe



Cheatham St.

Dollarway Rd.

30,200 VPD



Bryant St.

Sheridan Rd.

DOLLAR TREE - NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602

FORTIS NET LEASE™



DOLLAR TREE - NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602

PROXIMITY TO
LOCAL
ATTRACTIONS



40 Miles
Bill & Hillary
Clinton National
Airport



40 Miles
Little Rock,
AR



4 Miles
University of AR
Pine Bluff



DOLLAR TREE

Pine Bluff, AR

DOLLAR TREE - NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602 

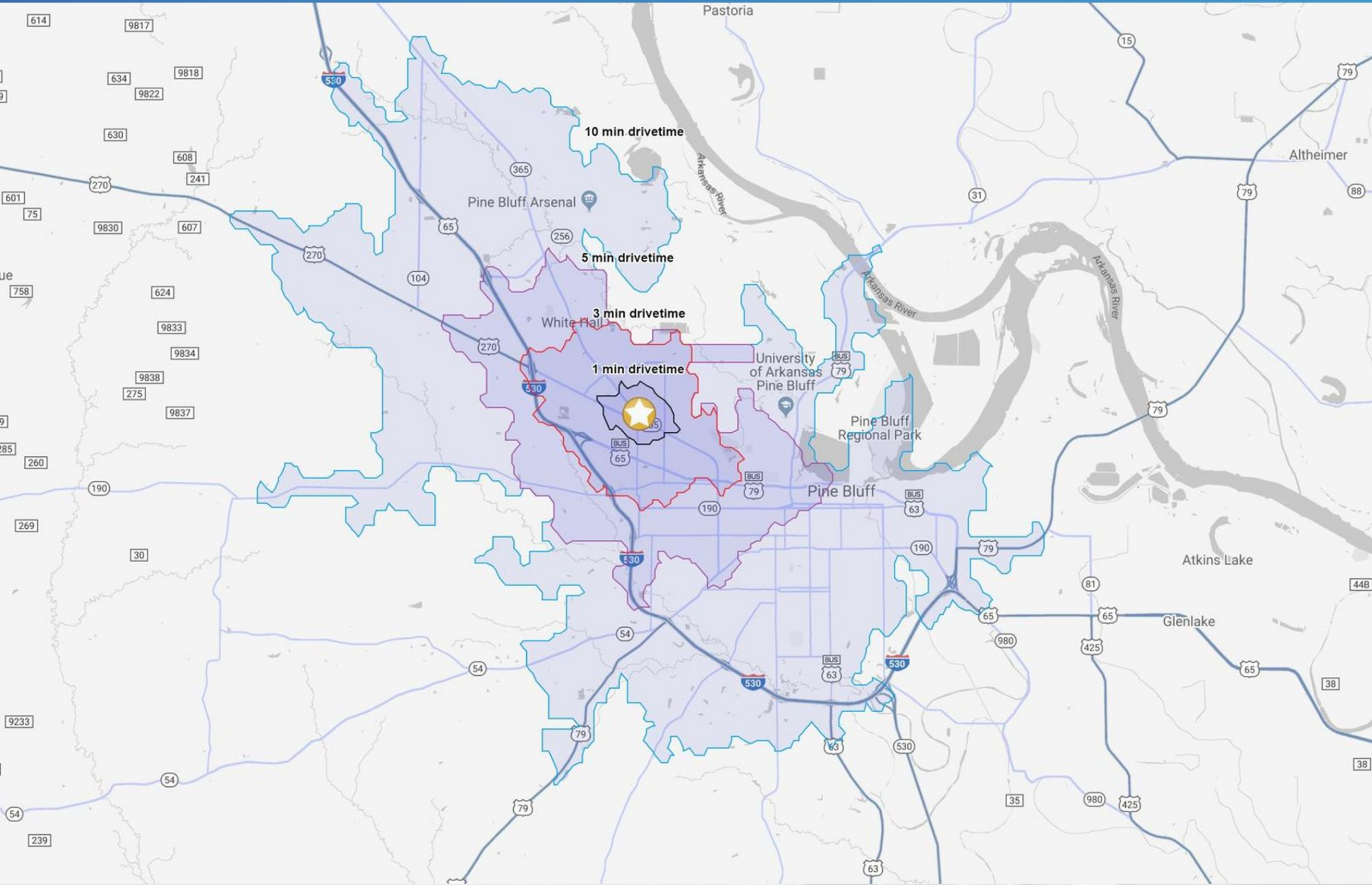
 FORTIS NET LEASE™



Pine Bluff, AR

DOLLAR TREE - NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602



DOLLAR TREE – NEW CONSTRUCTION

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602 



Pine Bluff is the tenth-largest city in the state of Arkansas and the county seat of Jefferson County. It is the principal city of the Pine Bluff Metropolitan Statistical Area and part of the Little Rock-North Little Rock-Pine Bluff Combined Statistical Area. The population of the city was 49,083 in the 2010 Census with 2017 estimates showing a decline to 42,984.

The city is situated in the Southeast section of the Arkansas Delta and straddles the Arkansas Timberlands region to its west. Its topography is flat with wide expanses of farmland, consistent with other places in the Delta Lowlands. Pine Bluff has numerous creeks, streams, and bayous. Bayou Bartholomew is the longest bayou in the world and is the second most-diverse stream in the United States. Large bodies of water include Lake Pine Bluff, Lake Langhofer, and the Arkansas River.

Agriculture is a mainstay in Pine Bluff. Jefferson County is located in the heart of a rich agricultural area in the Arkansas River Basin. The leading products include cotton, soybeans, cattle, rice, poultry, timber and catfish. Principal industries in the area are engaged in processing cotton; production of cottonseed oil, paper and wood products; the manufacture of wire products; poultry processing; the manufacture of electric transformers; and metal fabrication.

Major area employers include Jefferson Regional Medical Center, Simmons First National Corp., Tyson Foods, Evergreen Packaging, the Pine Bluff Arsenal and the Union Pacific Railroad. It is the large number of paper mills in the area that give Pine Bluff its, at times, distinctive odor, a feature known prominently among Arkansans.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population 2018	3,018	41,240	75,079
Median Age	35.4	32.3	34.6
# Of Persons Per HH	2.5	2.9	2.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,188	14,254	26,924
Average HH Income	\$45,434	\$41,533	\$46,442
Average House Value	\$86,085	\$89,952	\$94,998
Consumer Spending (Thousands)	\$24,794	\$277,878	\$462,711





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

KYLE CARSON

SENIOR ADVISOR

D: 248.419.3271

KCARSON@FORTISNETLEASE.COM