

OFFERING MEMORANDUM
**FAMILY DOLLAR /
DOLLAR TREE**



**WAGNER
SOUTH DAKOTA**

812 SD-46



DISCLOSURE

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified any of the information that it has been provided and makes no representation or warranty of any kind as to its accuracy or completeness. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice. Demographic & traffic/visitor data provided by Placer.ai.



INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- Tenant: Family Dollar Stores, Inc.
- NN Lease with limited landlord responsibilities (roof, structure, and parking lot)
- 8 years remaining with 7.5% rent increase in 2027
- Five, 5-year renewal options with rent increases of \$0.50PSF at each option
- Strong Corporate Guaranty
- Average household income \$52.7k
- Subject property is 15 minutes from the Missouri River with several vacation homes and campsites, and 54.3 miles west of Yankton, SD
- Year Built: 2006 | Renovated: 2023
- Building Size: 11,600 SF
- Lot Size: 0.81 Acres
- Fee Simple Ownership

TENANT HIGHLIGHTS

- Family Dollar Tree combo stores have proven 20% higher sales volume than non co-branded stores
- Dollar Tree acquired Family Dollar in 2015
- Family Dollar/Dollar Tree is the second largest discount retailer in the United States with over 16,000 locations
- Investment Grade credit rating of BBB

Fourth Quarter ending February 3, 2024

“We finished the year strong, with fourth quarter results reflecting positive traffic, market share gains, and adjusted margin improvement across both segments. I am proud of what our team accomplished in 2023 and see a long runway of growth ahead of us.” - Rich Dreiling, Chairman & CEO

FINANCIAL OVERVIEW

LIST PRICE
\$1,475,000

NOI
\$99,760

CAP RATE
6.76%

INVESTMENT SUMMARY	
Tenant	Family Dollar Stores, Inc.
Credit Rating	BBB (S&P)
Property Address	812 SD-46, Wagner, SD 57380
Price/SF	\$127.15/SF
Type of Ownership	Fee Simple
Year Built/Renovated	2006 / 2023
Site Size	0.81 Acres +/-
Building Size	11,600 SF +/-
Landlord Responsibilities	Roof, Structure and Parking Lot
Tenant Responsibilities	All remaining Repairs and Maintenance

LEASE SUMMARY	
Tenant	Family Dollar Stores, Inc.
Rent Guarantor	Corporate Guarantee
Rent Commencement Date	10/20/2005
Lease Expiration Date	10/31/2032
Lease Remaining	8 Years +/-
Rent Increases	7.50% on 11/1/2027
Option Periods	Five, 5-Year Options w/ \$0.50 / SF Rent Increase at Each Option
Base Rent	\$8.60 / PSF \$99,760 Annual Rent

ANNUALIZED OPERATING INFORMATION	
INCOME	
Annual Base Rental Income	\$99,760.00
Operating Income (Insurance - Non-reimbursed)	\$1,100
Net Operating Income	\$100,860.00

FINANCIAL INSIGHTS

ANNUALIZED OPERATING DATA					
BASE TERM	YEARS	RENT/SF	MONTHLY RENT	ANNUAL RENT	CAP RATE
Base Term	Current - 10/31/2027	\$8.60/SF	\$8,313.33	\$99,760.00	6.76%
	11/1/2027 - 10/31/2032	\$9.25/SF	\$8,941.67	\$107,300.00	7.27%
Option 1	11/1/2032 - 10/31/2037	\$9.75/SF	\$9,425.00	\$113,100.00	7.67%
Option 2	11/1/2037 - 10/31/2042	\$10.25/SF	\$9,908.33	\$118,900.00	8.06%
Option 3	11/1/2042 - 10/31/2047	\$10.75/SF	\$10,391.67	\$124,700.00	8.45%
Option 4	11/1/2047 - 10/31/2052	\$11.25/SF	\$10,875.00	\$130,500.00	8.85%
Option 5	11/1/2052 - 10/31/2057	\$11.75/SF	\$11,358.33	\$136,300.00	9.24%

PRICING MATRIX			
CAP RATE	PRICE	PRICE/SF	INITIAL CASH ON HAND
6.76%	\$1,475,000	\$127.15	6.76%

OPERATING INFORMATION	
Year 1 Net Operating Income	\$100,860.00
Rent/SF	\$8.60
Gross Leasable Area	11,600 SF

PROPERTY DESCRIPTION

LOCATION



812 SD-46,
Wagner, SD 57380

PROPERTY TYPE

Tenancy: Single-Tenant
Type: Retail

YEAR BUILT



2006

LAND AREA



0.81 AC +/-

BUILDING GLA



11,600 SF +/-

PARCEL ID



28.75.019A

ZONING



Charles Mix
County

PARKING



STANDARD **ADA**
43 Spaces +/- 2 Spaces +/-
RATIO: 3.81 / 1,000 SF +/-

VEHICLE TRAFFIC



THROUGHFARE
HWY 46

DAILY COUNT
3,679

PARCEL MAP





125K
Annual Visits



15.1K
Annual Visitors



14 min
Avg . Dwell Time

2023 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	1,740	2,175	2,378
Daytime Population	2,247	2,553	2,737
Area Households	617	760	826
Median Age	36.1	37.1	37.7
Median Income	\$50k	\$51.3k	\$52.1k

WAGNER MAP



TENANT PROFILE

COMPANY
DOLLAR TREE, INC.

HEADQUARTERS
CHESAPEAKE, VA

OWNERSHIP
PUBLIC

INDUSTRY
DOLLAR STORES

A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would purchase Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid. Dollar Tree, a Fortune 500 Company, now operates more than +/- 16,000 stores across 48 states and 5 Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items for \$1 or less, most items in the store are priced below \$10, which makes family shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 48 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$28 billion annually with more than 16,000 stores across 48 states and 5 Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty to home decor and seasonal items. Family Dollar offers the lowest price possible, the name brand and quality private-brand merchandise customers need and use everyday.



LOCATIONS
16,000+



EMPLOYEES
60,000+

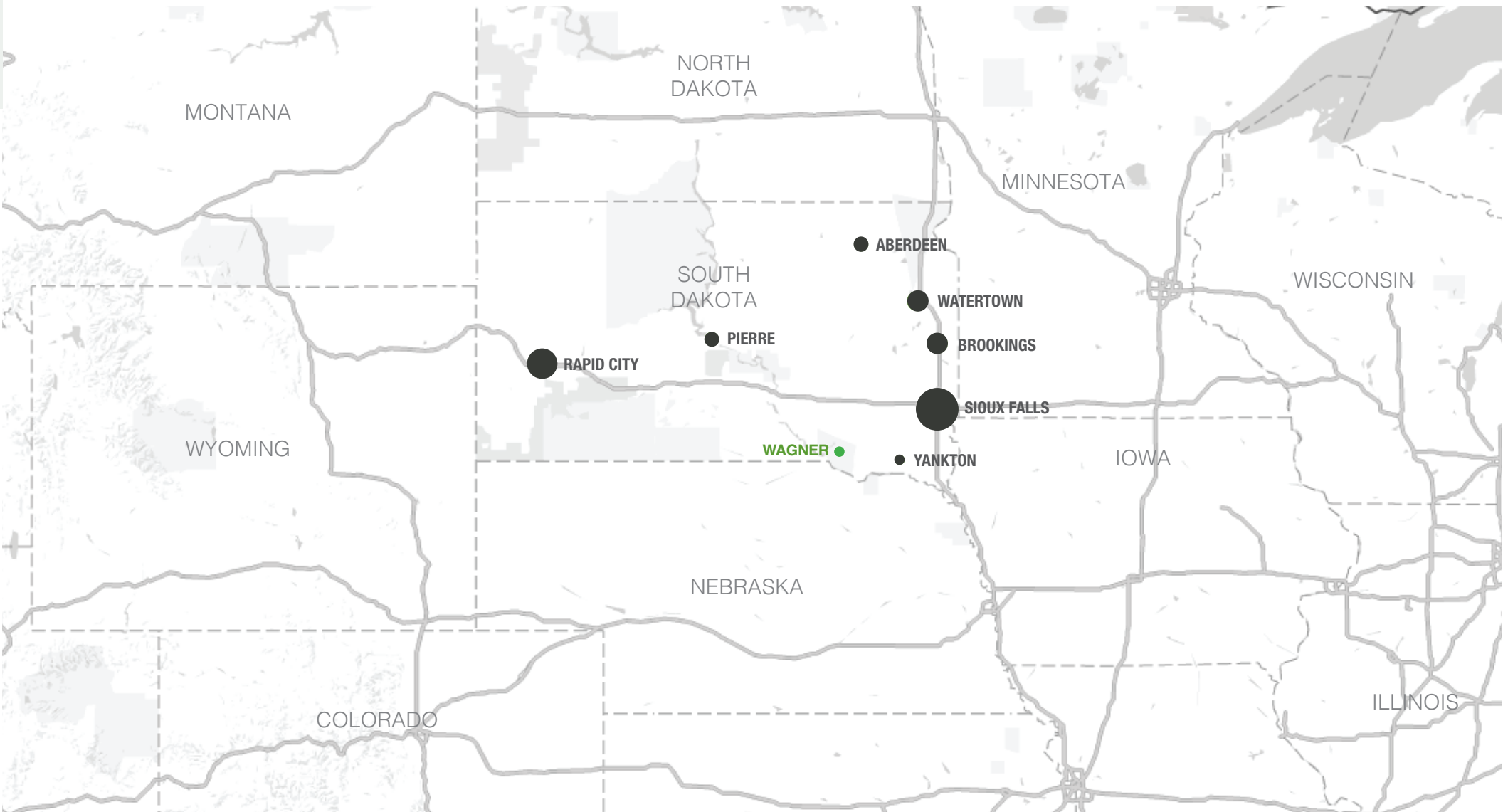


2023 REVENUE
\$28.3B



FOUNDED
1959

TRADE AREA



OFFERING MEMORANDUM FAMILY DOLLAR / DOLLAR TREE



WAGNER SOUTH DAKOTA

812 SD-46

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified any of the information that it has been provided and makes no representation or warranty of any kind as to its accuracy or completeness. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice. Demographic & traffic/visitor data provided by Placer.ai.

150 E 4th Place | Suite 600 | Sioux Falls, SD 57104 | 605.323.2820



OFFERED EXCLUSIVELY BY:

KRISTEN ZUEGER, SIOR

BROKER ASSOCIATE

kristen.zueger@lloydcompanies.com

605-376-1903