

## -ADVISORY TEAM

## JUSTIN ZAHN <br> VICE PRESIDENT

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In Association with: JESSICA GIBSON BROKER OF RECORD
CIA Brokerage Company License \# 202384

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In Conjuntion with:


## ( DOLLAR TREE

## PRICE <br> \$1,983,000 <br> CAP RATE <br> 7.00\% <br> NOI <br> \$138,810

## POINTS OF INTEREST

Retailers | Entertainment: Dollar General, Sonic Drive-In \& Subway are less than $1 / 2$ a mile north of the Property - the closest retailers such Walmart, Sam's Club, Home Depot, Kohl's, Target, Hobby Lobby, T.J. Maxx, Ross, PetSmart, Joann Fabrics, Five Below \& ALDI are 10 miles from the Property
Higher Education: : 17 miles from University of Central Oklahoma Edmond - a public university in Edmond - the 3rd largest university in Oklahoma, offers numerous undergraduate \& graduate programs with a total of 12,148 students (Fall 2023); 20 miles from Oklahoma City University OKC - a private university offering a variety of undergraduate bachelor's degrees, graduate master's degrees \& doctoral degrees, organized into 8 colleges \& 1 Methodist seminary with over 2,300 students
Healthcare: 13 miles from Mercy Hospital OKC - a general medical \& surgical hospital with 385 licensed beds, 2,995 hospital-based co-workers \& 245 physicians

## /ar CORPORATE GUARANTEED LEASE

Brand new 10-year $\mathrm{NN}^{*}$ lease with $\$ 0.50$ PSF rental escalations every 5 years in renewal options
*Landlord is responsible for Foundation/Slab, Roof, Structural Portions of the Outer Walls and Parking Lot (replacement only \& repairs over $\$ 1,000$ per year).

## TENANT

Dollar Tree Stores, Inc. (NASDAQ: DLTR | S\&P Credit Rating: BBB | Moody's Rating: Baa2 | a Fortune 500 Company) operated 16,340 stores (16,096 in the U.S. \& 244 in Canada) under the Dollar Tree, Dollar Tree Canada \& Family Dollar brand names as of January 28, 2023

## BRAND NEW CONSTRUCTION

Brand new, build-to-suit construction to Dollar Tree's latest prototype (10,000 SF) slated to open May 1, 2024 (est.)

## TRAFFIC COUNTS

Positioned on a $\pm 0.939$-acre lot in growing area of Northwest Oklahoma City MSA with excellent drive-by visibility/access on Piedmont Rd where traffic counts exceed 10,120 CPD!
//a RARE AFFLUENT 2023 DEMOGRAPHICS

|  | $\mathbf{5 - M I}$ | $\mathbf{1 0 - M I}$ |
| :--- | ---: | ---: |
| 2023 Population | 21,577 | 147,925 |
| 2028 Projected Population | 24,637 | 160,654 |
| Historical Annual Growth (2010-2020) | $\mathbf{7 . 0 \%}$ | $3.4 \%$ |
| Average Household Income | $\mathbf{\$ 1 0 8 , 3 5 0}$ | $\mathbf{\$ 1 1 0 , 2 5 9}$ |


| SITE ADDRESS | 701 Piedmont Road North <br> Piedmont, OK 73078 |
| ---: | :--- |
| LESSEE | Dollar Tree Stores, Inc. |
| GROSS LEASABLE AREA | $\pm 10,500 \mathrm{SF}$ |
| LOT SIZE | $\pm 0.939$ acre |
| YEAR BUILT | May 2024 (Est. - Under Construction) |
| OWNERSHIP | Fee Simple (Building \& Land) |
|  | This is an NN lease. Landlord is responsible <br> for Foundation/Slab, Roof, Structural |
|  | Portions of the Outer Walls and Parking <br> Lot (replacement only \& repairs over |
|  | $\$ 1,000$ per year). |
| EXPENSE REIMBURSEMENT |  |



|  | TYPE | Public | INDUSTRY | Retail: General Merchandise |
| :---: | :---: | :---: | :---: | :---: |
| M DOLLAR TREE. | TRADED AS | NASDAQ: DLTR (Parent Company) | MARKET CAP | 26.12B (11/15/23) |
| FAMIY | S\&P CREDIT RATING MOODY'S RATING | BBB Stable (01/14/22) <br> Baa2 Stable (09/28/20) | \# OF LOCATIONS | 16,096 across 48 states \& 5 Canadian provinces (01/28/23) |

Dollar Tree, Inc. operates discount variety retail stores. It operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of $\$ 1.25$. It provides consumable merchandise, including candy and food, and health and personal care, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise.
As of January 28, 2023, this segment operated 8,134 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and 2 distribution centers in Canada.
Dollar Tree, Inc. was founded in 1986 and is headquartered in Chesapeake, Virginia.
https://www.dollartree.com/


The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. It also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine's Day merchandise, as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys.
As of January 28, 2022, this segment operated 8,206 stores under the Family Dollar brand; and 11 distribution centers.
The company was founded in 1986 and is based in Chesapeake, Virginia.
https://www.familydollar.com/

## SITE PLAN





## PIEDMONT SYNOPSIS

Piedmont is a city primarily in Canadian County, partly in Kingfisher County. It is a part of the Oklahoma City Metropolitan Area.
The City of Oklahoma City (OKC) is the capital \& most populous city in Oklahoma. Oklahoma City has one of the world's largest livestock markets. Oil, natural gas, petroleum products, and related industries are its economy's largest sector. The city is in the middle of an active oil field, and oil derricks dot the capitol grounds. The federal government employs a large number of workers at Tinker Air Force Base and the United States Department of Transportation's Mike Monroney Aeronautical Center (which house offices of the Federal Aviation Administration and the Transportation Department's Enterprise Service Center, respectively). The city is headquarters to two Fortune 500 companies: Chesapeake Energy and Devon Energy, as well as being home to Love's Travel Stops \& Country Stores, which is ranked thirteenth on Forbes' list of private companies.
Top 5 Employers in OKC includes: State of Oklahoma, United States Federal Aviation Administration, Integris Health, University of Oklahoma Health Sciences Center \& Paycom. Other major corporations include the United Parcel Service, Farmers Insurance Group, Great Plains Coca-Cola Bottling Company, Deaconess Hospital, Johnson Controls, MidFirst Bank, Rose State College, and Continental Resources.

## $\ulcorner 2023$ DEMOGRAPHICS $\square$

|  | 1-MI | 3-MI | 5-MI | 10-MI |
| :--- | ---: | ---: | ---: | ---: |
| Population | 2,549 | 9,510 | 21,577 | 147,925 |
| Projected Population (2028) | 2,845 | 10,971 | 24,637 | 160,654 |
| HIstorical Annual Growth (2010-2020) | $1.9 \%$ | $6.0 \%$ | $7.0 \%$ | $3.4 \%$ |
| Households | 898 | 3,343 | 7,723 | 58,914 |
| Labor Population Age 16+ | 1,925 | 7,116 | 16,234 | 114,194 |
| Median Age | 36.4 | 35.9 | 36.8 | 37.3 |
| Average Household Income | $\$ 100,705$ | $\$ 107,591$ | $\$ 108,350$ | $\$ 110,259$ |



Approximately 23.2 million visitors contributed $\$ 4.3$ billion to Oklahoma City's economy in 2022. These visitors directly spent \$2.6 billion, sustained nearly 34,000 jobs, and generated \$343 million in state and local taxes.

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

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## Broker of Record

License \# 202384

