

**CORPORATE 10-YR NN LEASE**  
CACHE, OKLAHOMA

**CIA** commercial  
investment  
advisors  
**OFFERING MEMORANDUM**



FILE PHOTO

**201 SOUTH 8TH STREET | CACHE (LAWTON MSA), OKLAHOMA 73527**

# ADVISORY TEAM

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In Association with:

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**BROKER OF RECORD**

CIA Brokerage Company  
License # 202384



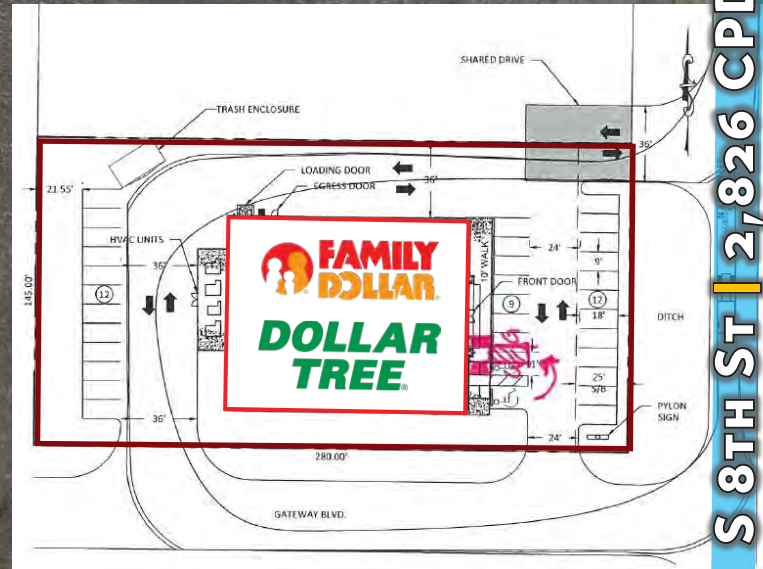
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CIA BROKERAGE COMPANY**

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In Conjunction with:



Cache  
Church of Christ



S 8TH ST | 2,826 CPD

W A AVE

Cache  
Housing  
Authority

W B AVE

S 7TH ST

A Different Place  
Thrift Store

W C AVE

Lil' Mama's Cafe

# HIGHLIGHTS



PRICE	CAP RATE	NOI
\$1,876,000	7.25%	\$135,975

## POINTS OF INTEREST

**Retailers | Entertainment:** Lawton (neighboring city 15 miles east of Cache) has retailers such as Walmart, Target, Hobby Lobby, Atwoods, Academy Sports+Outdoors, Ollie’s Bargain Outlet, T.J. Maxx, Ross Dress for Less, Five Below, Kirkland’s Home, Big Lots, Harbor Freight Tools, Tractor Supply Co., Planet Fitness, AMC Theatres

**Higher Education:** : 14 miles from **Cameron University Lawton** - a public university offering numerous degrees through both undergraduate & graduate programs with 3,418 students

**Healthcare:** 13½ miles from **Comanche County Memorial Hospital Lawton** - a general medical and surgical hospital with 265 licensed beds; 12 miles from **Southwestern Medical Center** - a full service hospital with 199 beds

14 miles east from Cache is **Fort Sill** (home of the U.S. Army Field Artillery School). Fort Sill has an annual total economic impact of \$1.9 billion & encompasses about 94,000 acres of mountains, rolling hills & prairie. It is home to a military population of about 16,500 & the civilian workforce totals about 7,000.

## CORPORATE GUARANTEED NN LEASE

Brand new 10-year NN (flat) lease with \$0.50 PSF rental escalations every 5 years in renewal options

## TENANT

On July 6, 2015, **Dollar Tree** (NASDAQ: DLTR | S&P Credit Rating: BBB | Moody’s Rating: Baa2) completed the acquisition of Family Dollar, creating combined organization operating **16,096 stores across 48 states & 5 Canadian provinces** as of January 28, 2023 under the Dollar Tree, Family Dollar & Dollar Tree Canada brands

## UPDATED PROTOTYPE

Latest dual-branded format store offering both Family Dollar/Dollar Tree merchandise under one roof! Slated to open February 2024 (est.)

## TRAFFIC COUNTS

Positioned on a ±0.932-acre lot with excellent drive-by visibility/access on S 8th St where **traffic counts exceed 2,820 CPD**

## AFFLUENT 2023 DEMOGRAPHICS

	5-MI	10-MI
Population	5,356	31,101
Households	1,956	12,328
Average Household Income	\$97,318	\$104,469

# PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	201 South 8th Street Cache, Oklahoma 73527
LESSEE	Family Dollar Stores of Oklahoma, LLC
GUARANTOR	Family Dollar Stores, LLC
GROSS LEASABLE AREA	±10,500 SF
LOT SIZE	±0.932 acre
YEAR BUILT	February 2024 (Est. - Under Construction)
OWNERSHIP	Fee Simple (Building & Land)  This is an <b>NN lease</b> . Landlord is responsible for Roof, Structure, Gutters, Downspouts and Parking Lot. (Tenant to reimburse up to \$1,000 per annum of Parking Lot Repairs). Tenant is directly responsible for Landscaping, Snow Plowing, Removing Trash & Debris from the Parking & Landscaped Areas; Restriping the Parking Area & Repairing Parking Area Lights.
EXPENSE REIMBURSEMENT	
LEASE TERM	10 years (New)
RENTAL INCREASES	\$0.50 PSF in Renewal Options
RENT COMMENCEMENT DATE	February 1, 2024 (Est.)
EXPIRATION DATE	January 31, 2034
OPTIONS	Five 5-Year Renewal Options
ROOF	Standing Metal Seam
PARKING LOT	Concrete



## RENT ROLL

	TERM*	ANNUAL RENT	CAP RATE
Years 1-10	<b>02/01/24 to 01/31/34</b>	\$135,975	<b>7.25% AVG ANNUAL RETURN</b>
RENEWAL OPTIONS			
1st Option	02/01/34 to 01/31/39	\$141,225	
2nd Option	02/01/39 to 01/31/44	\$146,475	
3rd Option	02/01/44 to 01/31/49	\$151,725	
4th Option	02/01/49 to 01/31/54	\$156,975	
5th Option	02/01/54 to 01/31/59	\$162,225	

\* Estimated dates are subject to change based on construction completion and tenant opening.

# TENANT OVERVIEW



TYPE	Public	INDUSTRY	Retail: General Merchandise
TRADED AS	NASDAQ: DLTR (Parent Company)	MARKET CAP	26.12B (11/15/23)
S&P CREDIT RATING	BBB Stable (01/19/23)	# OF LOCATIONS	16,096 across 48 states & 5 Canadian provinces (01/28/23)
MOODY'S RATING	Baa2 Stable (07/07/23)		

**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/>



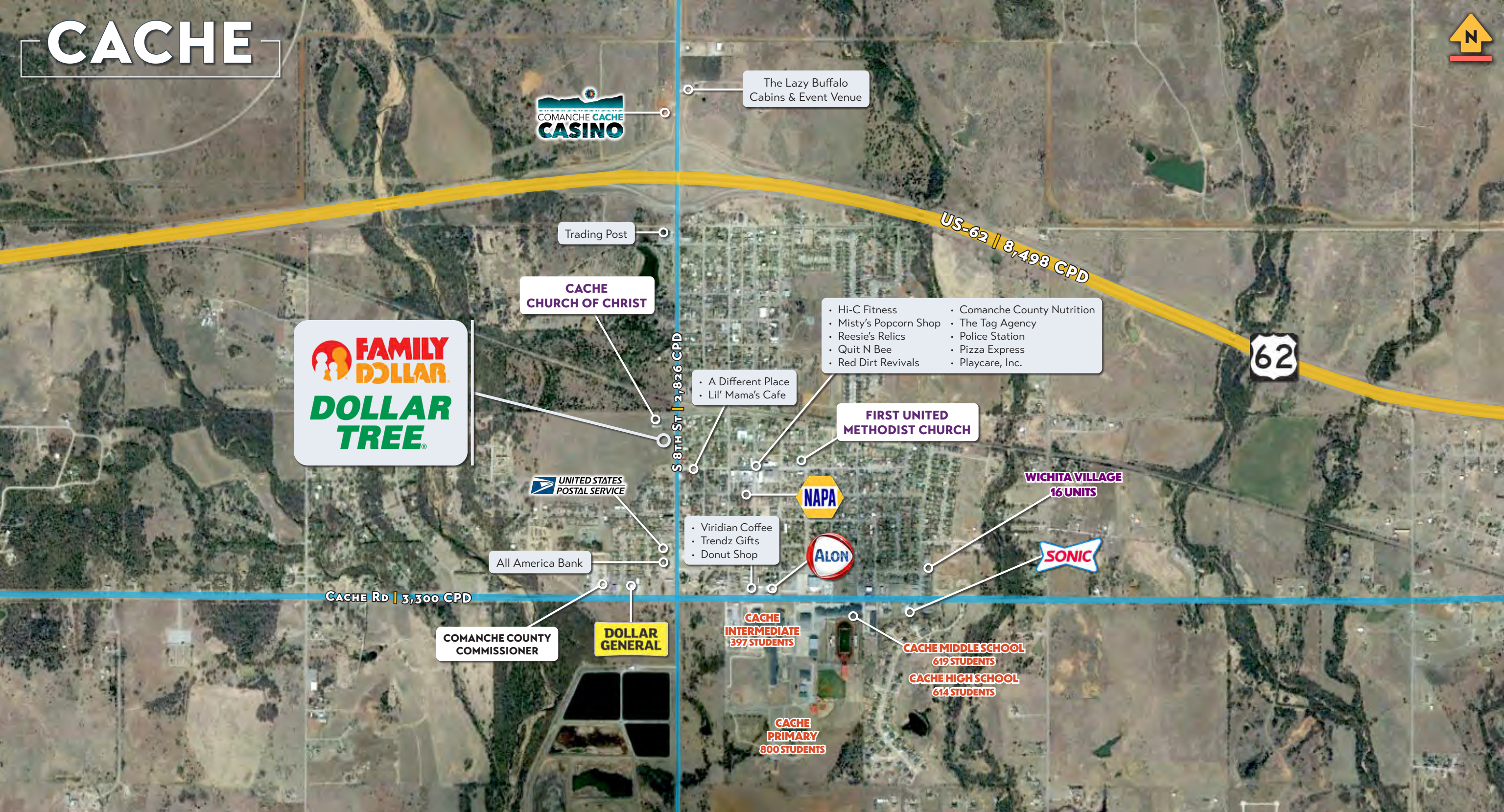
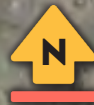
The **Family Dollar** segment operates general merchandise retail discount stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; 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/>

# CACHE



The Lazy Buffalo  
Cabins & Event Venue

Trading Post

**CACHE  
CHURCH OF CHRIST**



- Hi-C Fitness
- Misty's Popcorn Shop
- Reesie's Relics
- Quit N Bee
- Red Dirt Revivals
- Comanche County Nutrition
- The Tag Agency
- Police Station
- Pizza Express
- Playcare, Inc.

- A Different Place
- Lil' Mama's Cafe

**FIRST UNITED  
METHODIST CHURCH**



- Viridian Coffee
- Trendz Gifts
- Donut Shop



**WICHITA VILLAGE  
16 UNITS**



All America Bank

**CACHE Rd | 3,300 CPD**

**COMANCHE COUNTY  
COMMISSIONER**



**CACHE  
INTERMEDIATE  
397 STUDENTS**


**CACHE  
PRIMARY  
800 STUDENTS**

**CACHE MIDDLE SCHOOL  
619 STUDENTS**

**CACHE HIGH SCHOOL  
614 STUDENTS**

# LAWTON MSA





Fort Sill has an annual total economic impact of \$1.9 billion and encompasses about 94,000 acres or 145 square miles of mountains, rolling hills and prairie. It is home to a military population of about 16,500 and the civilian workforce totals about 7,000. Approximately 60,000 family members live on post or in the surrounding communities, and there are approximately 23,300 military retirees living in the region.

City of  
**CACHE**



**DOLLAR  
TREE**



**five BELOW**  
Bath & Body Works

**Buckle**  
**PET SMART**  
Kirklands Home

**OLD NAVY**









  
BOOT BARN

  
HARBOR FREIGHT  
QUALITY PEOPLE. LOWER PRICES.

**SALLY.**  
Biomat USA  
CARVING









**LOWE'S**



265 BEDS



MANUFACTURING  
CENTER





3,418 STUDENTS



**ROSS**  
DRESS FOR LESS

  
AMERICAN FREIGHT

City of  
**LAWTON**

**JCPenney**

**OLD NAVY**

**maurices**

**GameStop**

**SPENCER'S**  
SHOE DEPT.  
**zumiez**



LAWTON-FORT SILL  
REGIONAL AIRPORT

# CACHE SYNOPSIS

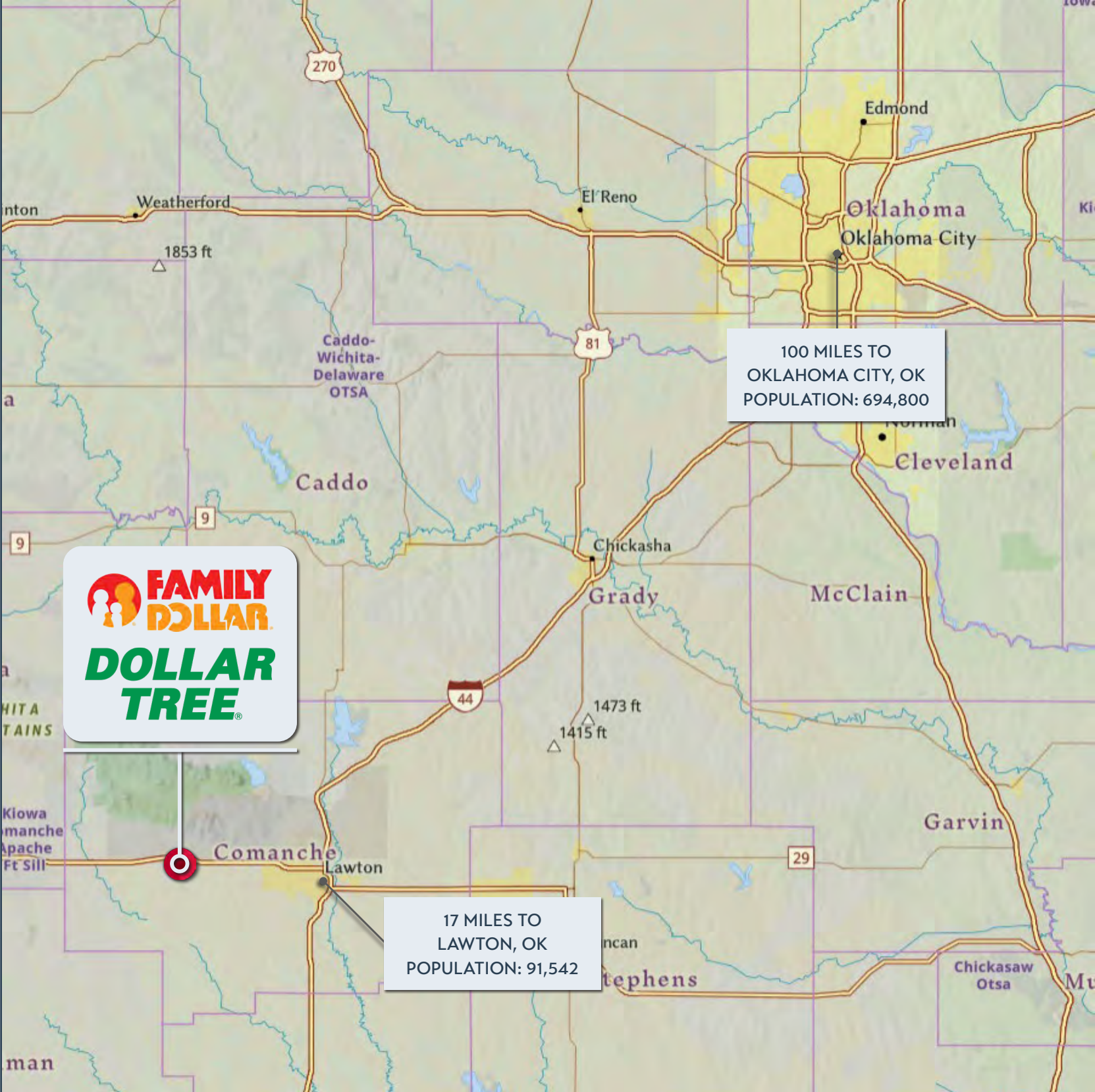
**Cache** is a city located in Oklahoma’s Comanche County. It is an exurb included in the Lawton Metropolitan Statistical Area. It is the location of Star House, the home of the Comanche Chief Quannah Parker, the major leader of the Quahadi Comanche in the years of Indian Wars & transition to reservation life.

**Lawton** is a city in and the county seat of Comanche County. Located in southwestern Oklahoma, approximately 87 mi southwest of Oklahoma City, it is the principal city of the Lawton, Oklahoma, metropolitan statistical area. Visitors and residents enjoy small-town charm with the benefits of first-rate retail, hospitality, and industry. Although Lawton’s economy is still largely dependent on **Fort Sill**, it has grown to encompass manufacturing, higher education, health care, and retail.

**The Museum of the Great Plains** reveal the diverse cultures inhabiting the Great Plains region beginning the arrival of the Clovis culture at approx. 11,500 BCE. **Fort Sill National Historic Landmark & Museum** is a 19th century frontier army post consisting of approx. 50 buildings & the grounds surrounding them. **Fort Sill** is perhaps best known as the home of Geronimo during his later years & is also an operating Army military base. **The Holy City** is the site of the longest running Easter Pagent in North America. Visiting here and taking a walk through all the sites & buildings, one can get the feeling of Old Jerusalem during Bible times. **Comanche National Museum & Cultural Center** provides communities with programs & exhibits that deepen the understanding and appreciation of Comanche history, culture and fine art.

## 2023 DEMOGRAPHICS

	3-MI	5-MI	10-MI
Population	4,134	5,356	31,101
Households	1,519	1,956	12,328
Labor Population Age 16+	3,211	4,177	24,067
Median Age	36.2	37.1	35.6
Average Household Income	\$93,102	\$97,318	\$104,469



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## FOR MORE INFORMATION:

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License # 202384

