

# Dollar Tree, Inc.

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10 Year Net Lease Opportunity



**R**  
**REQUIRED**  
PROPERTIES

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945 Highway 7 West | Hutchinson, MN

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# DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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This confidential Offering Memorandum, has been prepared by Required Properties for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Required Properties recommends you, as a potential buyer/ investor, should perform your own independent examination and inspection of the property described herein at each Dollar General property included (the “Properties”) and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Required Properties or its brokers.

Required Properties makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Required Properties has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of Required Properties and the Owner of the Property. Required Properties make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Required Properties and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further Required Properties and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Required Properties shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Required Properties. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Required Properties at your earliest convenience.

# CONTACT

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**945 Highway 7 West | Hutchinson, MN**

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## PROPERTY SUMMARY

# Hutchinson, MN

## Investment Highlights

Address	945 Highway 7 West Hutchinson, MN 55350
Price	\$2,027,587
NOI	\$147,000
Cap Rate	7.25%
Year Built	2024
Building Size	10,000 SF
Lot Size	1.84 AC

## Lease Highlights

Lease Type	NN+ with limited landlord responsibilities
Turnover Date	2/2/2025
Original Lease Term	10 Years
Rent Commencement	2/2/2025
Lease Expiration Date	2/28/2035
Taxes & Insurance	Tenant Responsibility
Roof & Structure	10+ year Construction Warranty
Options	Five, 5-Year
Guarantor	Dollar Tree, Inc. (DLTR)

## Tenant Summary



GUARANTOR:  
Dollar Tree, Inc.



GROSS SALES:  
\$30.9B



S&P:  
BBB



STORE COUNT:  
16,000+





# Location Summary



**WAL★MART**  
SUPERCENTER

Applebee's

**ALDI**

**SUBWAY**

**DOLLAR TREE**  
Dollar Tree -  
Hutchinson, MN

**goodwill**

**TARGET**

**QDOBA**  
MEXICAN EATS

**O'Reilly**  
AUTO PARTS

**Calver's**

**MENARDS**



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# Hutchinson, MN

- About
  - Founded in November 1855 by the Hutchinson Family Singers—John, Asa, and Judson Hutchinson—the city was established with progressive ideals. The founders allocated land for parks, education, and equal rights for women, making Hutchinson's park system the second oldest in the nation.
  - Hutchinson boasts a vibrant arts and culture scene, featuring galleries, studios, and museums. The Hutchinson Theatre Company offers multiple performances annually, and the city is adorned with public art installations, including both permanent and temporary pieces.
  - The city's economy is diverse, with significant employment in manufacturing, retail, and medical sectors. Major employers include 3M, Uponor, and Hutchinson Technology, contributing to a stable economic environment
- Property Demos
  - Population: 9,927 (2-mile); 18,475 (5-mile); 23,150 (10-mile)
  - Avg Household Income: \$80,535 (1-mile); \$97,131 (5-mile); \$89,510 (10-mile)
- Property Location

Family Dollar is located on Highway 7 which serves as Hutchinson's main retail and daily goods trade area and home to numerous national retailers. This is also the main thorough fare to Minneapolis.





**REQUIRED**

**P R O P E R T I E S**

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