

# Dollar Tree, Inc.

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10 Year Net Lease Opportunity



**R**  
**REQUIRED**  
PROPERTIES

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930 Marquette Drive | Kewaunee, WI

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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 Tree 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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**930 Marquette Drive | Kewaunee, WI**

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## PROPERTY SUMMARY

# Kewaunee, WI

## Investment Highlights

Address	930 Marquette Drive Kewaunee, WI
Price	\$1,810,344
NOI	\$131,250
Cap Rate	7.25%
Year Built	2024
Building Size	10,000 SF
Lot Size	1.493 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+



930 Marquette Drive | Kewaunee, WI

Price: \$1,810,344



# Location Summary





# Kewaunee, WI

- About
  - Just 28 Miles east of Green Bay, Kewaunee borders Lake Michigan. Known for its great Salmon fishing Kewaunee also has a steady amount of travelers at any given time.
- Property Demos
  - Population: 4,707 (2-mile); 5,691 (5-mile); 9,900(10-mile)
  - Avg Household Income: \$73,563 (2-mile); \$76,762 (5-mile); \$85,070 (10-mile)
- Property Location
  - Family Dollar is located across from Dollar Tree and Piggly Wiggly, It is the newest store between the three.





**REQUIRED**

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

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