

# SINGLE TENANT INVESTMENT PROPERTY FOR SALE: DOLLAR TREE

399 E BROAD STREET | BRIDGETON, NJ



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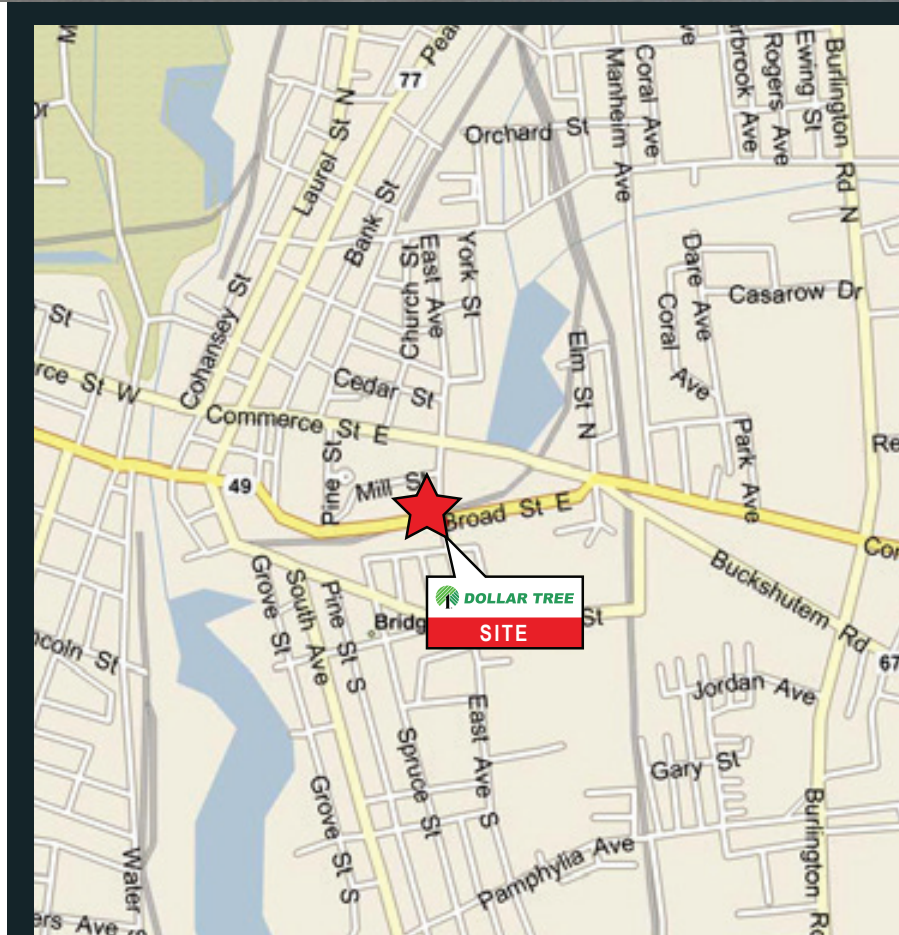
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**Read King**  
Commercial Real Estate





**Bridgeton High School**  
 Student Enrollment: 867  
 Teachers: 107

**COHANZICK ZOO**  
 New Jersey's first zoo, 1,100 acres, more than 200 birds and mammals from around the world.

**TD Bank**  
 America's Most Convenient Bank®  
**Walgreens**

**R&C**  
**TOWN TOWN**  
**FAMILY DOLLAR**  
**KFC**  
**Wendy's**

**RITE AID**  
 PHARMACY

**DUNKIN' DONUTS**

**McDonald's**  
 i'm lovin' it



**DOLLAR TREE**  
 SITE

**RUTGERS**  
 Rutgers Food Innovations Center  
 23,000 SF

**Buckshutem Road School**  
 Student Enrollment: 404

**Cherry Street Elementary School**  
 Student Enrollment: 580

**BRIDGETON**

TRAFFIC COUNTS		DEMOGRAPHICS			
Street	AADT	1 Mile	3 Mile	5 Mile	
E Broad St:	13,312	Population:	15,828	32,354	42,195
E Ave S:	1,913	Med. Household Income:	\$ 40,990	\$ 45,870	\$ 51,776
E Commerce St:	4,848*	Daytime Pop:	7,259	8,331	8,994

2012 estimates, \* 2014  
 www.state.nj.us/transportation/refdata/roadway/traffic\_counts/  
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## INVESTMENT SUMMARY

<b>ADDRESS:</b>	399 E Broad Street, Bridgeton, NJ 08302
<b>SALE PRICE:</b>	\$1,149,371.00
<b>NOI:</b>	\$80,456
<b>CAP RATE:</b>	7.00%
<b>RENT INCREASES:</b>	\$.50 increases per option period
<b>TERM:</b>	10 years
<b>OPTIONS:</b>	3 (5) year options
<b>BUILDING SIZE:</b>	±9,040 SF
<b>LAND SIZE:</b>	±5.91 AC
<b>RENT COMMENCEMENT:</b>	8/1/15
<b>LEASE TYPE:</b>	NN
<b>LANDLORD RESPONSIBILITIES:</b>	Roof/Structure

## TENANT OVERVIEW



**EXTERIOR ELEVATION**

### MARKET OVERVIEW

Bridgeton, NJ, located within Cumberland County, is situated on the Cohansey River, near Delaware Bay in the southern part of the state.

Bridgeton is approximately one hour away from both Philadelphia, Pennsylvania and Wilmington, Delaware.

The City of Bridgeton is home to the Rutgers Food Innovation Center. This 23,000 SF facility is “a unique business incubation and economic development accelerator program, which provides business and technology expertise to small and mid-sized food and agribusiness companies in New Jersey and the Mid-Atlantic and Northeast regions, and utilizes its outreach capacity to reach food and agribusinesses throughout the world. Over 1,200 companies and entrepreneurs have been assisted since the Center began operations.” source: <http://foodinnovation.rutgers.edu/CaseHistory2010.pdf>



<b>COMPANY:</b>	Dollar Tree, Inc.
<b>STOCK SYMBOL:</b>	DLTR
<b>EXCHANGE:</b>	NASDAQ
<b>HEADQUARTERED:</b>	Chesapeake, VA
<b>WEBSITE:</b>	<a href="http://www.dollartree.com">www.dollartree.com</a>
<b>FOUNDED:</b>	Founded in 1986, IPO in 1995
<b>NO. OF STORES:</b>	Over 5,080 in 48 states across the US

- **FORTUNE 500 COMPANY**
- **2013 NET SALES:** \$7.8 billion
- **EMPLOYEES:** approximately 17,600 full-time / 69,800 part-time (as of February 1, 2014)

“Dollar Tree is a Fortune 500 publicly traded company with over 5,080 stores, nearly \$8 billion in Revenue, \$600 million in Net Income and a \$1.3 billion Net Worth Growing Tenant – Dollar Tree opened 400+ with their new stores, relocations and expansions. First quarter 2014 sales set a record \$2 billion increase, up 7.20% over Q1 2013.”

\*Information as of May, 2014, Source Yahoo Finance

## RENT ROLL

Tenant	Unit SF	Rent PSF	Annual Rent	Estimated Taxes/Ins	Absolute NN	Term	Delivery Date	Options	Rent Commencement
Dollar Tree Stores, Inc	9,040	\$8.90	\$80,456.00	Taxes \$2.50 psf Ins \$.30 psf	NN	10 years	6/1/15	3, 5 year renewal options with \$.50 psf bumps each option period	8/1/15

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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TREC No. OP-K

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