



Family Dollar

\$1,055,129 | 8.50% CAP

115 Monroe St, Augusta, WI 54722

- ✓ **Complete NNN Lease With 5 Years Remaining**
- ✓ **Tenant Rehabbed The Building in 2021 and Invested Significant Capital Into Improvements, Such as Adding Refrigeration and Freezer Units.**
- ✓ **Ranked In The Top 90% Of Stores In Wisconsin & Top 80% Nationally, According to Placer A.I data**
- ✓ **Low Price Point, Corporate Guarantee**
- ✓ **Since Dollar Tree's acquisition of Family Dollar in 2015, Dollar Tree has become the second-largest discount retailer in the US**

Family Dollar is **THE one-stop shop** when it comes to delivering value on family essentials in a **convenient neighborhood** location. As one of the **nation's fastest-growing retailers**, it offers a compelling assortment of merchandise for the whole family. Families will find **household cleaners**, food, health, and beauty aids, toys, apparel, home fashions, and more — all for every day **low prices**.

INVESTMENT OVERVIEW

FAMILY DOLLAR AUGUSTA, WI



Subject Property

CONTACT FOR DETAILS

Todd Lewis

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WI Broker of Record: Jon Thoresen

License #: 44167-094

\$1,055,129

8.50% CAP

NOI

\$89,686

Building Area

±8,359 SF

Land Area

±0.78 AC

Year Built

2014

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Complete NNN Lease** With 5 Years Remaining
- ✓ **Tenant Put Significant Money Into The Building in 2021**
- ✓ **Ranked In The Top 90% Of Stores In Wisconsin & Top 80% Nationally** - Low Price Point, Corporate Guarantee
- ✓ **Strong Corporate Backing:** Family Dollar Stores, Inc. is a wholly-owned subsidiary of Dollar Tree, Inc., which holds an S&P investment-grade rating of BBB (Long-Term) and A-2 (Short-Term).
- ✓ **Prime Location:** Situated at the high-traffic intersection of Monroe & Iron Brigade Memorial Hwy (5,000+ VPD), offering excellent visibility and accessibility. Directly across from Augusta High School, enhancing foot traffic and community engagement.
- ✓ **Growth and Stability:** Since Dollar Tree's acquisition of Family Dollar in 2015, Dollar Tree has become the second-largest discount retailer in the US, consistently increasing quarterly revenues by 24% over pre-COVID levels.
- ✓ **Essential Retailer** - Family Dollar is an essential retailer, offering everyday items, groceries, and household products at affordable prices. Family Dollar has demonstrated resilience, even during economic downturns, making it a reliable investment choice.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

FAMILY DOLLAR AUGUSTA, WI

Family Dollar

Lessee: Family Dollar**REVENUE**
US\$ 10.489 B**STOCK TICKER**
NYSE: FDO**LOCATIONS**
8,200**FAMILY DOLLAR**familydollar.com

When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is THE one-stop shop! As one of the nation's fastest-growing retailers, they offer a compelling assortment of merchandise for the whole family.

Families will find household cleaners, food, health and beauty aids, toys, apparel, **home fashions**, and more—all for everyday low prices. Many of their items are **\$1** or less, and most items in the store are priced below **\$10**. They make shopping fun while keeping their **shoppers' budgets** top of mind. As shoppers enter their neighborhood Family Dollar, they will discover great values on the name brands they trust in a clean, **well-organized store** staffed with friendly associates. Their relatively small footprint allows them to **open new stores** in rural areas, small towns, and large urban neighborhoods, meeting their shoppers right where they are.

In addition to offering **quality merchandise** at low prices, Family Dollar is committed to serving our communities by supporting the **non-profit organizations** that work to **improve our shoppers'** and associates' quality of life. Their company, along with Dollar Tree, has two established funds: Dollar Tree Associate Disaster Relief Fund and FamilyHope, who aid and **support associates** in times of need and natural disaster.

Subject Property



IN THE NEWS

FAMILY DOLLAR AUGUSTA, WI

Family Dollar Prepares to Launch New Mobile App Experience

SEPTEMBER 15, 2023 (BUSINESSWIRE)

Shoppers will soon be able to do more with the new Family Dollar mobile app that hits app store shelves in October. Family Dollar customers will enjoy a completely new mobile shopping and saving experience.

Featuring a fresh interface and seamless navigation, the app will help shoppers **effortlessly manage** coupons using the redesigned wallet feature, explore engaging weekly ads, and **easily locate products** with intelligent searches.

“The launch of our new Family Dollar app is one more step in the digital transformation currently underway at Dollar Tree and Family Dollar,” said Bobby Aflatooni, Chief Information Officer, Dollar Tree, Inc. “We are investing across the enterprise to make shopping with us even easier and more enjoyable. The redesigned Family Dollar app reflects the customer-centric approach we’ve applied to our digital roadmap to improve the shopping experience for our loyal shoppers and new customers alike.”

Future phases of the digital transformation include Family Dollar app features in **early 2024** like in-app e-commerce, personalization capabilities, and an evolved rewards experience – as well as a Dollar Tree **mobile experience customers** are seeking.

“At Family Dollar, we wake up every day focused on how we can help our shoppers do more and save more, and this app is one more way we’ll be able to deliver on that promise,” said Emily Turner, Chief Marketing Officer, Dollar Tree, Inc. “We believe this **new user experience** will not only appeal to our customers, but to brands who want to promote their products to our **millions of customers** through Chesapeake Media Group, our retail media network.”

EXPLORE ARTICLE

Family Dollar Returning to West Memphis with Transformed Distribution Center

OCTOBER 11, 2023 (BUSINESSWIRE)

Dollar Tree, Inc. (NASDAQ: DLTR) today announced plans for Family Dollar operations to return to West Memphis, Arkansas, with a fully reimagined and refreshed distribution center. The opening of the Family Dollar distribution center will create more than 300 new jobs for Arkansas workers initially, with plans to add more in the coming years.

The West Memphis distribution center will have the capacity to serve up to **1,000 Family Dollar stores** in the region. Combined, there are currently more than **200** Family Dollar and Dollar Tree stores in the state, employing more than **2,300** associates. **Through 2026**, the Company plans to open dozens more Family Dollar and Dollar Tree stores in Arkansas.

“This is more than a reopening, it’s a transformation. Our West Memphis facility will have a full interior demolition and wall-to-wall, floor-to-ceiling rebuild,” said Mike Kindy, Executive Vice President and Chief Supply Chain Officer, Dollar Tree, Inc. “This integral distribution center will drive industry-leading product safety standards, offer an excellent employment experience, strengthen our bonds with the community and better support our Family Dollar stores who depend on us throughout the region.”

The new facility, scheduled to be fully operational by fall 2024, reflects more than **\$100M in current** and future investments. The facility is being rebuilt with a strong emphasis on safety, sanitation and compliance and will serve as a model of excellence for all facilities in the Dollar Tree and Family Dollar network. All Family Dollar and Dollar Tree distribution centers are Good Distribution Practices certified by an independent **third-party auditor**, with all **distribution centers** planning to maintain the distinguished certification.

EXPLORE ARTICLE

LEASE OVERVIEW

FAMILY DOLLAR AUGUSTA, WI

Initial Lease Term	5 Years Remaining
Rent Commencement	March 2014
Lease Expiration	June 2029
Lease Type	Complete NNN
Rent Increases	10% In Options
Net Operating Income	\$89,686.00

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



CITIZEN SOLDIER HIGHWAY
±1,777 VPD



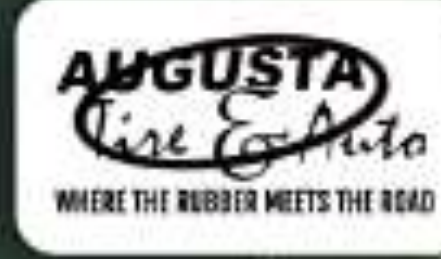
IRON-BRIGADE-HEM HIGHWAY
±2,445 VPD

FAMILY DOLLAR
SUBJECT PROPERTY
115 MONROE ST.

12



AUGUSTA
HIGH SCHOOL
(178 STUDENTS)



MONROE STREET



AUGUSTA COUNTRY
APARTMENTS
(58 UNITS)

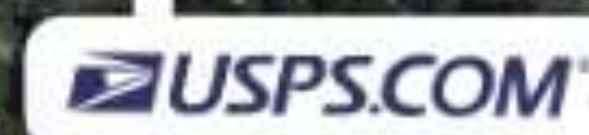


LIONS PARK

27



SCOTT RUGOTZKE
MEMORIAL DISK
GOLF COURSE



JAN
KRUEGER
MEMORIAL
FIELD



BEAVER BOWL

SITE OVERVIEW

FAMILY DOLLAR AUGUSTA, WI



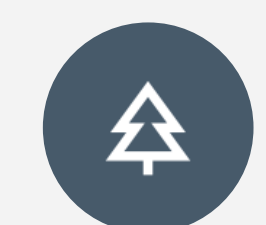
Year Built

2014



Building Area

±8,359 SF

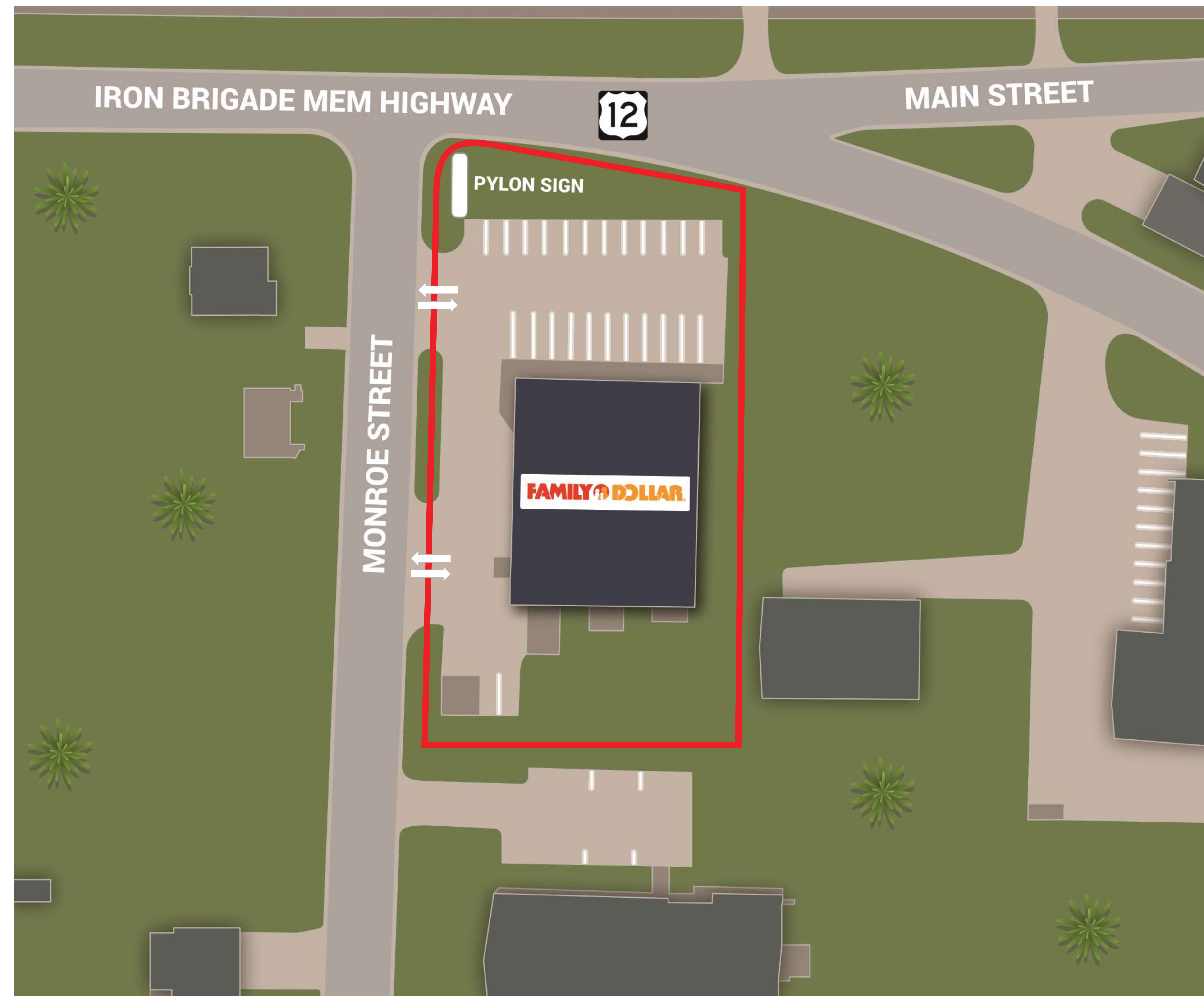


Land Area

±0.78 AC

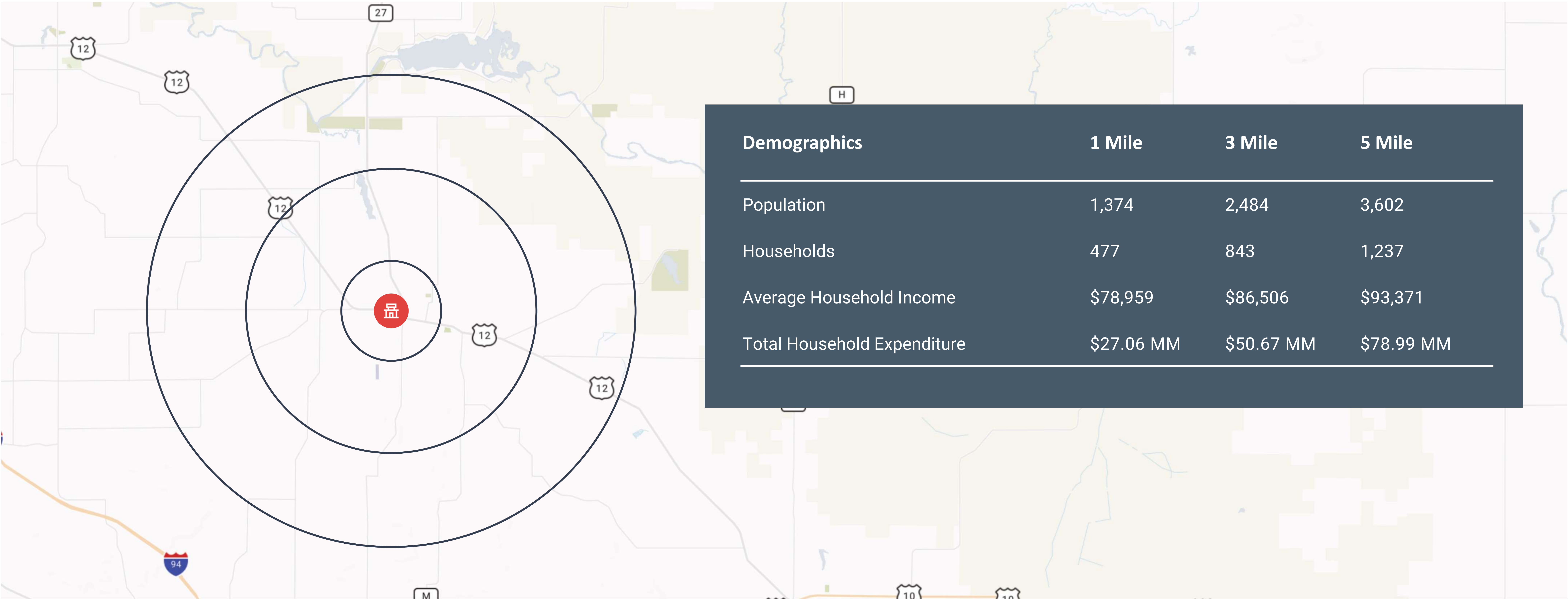
NEIGHBORING RETAILERS

- Subway
- United States Postal Services
- Lance's Fresh Market
- Unity Bank
- Bush's
- ROD-N-BOBB'S Inc.
- Comfort
- Lampert Lumber
- Apex Insurance Group
- Walters Building



LOCATION OVERVIEW

FAMILY DOLLAR AUGUSTA, WI



CITY OF EAU CLAIRE ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Menard's Inc. (11,550)
2.

Mayo Clinic Health System (5,500)
3.

Eau Claire Area School District (1,400)
4.

University of Wisconsin - Eau Claire (1,280)
5.

Marshfield Clinic - Eau Claire (1,076)
6.

Sacred Heart Hospital (1,000+)
7.

United Health Group (1,600)
8.

Nestle Foods (500-999)
9.

City of Eau Claire (650)
10.

Eau Claire County (645)

LOCATION OVERVIEW

FAMILY DOLLAR AUGUSTA, WI

Augusta

Wisconsin



\$50,243

Median Household Income

From Milwaukee

100 MILES

Eau Claire County

FRENCH FOR
"CLEAR WATER"

AUGUSTA, WI

Come for a day, or stay for a lifetime—this historic small community nestled in the rolling valley of west central Wisconsin offers numerous opportunities for business and recreation.

Augusta’s strong workforce and rich history makes it a wonderful place to raise a family, work, or start a business.

The area is known for family dairy farms, small apple orchards, grains, small creamery cheese production, recreational trails and year-round outdoor recreation. Life in Augusta is characterized by low crime rates, fresh air, mom-and-pop shops (including a grocery store, bakery, and seasonal drive-in restaurant), and a vital Amish community.

As part of a growing business community, Augusta is also home to one of Bush Brother’s Bean production facilities. The secret recipe of Bush Brother’s Beans was developed at the Augusta plant—making it an important part of the company’s history.

Residents of Augusta enjoy all the natural beauty of rolling hills, lakes, rivers and streams, marshes, pine and deciduous forests, and charming open spaces. Take a trip to the Dells Mill and Dells Mill Museum to enjoy one of the most photographed spots in Wisconsin, or visit the Wood Shed to purchase Amish furniture in their downtown storefront. The close-knit community partakes in several events on an annual basis such as Bean & Bacon Days, Falling Leaves Art Tour, and is host to the Annual Wisconsin Demolition Derby. Augusta’s strong workforce and rich history makes it a wonderful place to raise a family, work, or start a business.

EAU CLAIRE, WI

Located at the junction of the Chippewa and Eau Claire Rivers, the city of Eau Claire (French for "clear water") has activities for city goers and nature lovers alike. There are an abundance of shops, museums, restaurants and coffee nooks as well as plenty of nature parks. Whether you are just looking to take a nice walk by the river or do some fishing our mountain biking there is a park for you in Eau Claire. Several interesting local museums explore the varied Indian heritage and extensive bike trails along the Eau Claire and Chippewa Rivers offer breathtaking views to both walkers and cyclists in summer and snowmobilers in winter. If you are looking for a show, make sure to check out the Ski Sprites waterski show that happens weekly during the summer! Eau Claire is an ideal home base for day trips to surrounding communities!

IN THE NEWS

FAMILY DOLLAR AUGUSTA, WI

New Job Growth Estimates: A Positive Outlook for Wisconsin's Workforce and Economy

APRIL 5, 2024 (WISCONSIN)

The projections indicate that the state has made a remarkable recovery from COVID-19, with employment fully restored as of the second quarter of 2023.

Based on projections by DWD's state labor economists, Wisconsin will create **82,867** new jobs and grow by **2.47%** across all industries between **2023 and 2025**, with computer and mathematical occupations **growing fastest**. Additionally, projections anticipate growth in employment across industry sectors. The leisure and hospitality industry experienced a **sharp employment** decline when COVID-19 hit. However, the sector leads **employment growth** in the **2023-2025** projections, growing by **5.25% or 15,342 jobs**.

"The economic projections for Wisconsin continue to show broad growth and low unemployment," said DWD Secretary Amy Pechacek. "Employment is now higher than it was before COVID-19, and the projections indicate that this growth will continue across all industries. In the Year of the Worker, we're advancing workforce programs and initiatives to connect job seekers and employers to maximize the benefits of a growing economy."

"Leisure and hospitality activities are an **important sector** of Wisconsin's economy. Industry employers and workers faced **substantial challenges** during COVID-19," said Dennis Winters, DWD's chief economist. "These new projections highlight the expected return of this sector and **signal optimism for its future**."

Health employment also played a **critical role** in Wisconsin's economic recovery, and projections anticipate that the education and health services sector will soon surpass pre-pandemic employment levels. In addition, the Healthcare Support **occupational group** was among the **top three groups** to exceed pre-pandemic levels **in 2023**.

EXPLORE ARTICLE



Microsoft announces \$3.3 billion investment in Wisconsin to spur artificial intelligence innovation and economic growth

MAY 08, 2024 (MICROSOFT)

Microsoft today announced a broad investment package designed to strengthen the role of Southeast Wisconsin as a hub for AI-powered economic activity, innovation, and job creation.

These investments include **\$3.3B** in cloud computing and AI infrastructure, the creation of the country's first manufacturing-focused AI co-innovation lab, and an AI skilling initiative to equip more than **100,000** of the state's residents with essential AI skills. President Joe Biden will **join Microsoft President** Brad Smith at Gateway Technical College to announce the new investment.

"Wisconsin has a rich and storied legacy of innovation and ingenuity in manufacturing," said Brad Smith, Vice Chair and President of Microsoft. "We will use the power of AI to help advance the next generation of manufacturing companies, skills and jobs in Wisconsin and across the country. This is what a big company can do to build a strong foundation for every medium, small and start-up company and non-profit everywhere."

These investments will be rolled out in a four-part strategy designed to create long-term benefits for the state's economy and job market.

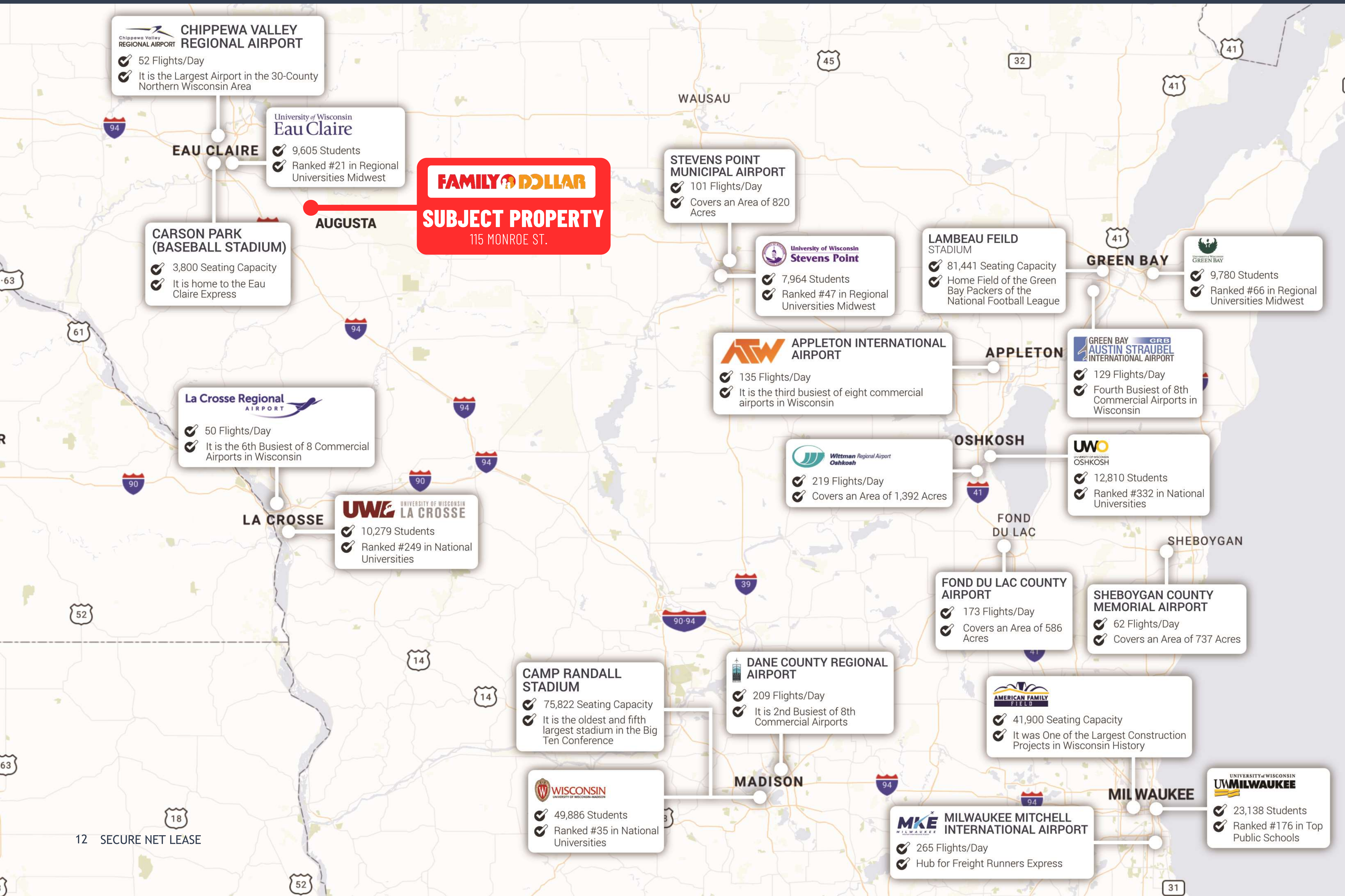
First, Microsoft will invest **\$3.3B** between now and the **end of 2026** to expand its national cloud and AI infrastructure capacity through the development of a state-of-the-art datacenter campus in Mount Pleasant, Wisconsin. The project is expected to bring an influx of **2,300 union construction jobs** to the area by **2025**, as well as providing long-term employment opportunities over the next several years. This new infrastructure will help enable companies in Wisconsin and across the country to develop, deploy and use the **world's most advanced cloud services** and AI applications to grow, modernize and improve their products and enterprises.

EXPLORE ARTICLE



METRO AREA

FAMILY DOLLAR AUGUSTA, WI



CALL FOR ADDITIONAL INFORMATION

Dallas

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CALL FOR ADDITIONAL INFORMATION

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