



# DOLLAR TREE Akron, Ohio

OFFERING MEMORANDUM



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Goodman Real Estate Services Group is the Northern Ohio partner of ChainLinks Retail Advisors, the nation's leading retail-focused real estate services and commercial property brokerage organization.

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# INVESTMENT SUMMARY



**PRICE: \$1,392,909**

**CLICK FOR  
GOOGLE MAP** 

## PROPERTY DOLLAR TREE

|                                |   |
|--------------------------------|---|
| <b>ADDRESS</b>                 | 1038 East Tallmadge Avenue<br>Akron, OH 44310<br><b>Store #5760</b>   |
| <b>LEASE TYPE</b>              | NN<br><i>Landlord retains structural walls, foundations, slab, roof replacement, parking lot replacement, and all capital repairs</i> |
| <b>BUILDING SIZE</b>           | 10,010 SF   |
| <b>LAND SIZE</b>               | 0.98 AC   |
| <b>INVESTMENT GRADE TENANT</b> | Dollar Tree Stores, Inc.<br>S&P Credit Rating BBB   |
| <b>TENANT SINCE</b>            | 2015 (10+ years of operating history at this location)  |
| <b>REMAINING TERM</b>          | Through May 2030 + (2) 5-Year Options   |
| <b>NOI</b>                     | \$114,915.00  |
| <b>CAP RATE</b>                | 8.25%   |



# PROPERTY DESCRIPTION



## TOP GENERATORS

### GOODYEAR TIRE & RUBBER CO.

Global tire manufacturer headquartered in Akron, employing approximately 68,000 people worldwide with its world HQ and Innovation Center driving local economic activity.

### SUMMA HEALTH AKRON CAMPUS

A 750-bed Level I trauma teaching hospital and the system's flagship, anchoring a workforce of over 8,500 employees system-wide.

### AKRON CHILDREN'S HOSPITAL

A 289-bed pediatric Level I trauma hospital with more than 7,000 employees, serving over half a million patients annually.

### UNIVERSITY OF AKRON

Major public research university with over 15,000 students driving consistent daily traffic to the corridor.

### OHIO MEANS JOBS SUMMIT COUNTY

County workforce and career center located immediately adjacent at 1040 E Tallmadge Ave, generating consistent daily foot traffic.

### HOWE AVENUE RETAIL CORRIDOR

Established Howe Avenue retail node featuring Home Depot, Giant Eagle, Marc's, and other national tenants.

### NORTH HILL NEIGHBORHOOD

Dense urban residential community providing a strong, walkable customer base immediately surrounding the site.

### SR-8 TALLMADGE AVENUE INTERCHANGE

Access to the SR-8 Tallmadge Avenue interchange, the primary north-south freeway linking Akron to Cuyahoga Falls, Stow, and the Cleveland corridor.

## PROPERTY DESCRIPTION

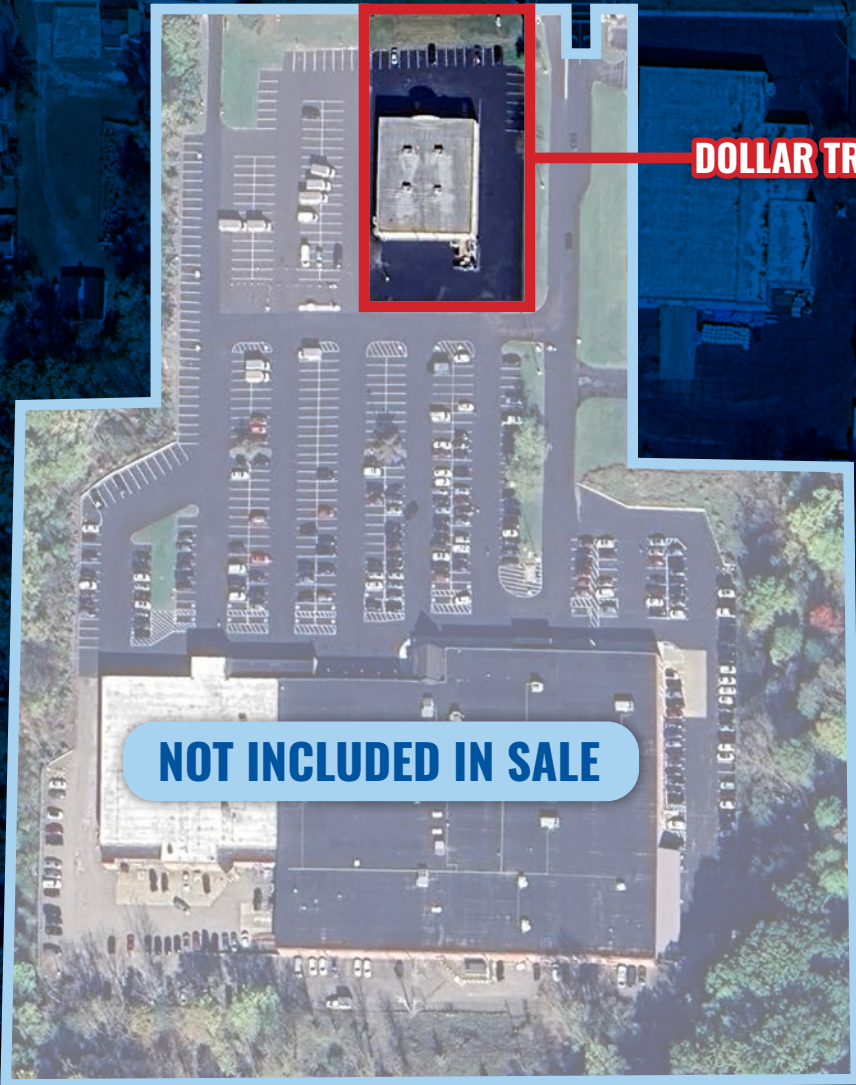
For sale is the 100% fee-simple interest in the free-standing Dollar Tree located at 1038 E Tallmadge Ave, Akron, OH 44310. This well-positioned site sits along the East Tallmadge Avenue retail corridor in Akron's North Hill neighborhood, offering excellent visibility and access to the SR-8 Tallmadge Avenue interchange. The property benefits from immediate proximity to the OhioMeansJobs Summit County Center next door and the established Howe Avenue retail node featuring Home Depot, Giant Eagle, and Marc's. The surrounding trade area is a dense urban infill market anchored by major regional employers including Goodyear Tire & Rubber's global headquarters, Summa Health's Akron Campus, Akron Children's Hospital, and the University of Akron. Backed by Dollar Tree's investment-grade credit profile and an essential-goods business model proven to perform in dense, value-oriented markets, this property offers a stable, recession-resilient income stream in a core Northeast Ohio MSA.





# PARCEL MAP

**PARCEL #**  
67-63655





## VALUATION SUMMARY | 2026 PROFORMA (BASED ON 2025 ACTUAL EXPENSES)

### INCOME

Occupancy: 100%

#### BASE RENTAL INCOME

| Tenant       | Size (SF)     | Annual Rent         |
|--------------|---------------|---------------------|
| Dollar Tree  | 10,010        | \$115,115.00        |
| <b>Total</b> | <b>10,010</b> | <b>\$115,115.00</b> |

#### REIMBURSED EXPENSES

|                               |                    |
|-------------------------------|--------------------|
| Property Taxes                | \$44,676.75        |
| Property Insurance            | \$5,946.00         |
| Trash*                        | \$0                |
| Utilities*                    | \$0                |
| Repairs and Maintenance*      | \$0                |
| Snow Removal and Landscaping* | \$0                |
| <b>Total</b>                  | <b>\$50,622.75</b> |

**EFFECTIVE GROSS INCOME \$165,737.75**

### OPERATING EXPENSES

|                                       |                    |
|---------------------------------------|--------------------|
| Property Taxes                        | \$44,676.75        |
| Property Insurance                    | \$5,946.00         |
| Landlord General Liability + Umbrella | \$200.00           |
| Trash*                                | \$0                |
| Utilities*                            | \$0                |
| Repairs and Maintenance*              | \$0                |
| Snow Removal and Landscaping*         | \$0                |
| <b>Total</b>                          | <b>\$50,822.75</b> |

**OPERATING EXPENSES \$50,822.75**

**NET OPERATING INCOME (NOI) \$114,915.00**

*\*Tenant is directly responsible for these expenses*



# RENT ROLL

## TENANT NAME



Dollar Tree Stores, Inc.

## SQ FEET

10,010

## LEASE TYPE

**NN**

Landlord retains structural walls, foundations, slab, roof replacement, parking lot replacement, and all capital repairs

## RENT SCHEDULE

| PERIOD  | ANNUAL RENT         | MONTHLY RENT      | RENT / SF      |
|---|---------------------|-------------------|----------------|
| <b>Original Term – Years 1-5</b><br>(5/31/2015-5/31/2020) | \$105,105.00        | \$8,758.75        | \$10.50        |
| <b>Original Term – Years 6-10</b><br>(6/1/2020-5/31/2025) | \$110,110.00        | \$9,175.83        | \$11.00        |
| <b>CURRENT TERM</b>                                       |                     |                   |                |
| <b>1st Renewal – Years 11-15</b><br>(6/1/2025-5/31/2030)  | <b>\$115,115.00</b> | <b>\$9,592.92</b> | <b>\$11.50</b> |
| <b>2nd Renewal – Years 16-20</b><br>(6/1/2030-5/31/2035)  | \$120,120.00        | \$10,010.00       | \$12.00        |
| <b>3rd Renewal – Years 21-25</b><br>(6/1/2035-5/31/2040)  | \$125,125.00        | \$10,427.08       | \$12.50        |

## LEASE TERM & STATUS

| COMMENCEMENT DATE                         | CURRENT PERIOD  | CURRENT TERM EXPIRES                          | OPTIONS REMAINING |
|---|---|---|-------------------|
| <b>May 31, 2015</b><br>Lease Commencement | <b>1st Renewal of 3</b><br>Years 11-15 (6/1/2025-5/31/2030) | <b>May 31, 2030</b><br>1st Renewal Expiration | <b>2 x 5-Year</b> |



# TENANT INFORMATION



## **DOLLAR TREE®**

Founded in 1986 and headquartered in Chesapeake, Virginia, Dollar Tree, Inc. (NASDAQ:DLTR) is one of North America's largest value retailers, operating more than 9,200 stores across 48 contiguous U.S. states and seven Canadian provinces. Supported by 18 distribution centers and over 150,000 associates, Dollar Tree offers a curated assortment of consumables, variety merchandise, and seasonal goods at compelling price points through its expanding multi-price format. Following the July 2025 divestiture of Family Dollar, the company is a focused, single-banner operator delivering its 20th consecutive year of positive same-store sales, \$19.4 billion in FY25 revenue, and \$1.1 billion in annual free cash flow - backed by an investment-grade balance sheet (S&P: BBB/Moody's: Baa2) with \$717.8 million in cash.

[DOLLARTREE.COM](https://www.dollartree.com)



**THE PLAZA AT CHAPEL HILL**

7,894 VPD (25)

BRITAIN RD



DOLLAR GENERAL

11,589 VPD (25)

Gordon FOOD SERVICE

11,866 VPD (25)

E TALLMADGE AVE

12,905 VPD (25)

13,440 VPD (25)

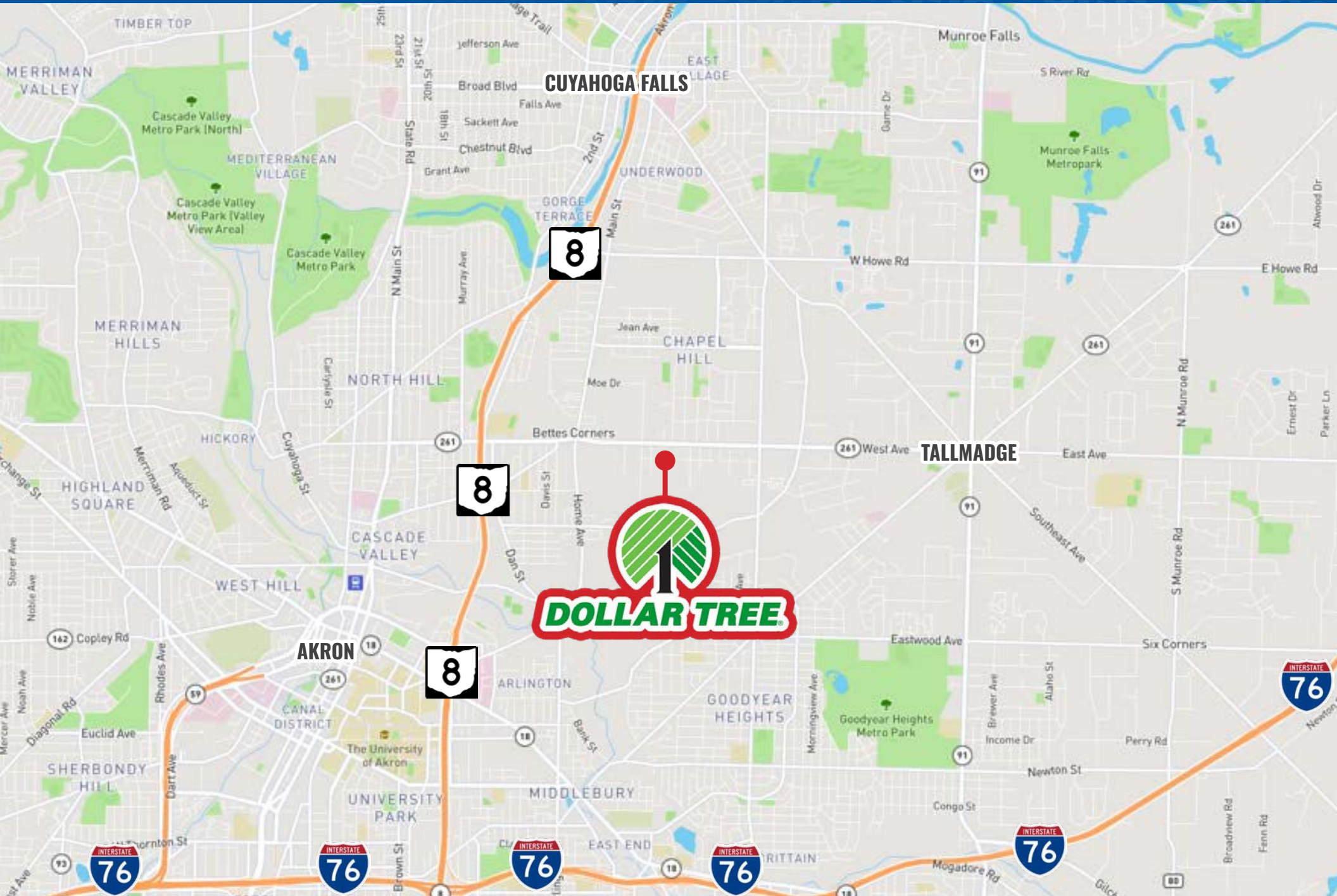
INDUSTRIAL PKWY





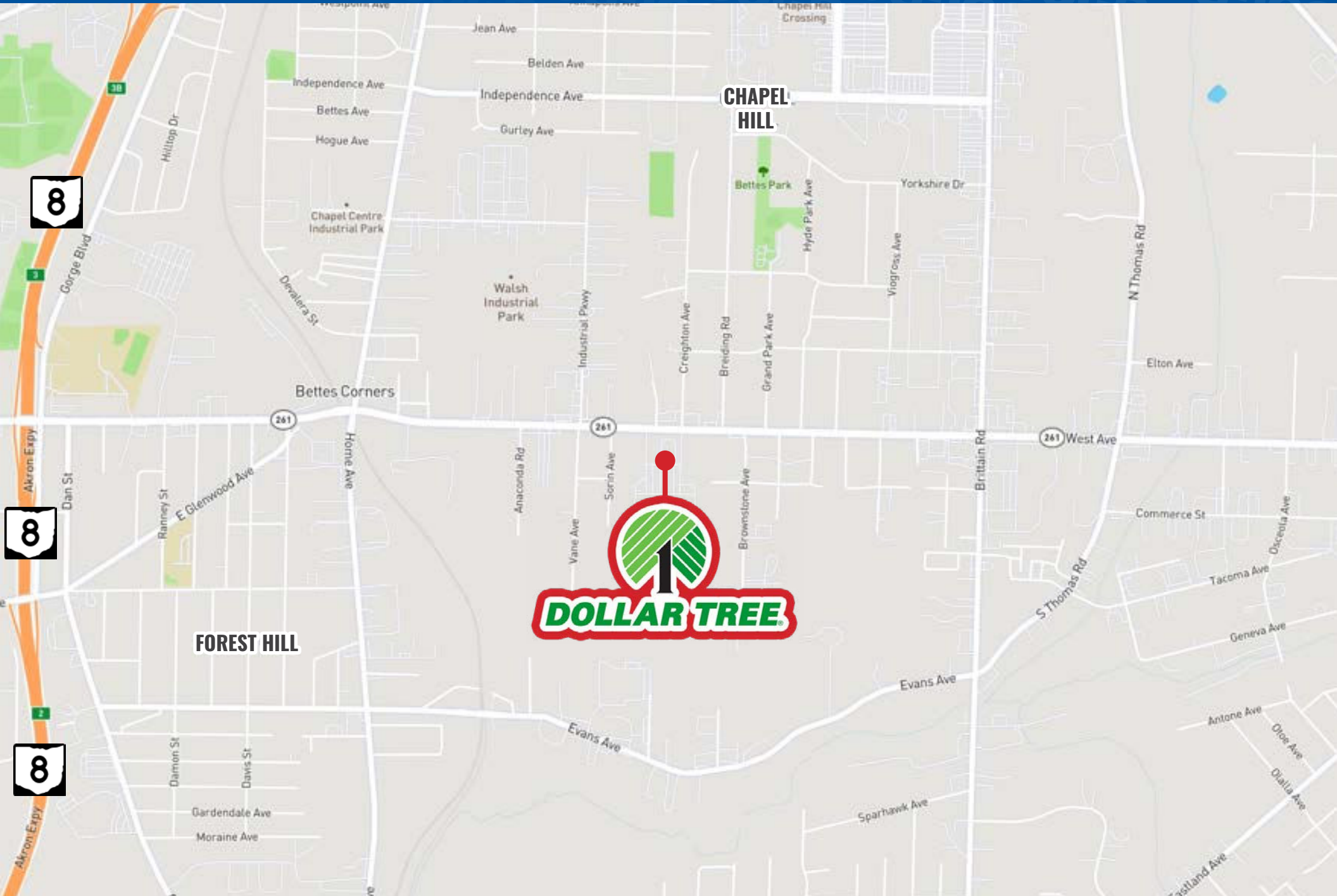


# REGIONAL MAP





# LOCAL MAP





# DEMOGRAPHICS

| POPULATION                               | 1 MILE | 3 MILE | 5 MILE  | 7 MILE  |
|--|--------|--------|---------|---------|
| <b>Current Year Estimated Population</b> | 8,243  | 93,930 | 226,941 | 331,319 |
| <b>5 Year Projected Population</b>       | 8,176  | 93,334 | 224,803 | 328,182 |
| <b>2020 Census Population</b>            | 8,472  | 95,264 | 228,572 | 333,771 |

| HOUSEHOLDS                               | 1 MILE | 3 MILE | 5 MILE | 7 MILE  |
|--|--------|--------|--------|---------|
| <b>Current Year Estimated Households</b> | 3,643  | 39,979 | 99,117 | 145,091 |
| <b>5 Year Projected Households</b>       | 3,616  | 39,788 | 98,269 | 143,810 |
| <b>2020 Census Households</b>            | 3,747  | 40,528 | 99,764 | 146,053 |

| AGE                                     | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|---|--------|--------|--------|--------|
| <b>Est. Population Under 10 Years</b>   | 13.4%  | 11.7%  | 11.8%  | 11.6%  |
| <b>Est. Population 10-19</b>            | 11.0%  | 12.9%  | 12.0%  | 11.6%  |
| <b>Est. Population 20-30</b>            | 11.7%  | 13.7%  | 12.9%  | 12.6%  |
| <b>Est. Population 30-44</b>            | 20.8%  | 21.1%  | 20.6%  | 20.2%  |
| <b>Est. Population 45-59</b>            | 17.7%  | 16.3%  | 16.8%  | 17.1%  |
| <b>Est. Population 60-74</b>            | 17.8%  | 17.1%  | 18.1%  | 18.7%  |
| <b>Est. Population 75 Years or Over</b> | 7.5%   | 7.0%   | 7.9%   | 8.3%   |

| INCOME                                    | 1 MILE   | 3 MILE   | 5 MILE   | 7 MILE   |
|---|----------|----------|----------|----------|
| <b>Est. HH Inc \$200,000 or more</b>      | 0.4%     | 2.8%     | 4.6%     | 5.7%     |
| <b>Est. HH Inc \$150,000 to \$199,999</b> | 1.5%     | 6.0%     | 7.3%     | 7.8%     |
| <b>Est. HH Inc \$100,000 to \$149,999</b> | 10.4%    | 15.8%    | 15.7%    | 16.5%    |
| <b>Est. HH Inc \$75,000 to \$99,999</b>   | 14.5%    | 13.0%    | 13.1%    | 13.5%    |
| <b>Est. HH Inc \$50,000 to 74,999</b>     | 15.1%    | 18.7%    | 18.4%    | 17.7%    |
| <b>Est. HH Inc \$35,000 to \$49,999</b>   | 17.0%    | 13.6%    | 12.3%    | 11.9%    |
| <b>Est. HH Inc \$25,000 to \$34,999</b>   | 11.5%    | 9.5%     | 8.6%     | 8.1%     |
| <b>Est. HH Inc \$15,000 to \$24,999</b>   | 13.1%    | 9.5%     | 8.9%     | 8.3%     |
| <b>Est. HH Inc Under \$15,000</b>         | 16.6%    | 11.2%    | 11.2%    | 10.5%    |
| <b>Est. Average Household Income</b>      | \$53,477 | \$73,650 | \$80,541 | \$85,256 |
| <b>Est. Median Household Income</b>       | \$42,569 | \$56,913 | \$61,461 | \$65,021 |
| <b>Est. Per Capita Income</b>             | \$23,637 | \$31,347 | \$35,176 | \$37,335 |

### 5 MILE RADIUS DEMOGRAPHICS

**226,941**  
Population

**39**  
Median Age

**2.24**  
Avg. HH Size

**AVERAGE HOUSEHOLD INCOME**

|        |                 |
|--------|-----------------|
| 1 Mile | <b>\$53,477</b> |
| 3 Mile | <b>\$73,650</b> |
| 5 Mile | <b>\$80,541</b> |

