



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: \$1,256,114

**CLICK FOR
GOOGLE MAP**



PROPERTY

DOLLAR TREE

ADDRESS

1038 East Tallmadge Avenue
Akron, OH 44310
Store #5760

LEASE TYPE

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

BUILDING SIZE

10,010 SF

LAND SIZE

0.98 AC

INVESTMENT GRADE TENANT

Dollar Tree Stores, Inc.
S&P Credit Rating BBB

TENANT SINCE

2015 (10+ years of operating history at this location)

REMAINING TERM

Through May 2030 + (2) 5-Year Options

NOI

\$109,910.00

CAP RATE

8.75%





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.



PROPERTY PHOTO





PARCEL MAP

PARCEL #
67-63655



DOLLAR TREE

NOT INCLUDED IN SALE



NOI BUDGET

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

INCOME

Occupancy: 100%

BASE RENTAL INCOME

Tenant	Size (SF)	Annual Rent
Dollar Tree	10,010	\$110,110.00
Total	10,010	\$110,110.00

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
Total	\$50,622.75

EFFECTIVE GROSS INCOME \$160,732.75

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
Total	\$50,822.75

OPERATING EXPENSES \$50,822.75

NET OPERATING INCOME (NOI) \$109,910.00

**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
Original Term — Years 1-5 (5/31/2015-5/31/2020)	\$105,105.00	\$8,758.75	\$10.50
Original Term — Years 6-10 (6/1/2020-5/31/2025)	\$110,110.00	\$9,175.83	\$11.00
CURRENT TERM 1st Renewal — Years 11-15 (6/1/2025-5/31/2030)	\$110,110.00	\$9,175.83	\$11.00
2nd Renewal — Years 16-20 (6/1/2030-5/31/2035)	\$120,120.00	\$10,010.00	\$12.00
3rd Renewal — Years 21-25 (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
May 31, 2015 Lease Commencement	1st Renewal of 3 Years 11-15 (6/1/2025-5/31/2030)	May 31, 2030 1st Renewal Expiration	2 x 5-Year



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.

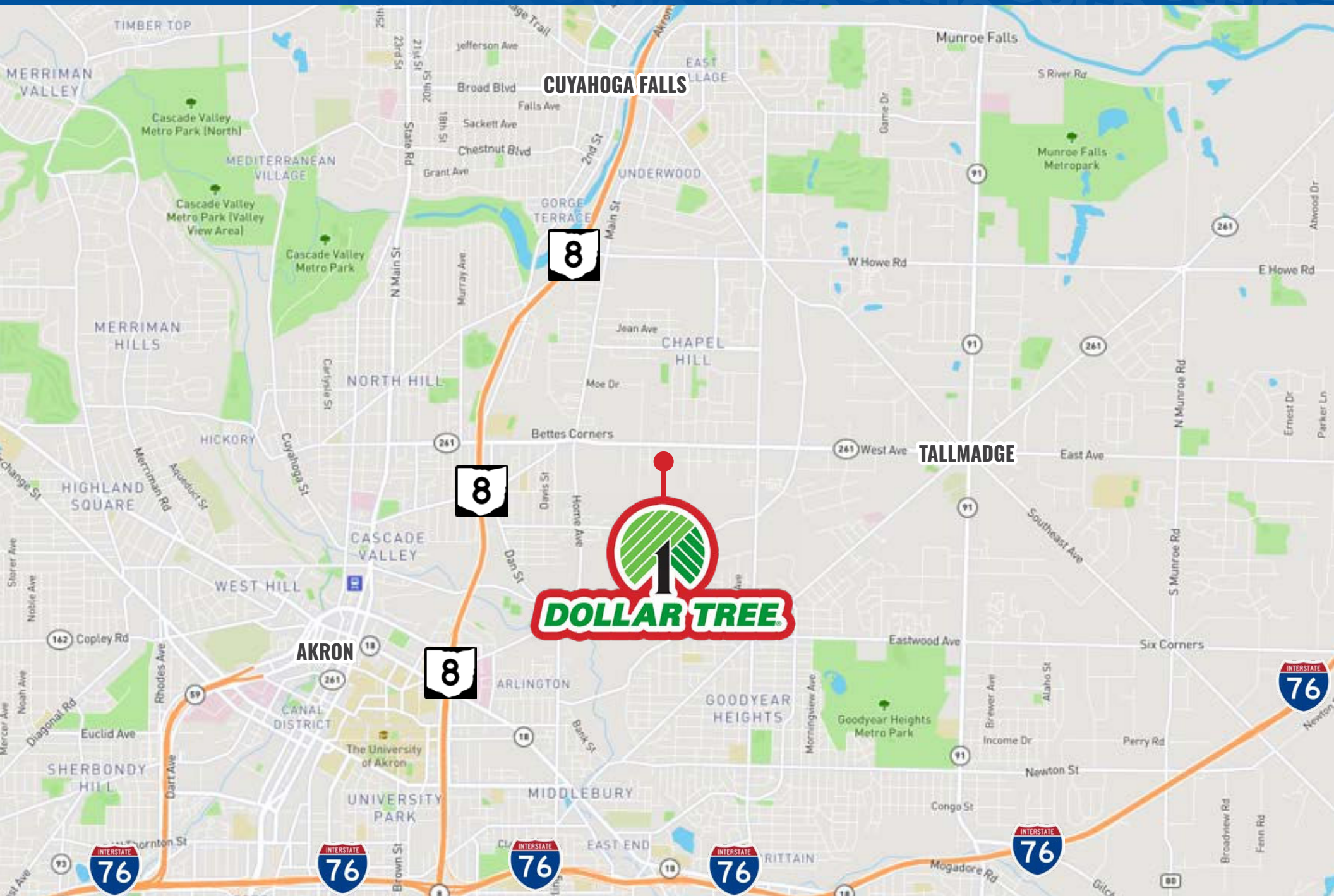
DOLLARTREE.COM





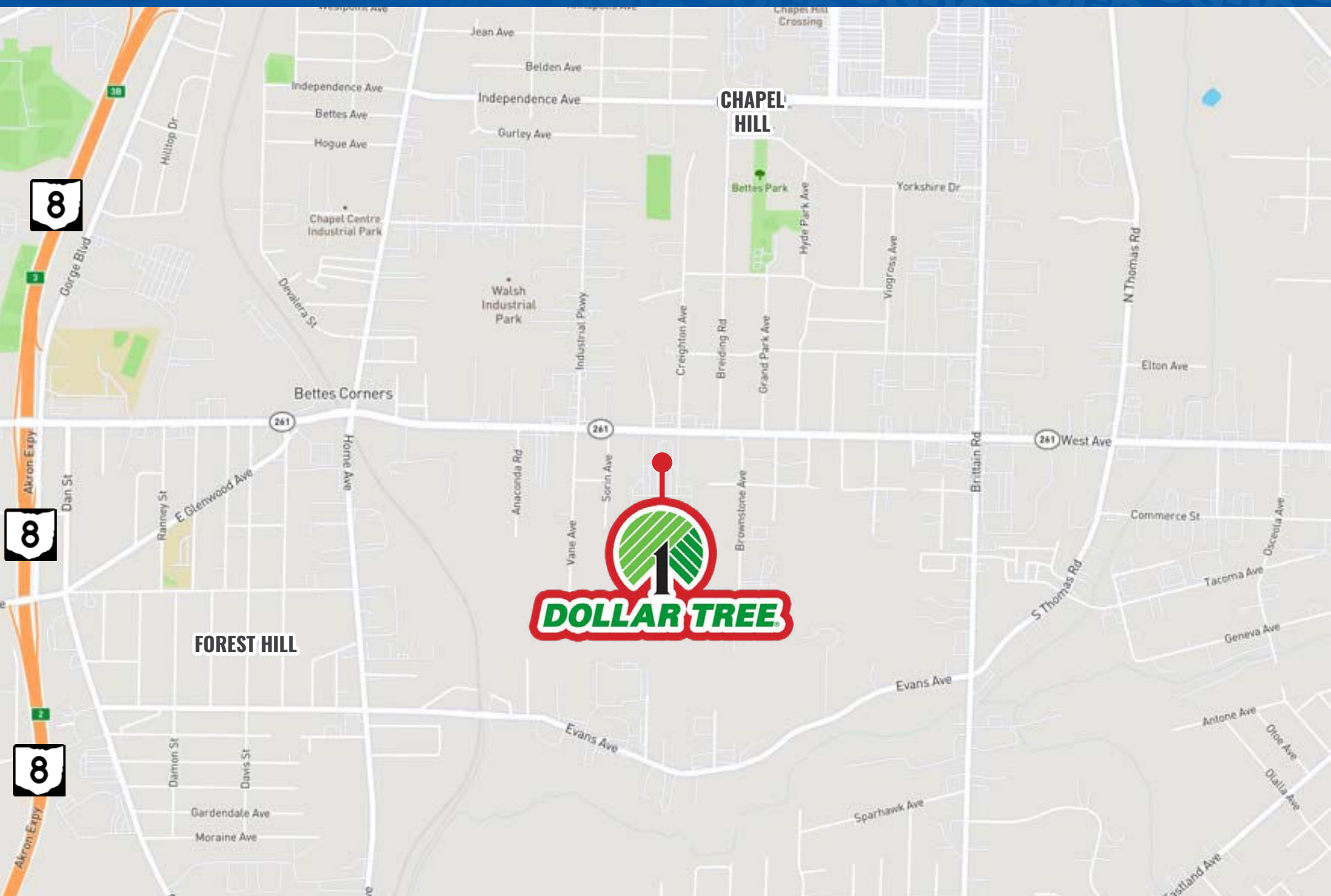


REGIONAL MAP





LOCAL MAP





DEMOGRAPHICS

POPULATION

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

HOUSEHOLDS

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

AGE

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

INCOME

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

3 Mile **\$73,650**

5 Mile **\$80,541**

