



26058 W 6 MILE RD | REDFORD, MI 48240
OFFERING MEMORANDUM



REPRESENTATIVE PHOTO



INTERACTIVE OM

EXCLUSIVELY LISTED BY:

SENIOR VICE PRESIDENT & SENIOR DIRECTOR

DIR: (214) 692-2289

MOB: (315) 730-6228

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REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

EXECUTIVE OVERVIEW

LEASE & LOCATION HIGHLIGHTS

- 2016 retrofit for Dollar Tree
- Premium all-brick construction building with no metal sides
- Brand new roof in 2023 which is accompanied by a 15-year roof warranty
- Corporately guaranteed lease
- Three, 5-Year renewal options all of which include a \$.50/SF rent increase
- 5-Mile population of $\pm 275,746$ residents
- 10-Mile population of $\pm 1,164,787$ residents
- Average household income of $\pm 79,883$ annually
- Traffic counts at the corner of 6 Mile Rd and Breech Daly exceed $\pm 41,000$ vehicles daily

TENANT HIGHLIGHTS

- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second largest discount retailer in the United States with more than 16,000 locations
- Family dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same-store sales / profitability
- Investment Grade Credit Tenant – S&P Rated BBB

FINANCIAL OVERVIEW



8.00%
CAP RATE



\$1,435,117
LIST PRICE



±13,428 SF
GLA



2016
YEAR BUILT



±2.50 YEARS
LEASE TERM REMAINING



±1.95 AC
LOT SIZE



TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility (15-Year Roof Warranty)
Original Lease Term	10 Years
Rent Commencement Date	7/17/2016
Lease Expiration Date	7/31/2026
Term Remaining on Lease	±2.50 Years
Increase	\$0.50 per SF in Options
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 7/30/2028	\$9,567.45	\$114,809.40	8.00%
Option 1	\$10,126.95	\$121,523.40	8.47%
Option 2	\$10,686.45	\$128,237.40	8.94%
Option 3	\$11,245.95	\$134,951.40	9.40%

FINANCING INQUIRIES

For financing options reach out to:

Corey Russell
 corey.russell@matthews.com
 (972) 636-5280



BUSSEY CENTER EARLY EDUCATION
224 STUDENTS

BEAUMONT
EMERGENCY HOSPITAL



SiteOne
LANDSCAPE SUPPLY
Stronger Together

TMI TRAFFIC
MANAGEMENT
INCORPORATED

BEECH ELEMENTARY
476 STUDENTS

nationalstorage
Here when life moves you.

LIVONIA MARKETPLACE

U-HAUL

DETROIT SERVICE LEARNING ACADEMY
329 STUDENTS

CLARENCEVILLE HIGH SCHOOL
740 STUDENTS

petco SUBWAY
Great Clips verizon
Walmart SONIC HOME SERVICES
Supercenter cvs KOHL'S

GREATER GRACE CONFERENCE CENTER

planet fitness

DOLLAR TREE

WOODRIDGE APARTMENTS
176 UNITS

BECK CENTER HEAD START
132 STUDENTS

T-Mobile

BETH EL MEMORIAL PARK

walsh's
service

CLAUDE ALLISON PARK

DISTINCTIVE COLLEGE PREP
243 STUDENTS

COOLIDGE ELEMENTARY SCHOOL
507 STUDENTS



Walgreens

LIGHTHOUSE
COMMUNITY CHURCH

6 MILE RD ± 18,200 VPD

T-Mobile

LIBERTYTAX

A1 Liquor



FOSTERING LEADERSHIP ACADEMY
25 STUDENTS

PARKSIDE APARTMENTS
138 UNITS

meijer

PLAY IT AGAIN
SPORTS



ROYAL CABINET
DESIGN COMPANY



HILBERT MIDDLE SCHOOL
394 STUDENTS

Auto Zone

O'Reilly
AUTO PARTS



RILEY UPPER ELEMENTARY SCHOOL
660 STUDENTS



ST VALENTINES SCHOOL
158 STUDENTS

ELIZA HOWELL PARK

Kroger

BUCKINGHAM PARK



HARDING ELEMENTARY SCHOOL
273 STUDENTS

Great Clips

REGENCY
AT LIVONIA



FAREWAY
MEAT & GROCERY



friday's child
early education center

DOLLAR TREE

ups

DISTINCTIVE COLLEGE PREP
243 STUDENTS

LIGHTHOUSE
COMMUNITY CHURCH

walsh's
SERVICE

REACH REALTY
GROUP

BEACH DAY RD ± 23,300 VPD

SUNRISE
Family Dental Care

6 MILE RD ± 18,200 VPD

LIBERTY TAX

LUXE
BEAUTY BAR

New Vision
HOMECARE, INC.

A1
Liquor

Speedway

vca animal
hospitals



TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



16,000+

LOCATIONS



\$28.3B

2023 REVENUE



1959

FOUNDED

AREA OVERVIEW



REDFORD, MI

Redford, Michigan is a suburban town located in Wayne County, within the Detroit metropolitan area. Known for its strong sense of community, Redford offers a welcoming and friendly atmosphere for residents and visitors alike. The town features a variety of housing options, including single-family homes and some apartment complexes. The town is home to several parks and recreational facilities, providing ample space for outdoor activities and leisure. Redford also hosts community events throughout the year, promoting engagement and entertainment for its residents. With its close proximity to Detroit and its own unique charm, Redford offers a pleasant suburban lifestyle within reach of urban amenities.

Redford, Michigan has a diverse economy that relies on a combination of residential, commercial, and service-based industries. The town benefits from its proximity to larger employment centers in the Detroit metropolitan area. Many Redford residents commute to nearby cities for work opportunities. Redford is home to a variety of retail establishments, small shops, restaurants, and service-oriented companies. Redford also benefits from the commercial activity generated by its proximity to major transportation routes, including Interstate 96 and the Lodge Freeway (M-10).

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2029 Estimate	14,352	95,910	271,415
2024 Population	14,676	97,845	275,746
2020 Population	15,170	100,946	283,309
HOUSEHOLD	1 MILE	3 MILE	5 MILE
2029 Household Projection	5,772	40,326	112,218
2024 Households	5,878	40,931	113,420
2020 Households	6,042	41,954	115,824
INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$75,909	\$74,557	\$79,883



ECONOMY

While Detroit is the world’s epicenter of mobility and advanced transportation solutions, today’s Detroit is so much more than just Motor City. With a diverse offering of competitive advantages, Detroit is a smart choice for businesses looking to expand, relocate, and invest. The city is home to major companies in the financial, technology, education, and healthcare sectors.

Detroit offers a suite of incentive programs designed to help businesses thrive with a talented workforce, innovative educational institutions, successful private/public partnerships attracting international attention, and affordable, unique real estate.

Within Detroit beats the heart of a major metropolitan city featuring a thriving downtown district and vibrant neighborhood communities. Detroit has world-class hospital systems and rich history of art, theater, music, and culture.

EMPLOYERS	EMPLOYEES
Rocket Companies	±18,500
Henry Ford Health System	±3,000
City of Detroit	±9,000
Detroit Medical Center	±12,000
Detroit Public Schools Community District	±5,991
Stellantis NV	±272,367
U.S. Government	±6,352



DETROIT LION, DETROIT TIGERS,
DETROIT PISTONS, DETROIT
RED WINGS



WAYNE STATE UNIVERSITY,
UNIVERSITY OF DETROIT MERCY



TOURISM

Tourism in Detroit, Michigan is a significant factor in the region's culture and economy, comprising nine percent of the area's two million jobs. About 15.9 million people visit Metro Detroit annually, spending an estimated \$4.8 billion. Detroit is one of the largest American cities and metropolitan regions to offer casino resort hotels. Leading multiday events throughout Metro Detroit attract super-sized crowds of hundreds of thousands to over three million people. More than fifteen million people cross the highly traveled nexus of the Ambassador Bridge and the Detroit-Windsor Tunnel annually. Detroit is at the center of an emerging Great Lakes Megalopolis. An estimated 46 million people live within a 300-mile radius of Metro Detroit.

Detroit's unique culture, distinctive architecture, and revitalization and urban renewal efforts in the 21st century have given Detroit increased prominence as a tourist destination in recent years.

ATTRACTIONS

FORD FIELD

Located in downtown Detroit, Ford Field is the home of the NFL Detroit Lions. The football stadium has a seating capacity of approximately 65,000 people but is expandable with up to 70,000 seats for football fans and up to 80,000 seats for basketball fans.

- Average attendance: 51,522 (Statista, 2021)

COMERICA PARK

Located in downtown Detroit, Comerica Park is the home of the MLB Detroit Tigers. The ballpark has a seating capacity of over 41,000 people.

- Average attendance: 19,694 (Baseball America, 2022)

LITTLE CAESARS ARENA

Located in Midtown Detroit, Little Caesars Arena is a mixed-use arena. It is the home of the NBA Detroit Pistons and the NHL Detroit Red Wings. The arena has a seating capacity of around 20,000 people for sporting events and around 22,000 people for concerts.

- Average attendance of Detroit Pistons: 17,961 (ESPN, 2022)
- Average attendance of Detroit Red Wings : 16,984 (Statista, 2022)



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **26058 W 6 Mile Rd, Redford, MI 48240** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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