



LEASEHOLD OFFERING

DOLLAR TREE

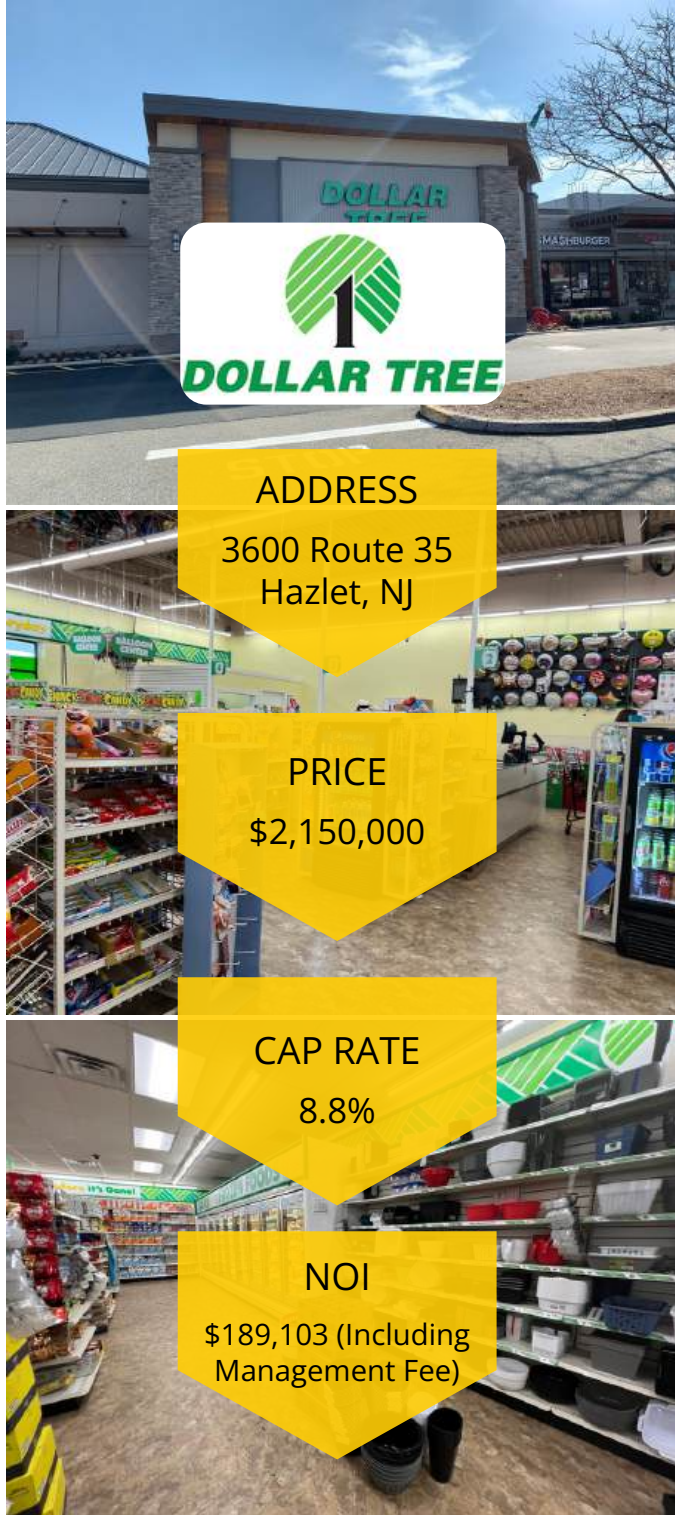
HAZLET, NEW JERSEY



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ADDRESS

3600 Route 35
Hazlet, NJ

PRICE

\$2,150,000

CAP RATE

8.8%

NOI

\$189,103 (Including
Management Fee)

FINANCIAL OVERVIEW

PRICE \$2,150,000

CAP RATE 8.8%

GROSS LEASABLE AREA 0.38 Acres

YEAR BUILT 1997

LOT SIZE 12,000 SF

Lease Summary

LEASE TYPE NN

ROOF & STRUCTURE Landlord Responsible

LEASE EXPIRATION 1/31/2031

RENT COMMENCEMENT 1/15/2001

GROUND LEASE EXPIRATION 1/31/2096

INCREASES Please See Below

OPTIONS 3x5 years remaining

OPTION TO TERMINATE None

Management Fee \$9,103 pay by tenant annually

TERM	ANNUAL RENT	MONTHLY RENT
Current - 1/31/2031	\$180,000	\$15,000
Option 3	\$186,000	\$15,500
Option 4	\$192,000	\$16,000
Option 5	\$198,000	\$16,500



TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: DOLLAR TREE, INC.



HEADQUARTERS:
CHESAPEAKE, VIRGINIA



16,000 +
LOCATIONS



FOUNDED IN
1986

LEASE SUMMARY

LANDLORD RESPONSIBILITIES

This is a double net, leasehold arrangement with the landlord responsible for the roof and structure.

The leasehold structure offers significant tax advantages, allowing for 100% depreciation of the improvements, creating excellent after-tax returns.

The landlord collects an additional management fee from Dollar Tree (\$9,103 in 2026), which is not included in the NOI. Inquire with broker for details.

TENANT RESPONSIBILITIES

The tenant has 6 years remaining on the current lease term, with three additional 5-year renewal options. Each renewal period includes a \$6,000 rental increase, ensuring future income growth.

\$1 had been paid for the full term of the ground lease, with over 76 years remaining on the term. The lease is corporately guaranteed by Dollar Tree, an investment-grade tenant rated BBB by Standard & Poor's.

Tenant shall have an on going co-tenancy right with Home Depot commencing on 2/1/2027. Inquire with broker for details

TAXES

Tenant shall pay all real estate taxes.

INSURANCE

Tenant shall obtain and keep in full force liability and property insurance.

ASSIGNMENT & SUBLETTING

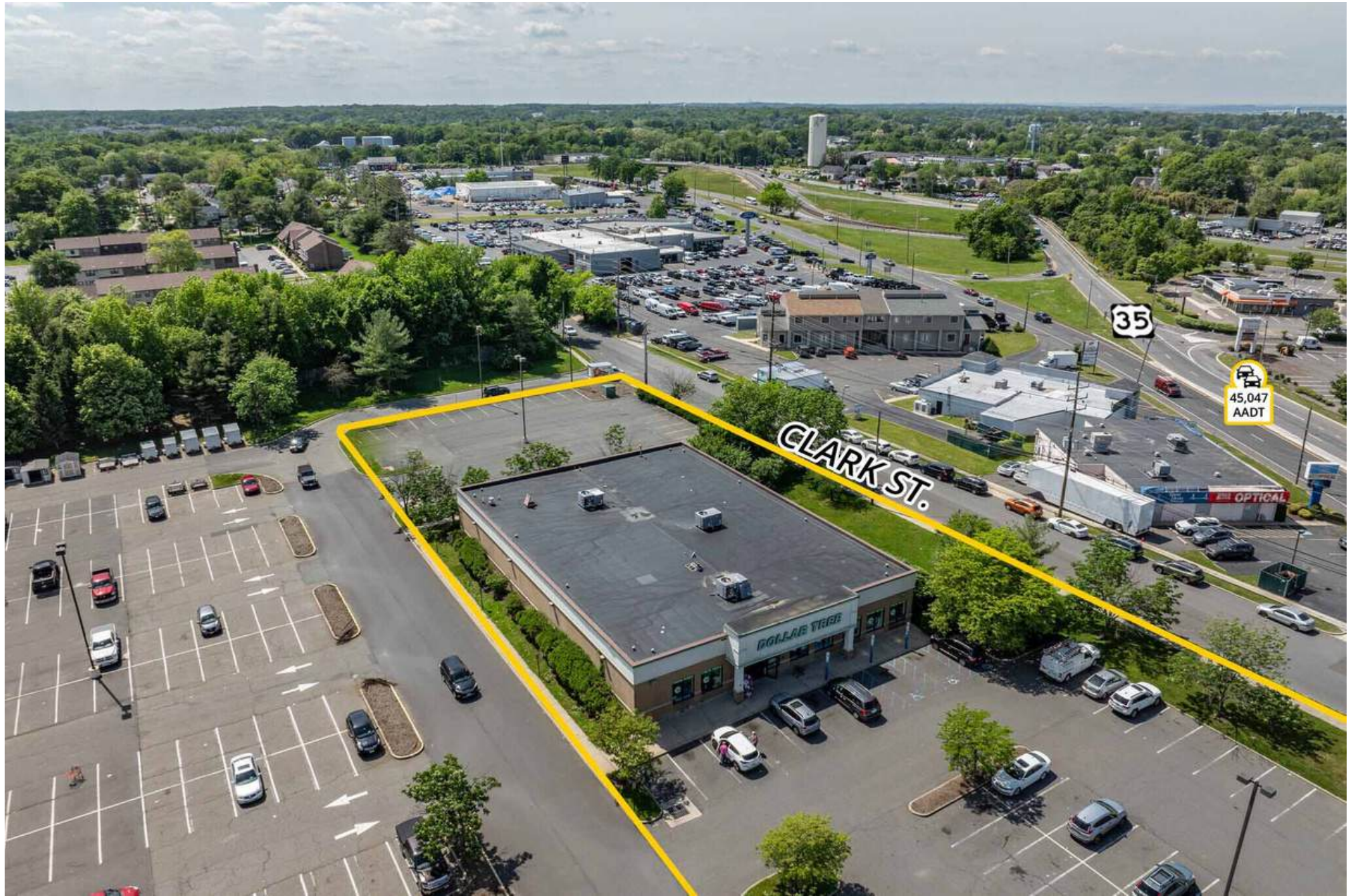
Tenant may assign or sublet the lease with Landlord's consent but shall remain liable for the terms of the lease.

INVESTMENT HIGHLIGHTS

Dollar Tree, Inc., headquartered in Chesapeake, Virginia, operates over 16,000 stores across the U.S. and Canada, offering a variety of goods priced at \$1.25 or less, with some higher-priced items. Founded in 1986, the company went public in 1995 and acquired Family Dollar in 2015, solidifying its position as a major discount retailer. Dollar Tree targets budget-conscious consumers with products like food, household goods, and seasonal items. Dollar Tree has maintained its place as a dominant player in the discount retail space by leveraging its scale, offering variety and value, and adapting to changing market dynamics.

- Dollar Tree recently extended their lease for the third time showing a strong commitment to this location.
- Leasehold ownership structure creates excellent after-tax returns due to the owner's ability to depreciate the improvements 100%.
- Ideally situated in front of an established Home Depot and in close proximity to CVS, Stop & Shop, Advance Auto, Dunkin' Donuts, IHOP, and 7-Eleven, to name a few
- The ground lease has over 71 years remaining on the base term with an annual rent of only \$1.
- Highly desirable Northern NJ/NYC MSA real estate and demographics, less than 22 miles from Manhattan.
- Situated on Route 35 with traffic counts exceeding 45,047 vehicles per day and less than 1 mile from the Garden State Parkway with another 98,890 vehicles per day.
- Densely populated and affluent market with over 40,245 people and average household incomes over \$161,357 within 5 miles





CVS
pharmacy

COUNTRY
INN & SUITES

DEVON
SELF-STORAGE

THE
HOME
DEPOT

35

45,047
AADT

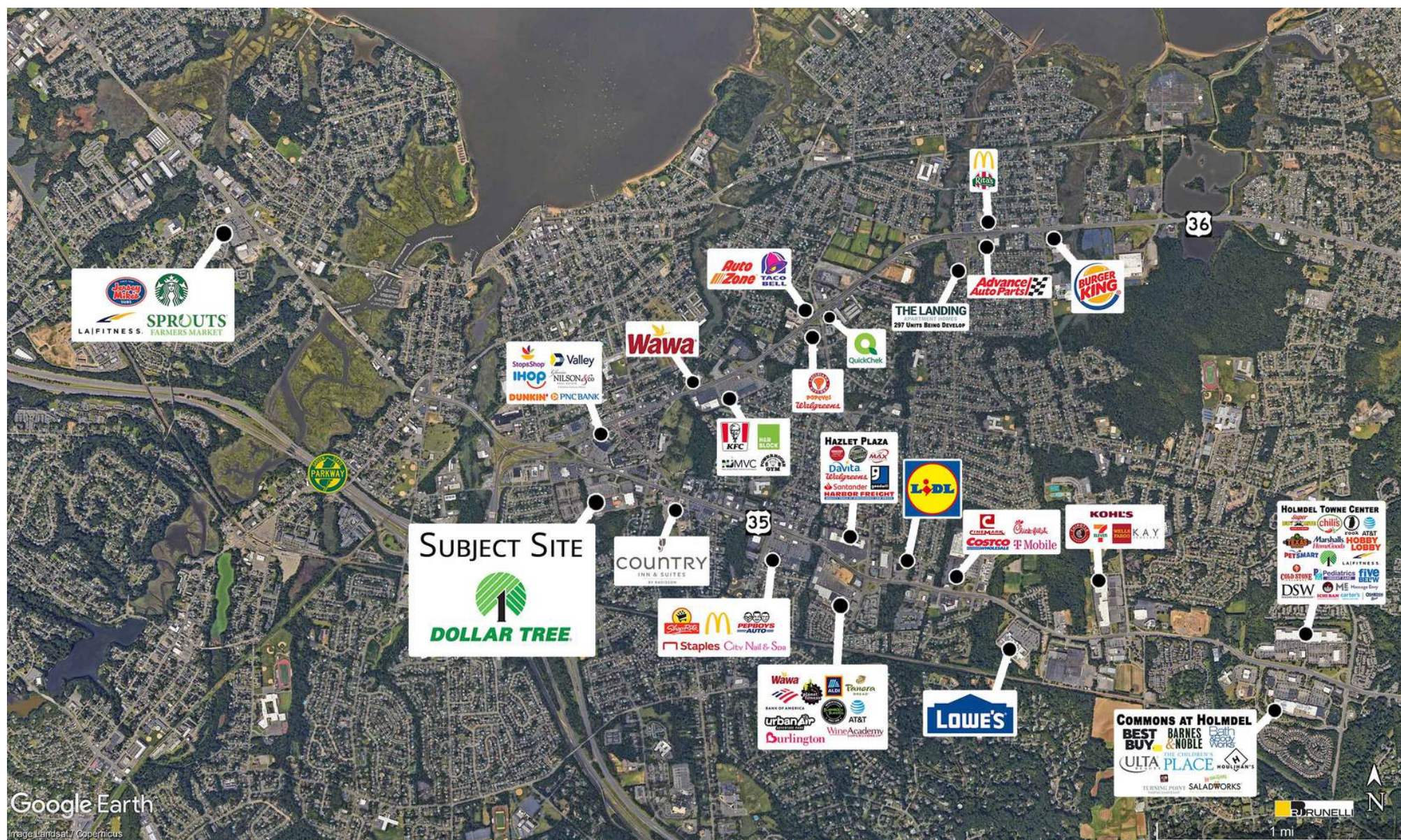
CLARK ST.

SUBJECT SITE

DOLLAR TREE

RJ RUNELLI





Dollar Tree in Hazlet, NJ

Placer.ai Information

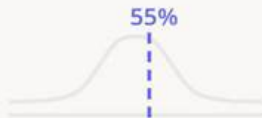
Ranking Overview

Dollar Tree

State Rte. 35, Hazlet, NJ

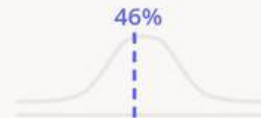
Nationwide

3,700 / 8,380



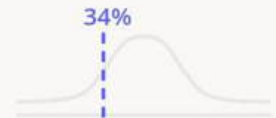
New Jersey

117 / 215



15mi

22 / 32

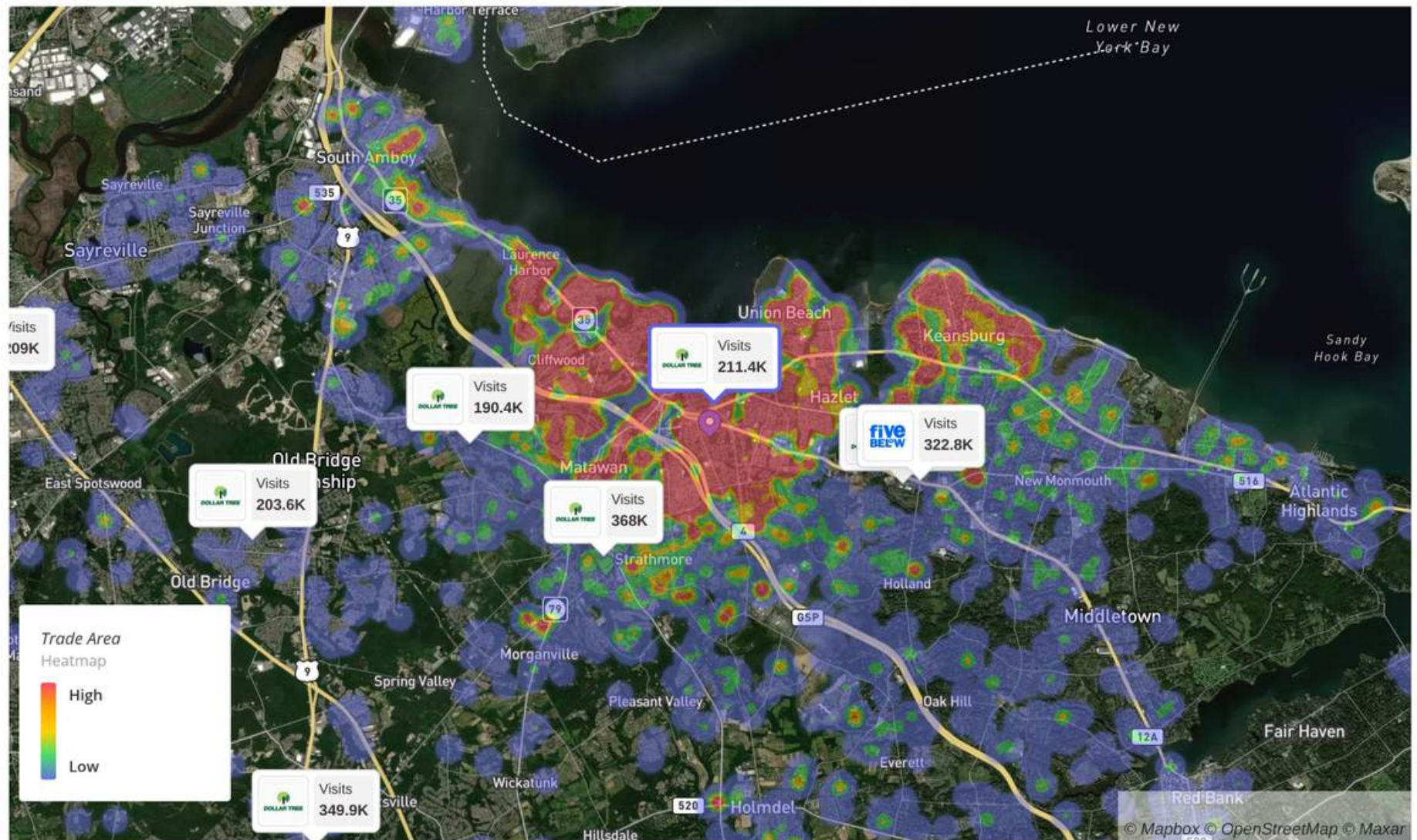


Chain: Dollar Tree | Visits | Nov 1st, 2024 - Oct 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Nov 1st, 2024 - Oct 31st, 2025

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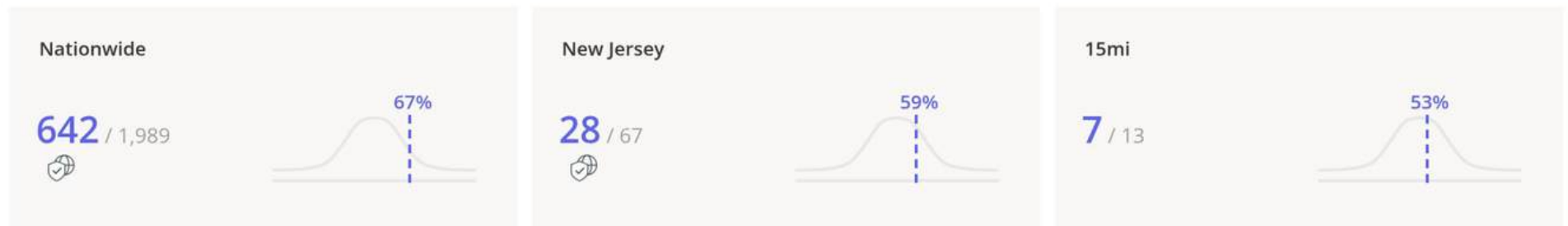
 Placer.ai

The Home Depot in Hazlet, NJ

Placer.ai Information

Ranking Overview

The Home Depot
Highway 35, Hazlet, NJ



Chain: The Home Depot | Visits | Nov 1st, 2024 - Oct 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Market Landscape



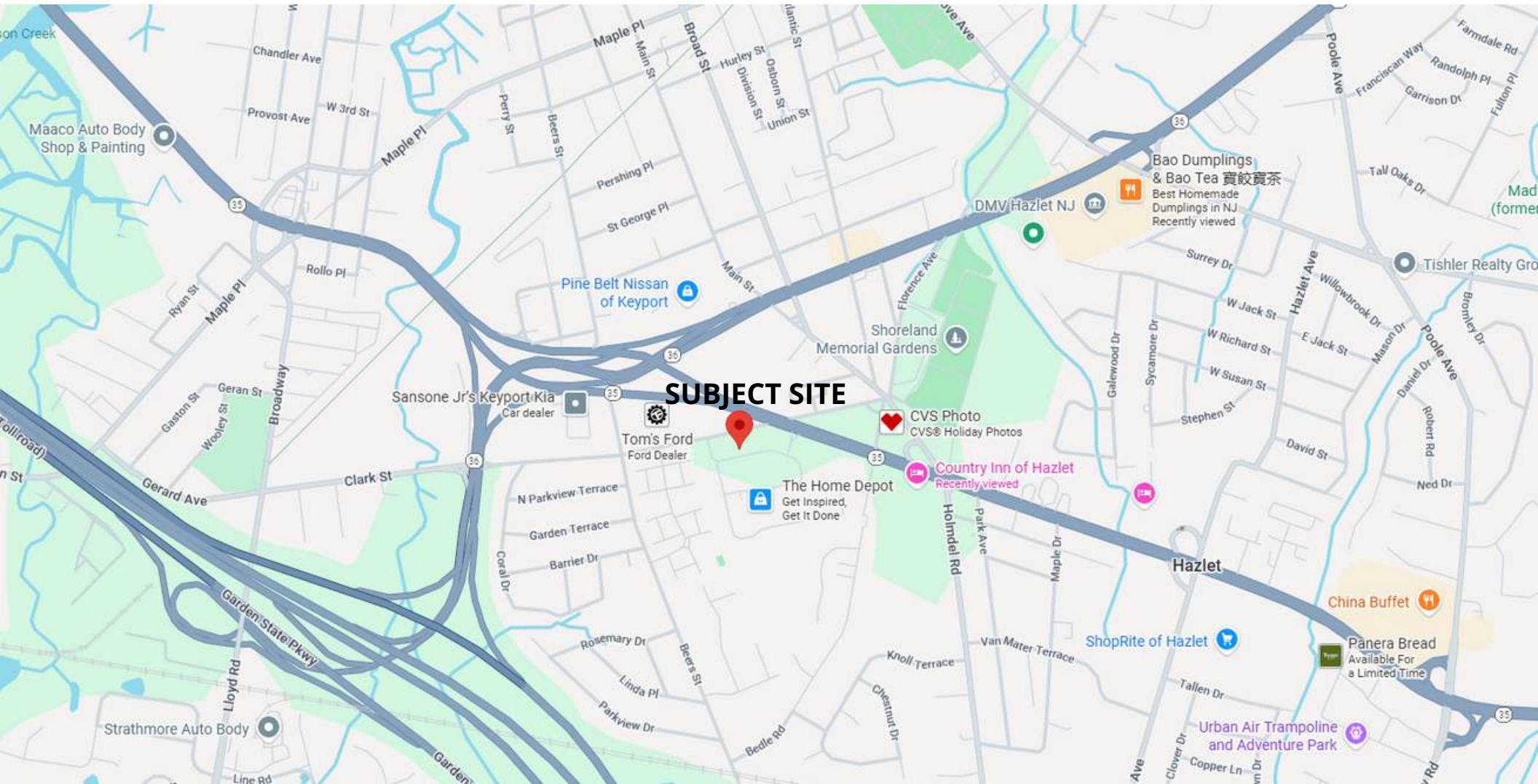
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 Placer.ai

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population:	13,107	73,111	140,245
HH Income:	\$130,561	\$154,501	\$161,357
Daytime Pop	12,179	60,855	111,763



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