



* NOT SUBJECT PROPERTY

OFFERING MEMORANDUM

DOLLAR TREE

706 W MAIN STREET | HENRYETTA, OK 74437



DOLLAR TREE®

Listed in conjunction with OK Broker of Record Dan Adams

Exclusively Marketed By:

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MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Tenant	Dollar Tree
Property Address	706 W Main Street Henryetta, OK 74437
Property Type	Single Tenant Retail
Price	\$865,000
Price/SF/Bldg	\$76.75
Net Operating Income	\$64,891
CAP Rate	7.50%
Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	5.5 Years
Occupancy	100%
Building Size	11,270 SF
Land Size	28,000 SF
Year Built / Renovated	1930 / 2006
APN	2400-00-029-013-0-001

INVESTMENT HIGHLIGHTS

- Single Tenant NN property leased to Dollar General with 5.5 Years remaining, exercised option shows their commitment to stay
- NN lease provides for minimal LL responsibilities, Landlord responsible for roof, structure, and parking lot
- National credit Dollar Tree opportunity
- Highly visible corner retail property with high barriers to entry
- Average household income is \$53,000 within 5 miles



RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			

Dollar Tree	11,270	100%	\$5,407.60	\$0.48	\$64,891	\$5.76	3/17/2006	12/31/2023	None	NN	Three (5) Yr Options: 10% Increase per Option
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Note - NN lease, Landlord responsible for roof, structure, and parking lot.

TOTAL	11,270	100%	\$5,408		\$64,891						
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Henryetta, OK

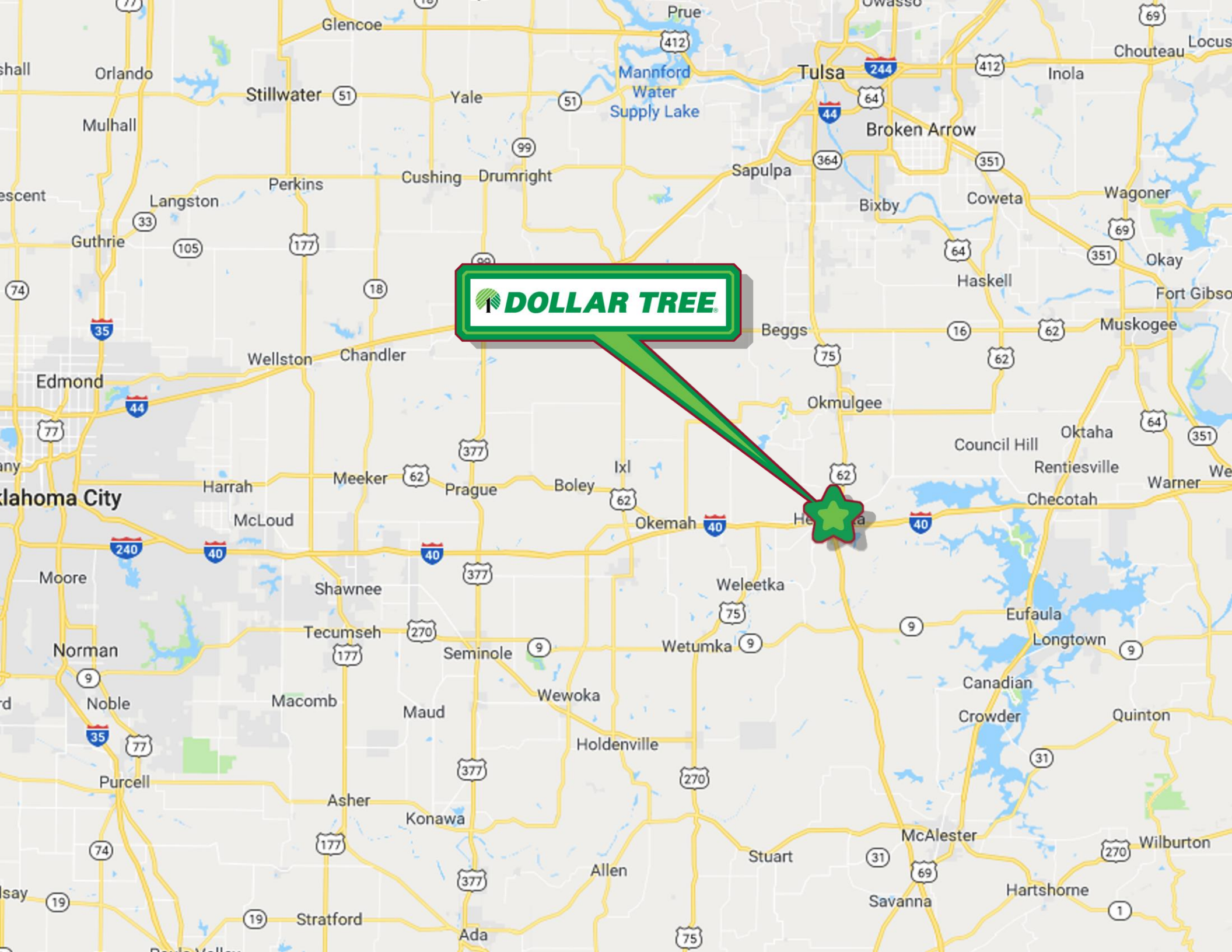
Henryetta is a city in Okmulgee County, Oklahoma, United States.

Hugh Henry established a ranch on Creek Nation land in 1885. He soon found a deposit of coal, which he began using to fuel the forge at his ranch. Discovery of more coal deposits attracted several railroads to develop these mines. A settlement named Furrs grew up around the mines. The name changed to Henryetta when a post office opened on August 28, 1900.

The Census reported that there were 6,096 people, 2,460 households, and 1,589 families residing in the city. The population density was 1,009.8 people per square mile. There were 2,844 housing units at an average density of 471.1 per square mile. The racial makeup of the city was 79.69% White, 0.57% African American, 12.30% Native American, 0.33% Asian, 0.02% Pacific Islander, 0.79% from other races, and 6.30% from two or more races. Hispanic or Latino of any race were 2.20% of the population.

The median income for a household in the city was \$20,115, and the median income for a family was \$24,760. Males had a median income of \$28,661 versus \$14,268 for females. The per capita income for the city was \$11,908. About 19.9% of families and 22.8% of the population were below the poverty line, including 29.8% of those under age 18 and 17.8% of those age 65 or over.





HOMELAND
a fresh experience

DOLLAR GENERAL

W Main Street

DOLLAR TREE





 **DOLLAR TREE**

This is an aerial photograph of a commercial district. A specific building is highlighted with a green and yellow border. A green line with a dot at the end points from the Dollar Tree logo to this building. The building is a large, rectangular structure with a grey roof and a parking lot in front. The surrounding area includes other commercial buildings, parking lots, and residential areas. Street names are labeled on the map.

8th Street

7th Street

W Main Street



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2000 Population	4,280	7,508	9,384
2010 Population	4,214	7,211	8,996
2018 Population	4,105	7,087	8,938
2023 Population	4,078	7,056	8,922
2000-2010 Annual Rate	-0.16%	-0.40%	-0.42%
2010-2018 Annual Rate	-0.32%	-0.21%	-0.08%
2018-2023 Annual Rate	-0.13%	-0.09%	-0.04%
2018 Male Population	47.8%	48.1%	48.5%
2018 Female Population	52.2%	51.9%	51.5%
2018 Median Age	38.0	39.7	40.6
Median Age			
The median age in this area is 38.0, compared to U.S. median age of 38.3.			
Race and Ethnicity			
2018 White Alone	73.9%	72.7%	71.7%
2018 Black Alone	0.6%	0.8%	1.1%
2018 American Indian/Alaska Native Alone	15.9%	16.7%	17.2%
2018 Asian Alone	0.7%	0.5%	0.4%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	0.7%	0.7%	0.5%
2018 Two or More Races	8.2%	8.6%	9.0%
2018 Hispanic Origin (Any Race)	4.7%	4.4%	4.1%
Median Household Income			
2018 Median Household Income	\$38,327	\$40,617	\$42,228
2023 Median Household Income	\$43,415	\$47,346	\$50,074
2018-2023 Annual Rate	2.52%	3.11%	3.47%
Average Household Income			
2018 Average Household Income	\$48,693	\$51,567	\$53,251
2023 Average Household Income	\$55,880	\$59,641	\$61,837
2018-2023 Annual Rate	2.79%	2.95%	3.03%
Data for all businesses in area			
Total Businesses:	189	258	281
Total Employees:	1,876	2,634	2,858
Total Residential Population:	4,105	7,087	8,938



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