

Dollar Tree

Milton-Freewater, OR

Recently Renovated Freestanding Dollar Tree Below Replacement Cost

\$ | Price:
\$1,730,000

% | Cap Rate:
6.25%

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THE OFFERING

The Offering presents the opportunity to acquire a recently renovated, freestanding Dollar Tree in Milton-Freewater, Oregon. The Property is located at the corner of SW 2nd Ave and S Main Street (13,205 VPD), the primary commercial artery through town. Formerly a Rite Aid, the building underwent a comprehensive conversion to Dollar Tree in 2025, including roof work, complete interior refresh, parking lot reconfiguration with dedicated loading zones and new delivery doors. With long-term tenancy secured through February 28, 2035, the Property offers durable income backed by a nationally recognized discount retailer.

The Offering presents an opportunity to acquire a recently renovated retail asset below replacement cost (\$130 per square foot). Dollar Tree is one of the fastest-growing brands in value retail, surpassing 9,000 stores across North America in 2025. Continued store growth and strong consumer demand have further reinforced the brand's position as a leading discount retailer.

- 9-Year Lease Remaining: Secured income through Feb 2035 with rent bumps boosting yield to ~7%.
- Expanding Tenant: Dollar Tree operates 9,000+ stores, highlighting strong growth.
- Below Replacement Cost: Offered at \$130/SF with recent upgrades—hard to replicate.
- 2025 Renovation: Fully converted with major exterior + \$266K interior improvements.
- Low Re-Tenancing Risk: Strong location, low rent basis, and updated asset support easy backfill.

OFFERED EXCLUSIVELY BY

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