DOLLAR TREE®

26058 W 6 Mile Rd, Redford, MI 48240

Retail
Investment Opportunity
Offering Memorandum

High-Visibility Corner Location | Established Residential Trade Area | Strong Commuter Traffic | Detroit MSA

MATTHEWS™

Exclusively Listed By

Josh Bishop
EVP & Senior Director
(315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)

Matthew Fitzgerald | Broker of Record | Broker Lic. No. 6502432668 (MI) | Firm Lic. No. 6505432273 (MI)

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DOLLAR TREE®

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Property Overview

DOLLAR TREE

$1,408,704 List Price	**±2 Years** Lease Term Remaining	**NN+** Lease Type
±13,428 SF GLA	**±1.95 AC** Lot Size	**2016** Year Built

Investment Highlights

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 ±277,109 residents
- 10-Mile population of ±1,183,183 residents
- Average household income of $89,957 annually within 5-Mile radius
- Traffic counts at the corner of 6 Mile Rd and Beech Daly exceed ±34,300 vehicles daily combined

Tenant Highlights

- Dollar Tree, which acquired Family Dollar in 2015, is the second-largest discount retailer in the U.S., operating over 16,000 locations nationwide.
- Tenant outperformed during the COVID-19 pandemic, experiencing notable increases in same-store sales and profitability.
- Investment Grade Credit Tenant – S&P Rated BBB

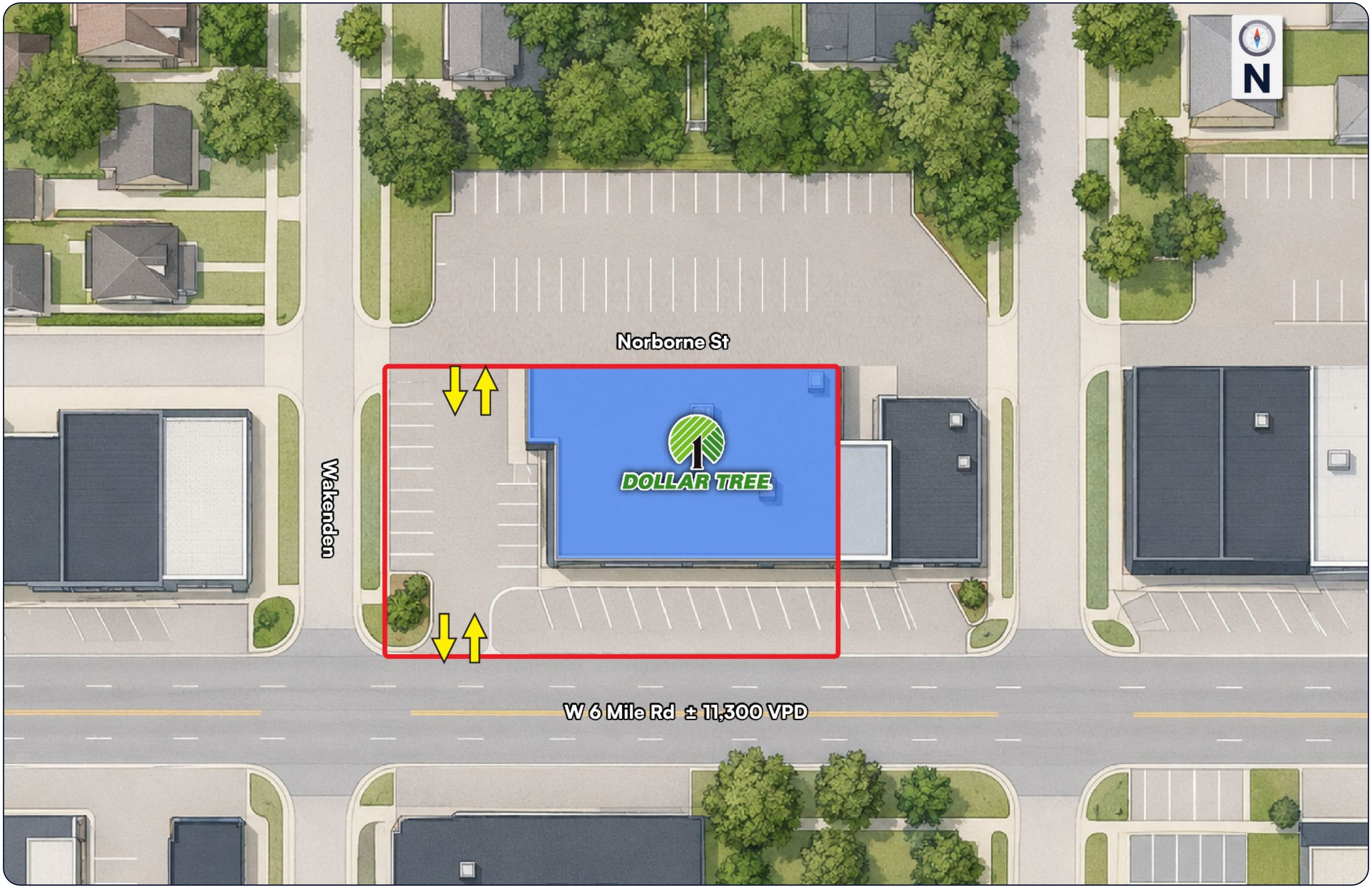
Aerial Map

Keeler Center
±56 Students
N
Redford Union High School
±510 Students
The Orchards Michigan - Redford
±88 Units
Village of Redford
±193 Units
Redford Township District Library
NEW CARPET & FLOORS
DOLLAR TREE
Subject Property
kabob Bistro
W 6 Mile Rd ± 11,300 VPD
Beech Daly ± 23,000 VPD
SUNRISE Family Dental Care
Speedway
Glenhurst
Golf Course
metro by T Mobile
Vicky's Homemade Ice Cream

Aerial Map

W 8 Mile Rd ± 29,800 VPD
N
Corewell Health
Corewell Health Farmington Hills Hospital
±305 Beds
ALDI
sam's club
Livonia Marketplace
Walmart Supercenter
KOHL'S
petco
SONIC
BANK OF AMERICA
verizon
W Grand River Ave ± 33,000 VPD
Keeler Center
±56 Students
LA|FITNESS
AT&T
PET SUPPLIES PLUS Minus the hassle.
planet fitness
CHIPOTLE
DOLLAR TREE
Subject Property
WING STOP
Fresh Marketplace
W 6 Mile Rd ± 11,300 VPD
meijer
Gordon FOOD SERVICE STORE
Hungry Howie's FLAVORED CRUST PIZZA
KFC
Little Caesars
SUBWAY
CVS pharmacy
McDonald's
SHERWIN WILLIAMS.

Site Plan



Financial Overview

26058 W 6 Mile Rd, Redford, MI 48240

Financial Summary

DOLLAR TREE

$1,408,704
List Price

8.15%
Cap Rate

2016
Year Built

±34,300 VPD
W 6 Mile Rd & Beech Daly

$114,809
NOI

Tenant Summary

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Landlords Responsibilities	Roof and Structure (15-Year Roof Warranty)
Original Lease Term	10 Years
Rent Commencement Date	7/17/2016
Lease Expiration Date	7/31/2028
Term Remaining on Lease	±2 Years
Increases	$0.50 Per SF In Options
Options	Three, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Current - 7/31/2028	**$9,567.45**	**$114,809.40**	**8.15%**
Option 1	$10,126.95	$121,523.40	8.63%
Option 2	$10,686.45	$128,237.40	9.10%
Option 3	$11,245.95	$134,951.40	9.58%

Tenant Overview

Year Founded
1986

Headquarters
Chesapeake, VA

Lease Guarantor
Corporate

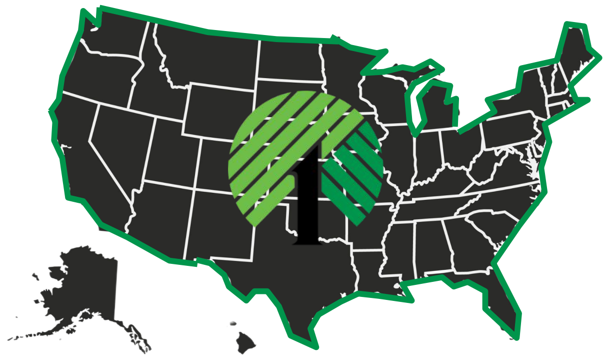
Employees
±150,000

Locations
16,000+

Annual Revenue
$17.58 Billion

DOLLAR TREE®

16,000+ Stores Across 48 States



Tenant Overview

Dollar Tree, Inc. is a leading operator of discount variety stores in North America, recognized for its value-oriented pricing model and broad assortment of consumables, seasonal goods, and household essentials. The company has built a strong brand identity around affordability and convenience, catering to a wide demographic of cost-conscious consumers. With a resilient business model that performs well across economic cycles, Dollar Tree remains a highly relevant and defensive retail tenant within the net lease sector.

Why Invest in Dollar Tree?

- **Investment-Grade Credit & Financial Stability -** Dollar Tree maintains solid investment-grade credit ratings of BBB (S&P) and Baa2 (Moody's), reflecting strong cash flow generation, prudent capital allocation, and a disciplined balance sheet—key attributes for risk-conscious net lease investors.
- **Defensive, Recession-Resistant Business Model -** The company's core value proposition—offering low-cost everyday essentials—positions it to perform well across all economic cycles. During periods of economic uncertainty or inflation, demand for discount retail typically strengthens, supporting consistent store traffic and revenue stability.
- **National Scale & Market Penetration -** With more than 16,000 locations under the Dollar Tree and Family Dollar banners, the company benefits from significant geographic diversification, brand recognition, and operational scale. This extensive footprint enhances revenue predictability and long-term tenant reliability.
- **Ongoing Growth & Strategic Initiatives -** Dollar Tree continues to invest in multi-price point expansion, store renovations, and supply chain optimization. These initiatives are designed to improve margins, enhance customer experience, and drive sustained growth, reinforcing the company's long-term viability as a retail tenant.

Market Overview

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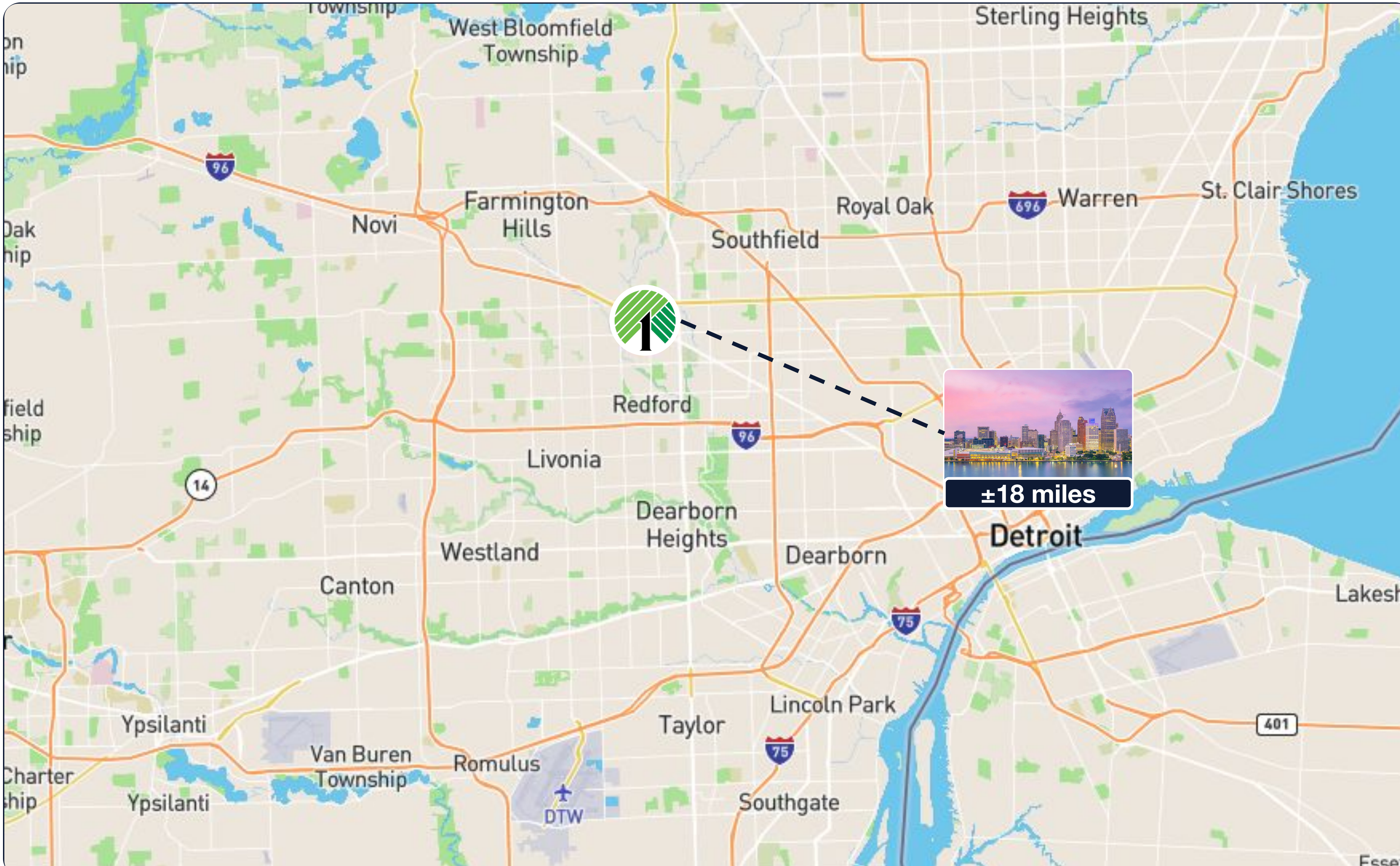

Redford, MI

Market Demographics (5-Mile)

277,109
Total Population

4.7%
Wayne County Retail Vacancy

117,052
# of Households

$89,957
Average HH Income

Local Market Overview

Redford Township is an established suburban community in northwest Wayne County that benefits from its strategic location within the Detroit metropolitan area. Positioned along major transportation corridors including Telegraph Road (US-24), Grand River Avenue (M-5), Interstate 96, and Interstate 696, the township offers excellent regional accessibility for residents, commuters, and retailers. Its proximity to Detroit, Livonia, Southfield, Dearborn, and Farmington Hills provides businesses with access to a large consumer base and a diverse employment market. A stable residential population, affordable housing, and well-established neighborhoods continue to support consistent demand for neighborhood-serving retail and service-oriented businesses.

The local economy is reinforced by the broader Metro Detroit employment base, with major industries including automotive manufacturing, healthcare, education, logistics, and professional services. Redford's commercial corridors are anchored by grocery stores, restaurants, healthcare providers, financial institutions, and national retailers that generate steady consumer activity throughout the year. Continued investment in surrounding communities, combined with convenient access to Detroit Metropolitan Wayne County Airport and several of Southeast Michigan's largest employment centers, positions Redford as a dependable retail market with long-term stability and opportunities for both local and national tenants.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	98,883	277,109	1,183,183
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	42,356	117,052	496,641
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$84,226	$89,957	$105,894

Detroit, MI MSA

The Detroit, Michigan MSA is one of the Midwest's largest and most diverse economies, serving as the economic center of Southeast Michigan. Long recognized as the automotive capital of the world, the region has expanded into advanced manufacturing, mobility technology, healthcare, finance, logistics, and professional services. Home to major employers including General Motors, Ford Motor Company, Rocket Companies, and Ally Financial, the metro benefits from a highly skilled workforce, extensive transportation infrastructure, and strong international trade through the Detroit-Windsor corridor.

With more than 4 million residents, the Detroit MSA supports a robust retail market anchored by destinations such as Somerset Collection, Twelve Oaks Mall, Great Lakes Crossing Outlets, and downtown Detroit. Ongoing investment in mixed-use developments, infrastructure, and neighborhood revitalization continues to strengthen commercial activity. Combined with renowned universities, professional sports, and cultural attractions, the region remains one of the Midwest's leading markets for retail growth and investment.

Major Employers:

- Blue Cross Blue Shield Blue Care Network of Michigan
- WAYNE STATE College of Education
- gm
- DTE Energy
- HENRY FORD HEALTH
- DMC DETROIT MEDICAL CENTER
- ROCKET Companies
- Ford
- STELLANTIS

Total Population	Annual Visitors	Tourism Economic Impact	GDP
4.34 Million	**19 Million**	**$6 Billion**	**$331.33 Billion**

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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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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:

1. The Offering Memorandum and its contents are confidential;

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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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.