DOLLAR TREE®

11261 Daniels Pkwy, Fort Myers, FL 33913

Retail
Investment Opportunity
Offering Memorandum

2026 Construction | Next to Southwest Florida International Airport (Over 11 Million Travelers Annually)

Representative Photo

MATTHEWS™

Representative Photo

Exclusively Listed By

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

Kyle Matthews | Broker of Record
Broker Lic. No.: BK3554632 (FL) | Firm Lic. No.: CQ1066435 (FL)

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DOLLAR TREE®

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Property Overview

$3,680,000 List Price	**±10 Years** Lease Term Remaining	**NN+** Lease Type
±9,973 SF GLA	**±1.89 AC** Lot Size	**2026** Year Built

Investment Highlights

Lease & Location Highlights

- Brand new 2026 build-to-suit construction for Dollar Tree (opening September 2026)
- Corporate lease from Dollar Tree
- 10-Year NN+ Lease which includes Four, 5-Year extension periods
- 20-Year transferable Roof Warranty
- Traffic counts exceed ±54,500 vehicles daily directly in front of the store
- 5-Mile population of 77,416 residents
- Estimated population growth of 7.29% over the next 5 years
- Affluent demographics with an average household income of $150,933
- Large oversized 1.89 AC parcel
- Subject property is located across from Southwest Florida International Airport (over 11 Million travelers annually)
- Subject property is located adjacent to JetBlue Park at Fenway South (home of Boston Red Sox spring training and the Red Sox FCL minor league team)

Tenant Highlights

- Dollar Tree recently sold off Family Dollar in summer of 2025 to refocus on its core, higher-performing brand
- Since the sale of Family Dollar, Dollar Tree has seen an increase in their stock price of nearly 25%
- Investment Grade Credit Tenant – S&P Rated BBB

Aerial Map

N
75
Botanica Lakes
±685 Homes
Gateway Elementary School
±840 Students
Timber Creek
±1,310 Homes
SF Smash Fitness
Casa Lupita Cafe
XOXO Cake
Fort Myers Brewing Co
± 102,000 VPD
Arborwood
±870 Homes
jetBlue Park
BluePearl Pet Hospital
SpringHill Suites by Marriott
La Quinta Inns & Suites
The Goddard School for Early Childhood Development
Fifth Third Bank
Wells Fargo
Mister
RaceTrac
Dollar Tree
Subject Property
Sky Walk Shopping Plaza
Publix
tropical smoothie CAFE
verizon
Moe's southwest grill
Allstate
pure barre
DUNKIN'
75
Daniels Pkwy ± 54,500 VPD
Cracker Barrel
Days Inn by Wyndham
Comfort Inn & Suites
enterprise
Fat Katz
CVS pharmacy
SUBWAY
Norman Love Confections
7 Eleven
Treeline Ave ± 21,000 VPD
United States Postal Service
FedEx Ground
Southwest Florida International Airport
75

Aerial Map


N
Palm Beach Blvd ±34,500 VPD
Colonial Square
Walmart Supercenter
Lowe's
Hobby Lobby
Ulta Beauty
Crunch Fitness
BJ's
PetSmart
Kohl's
T.J.maxx
HCA Florida Lehigh Hospital
HCA Florida Lehigh Hospital
±88 Beds | ±350 Employees
The Forum
The Home Depot
Target
Marshalls
Fort Myers
Publix
Bealls Live Life Local
save a lot
Lee Health
Gulf Coast Medical Center
±699 Beds
Walmart Supercenter
Dollar Tree
Subject Property
±28,500 VPD
Costco Wholesale
Daniels Pkwy ±54,500 VPD
Market Square
Target
Barnes & Noble
Total Wine & More
Michaels
Southwest Florida International Airport
Sky Walk Shopping Plaza
Publix
tropical smoothie CAFE
verizon
Moe's
Allstate
pure barre
Dunkin'
41
75
82

Financial Summary

DOLLAR TREE

$3,680,000
List Price

6.25%
Cap Rate

2026
Year Built

±75,500 VPD
Daniels Pkwy & Treeline Ave

$230,000
NOI

Tenant Summary

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Landlord Responsibility	Roof, Structure, and Parking Lot Replacement Only (not maintenance)
Original Lease Term	10 Years
Rent Commencement Date	September 2026
Lease Expiration Date	September 2036
Term Remaining on Lease	±10 Years
Increase	$0.50 PSF ($5,000) in Options
Options	Five, 5-Year Options

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Years 1-10	$19,166.67	$230,000.00	-	6.25%
Option 1	$19,583.33	$235,000.00	$5,000	6.39%
Option 2	$20,000.00	$240,000.00	$5,000	6.52%
Option 3	$20,416.67	$245,000.00	$5,000	6.66%
Option 4	$20,833.33	$250,000.00	$5,000	6.79%
Option 5	$21,250.00	$255,000.00	$5,000	6.93%

Tenant Overview

Year Founded
1986

Headquarters
Chesapeake, VA

Lease Guarantor
Corporate

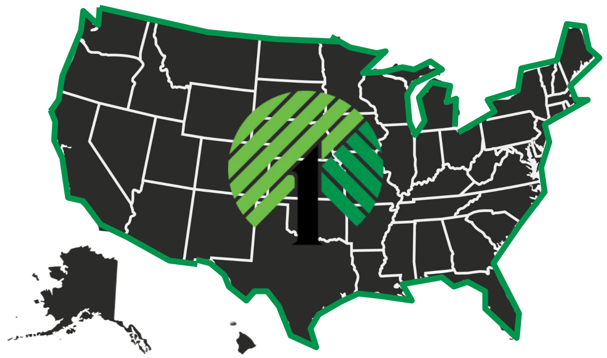
Employees
±150,000

Locations
16,000+

Annual Revenue
$17.58 Billion

DOLLAR TREE®

16,000+ Stores Across 48 States



Tenant Overview

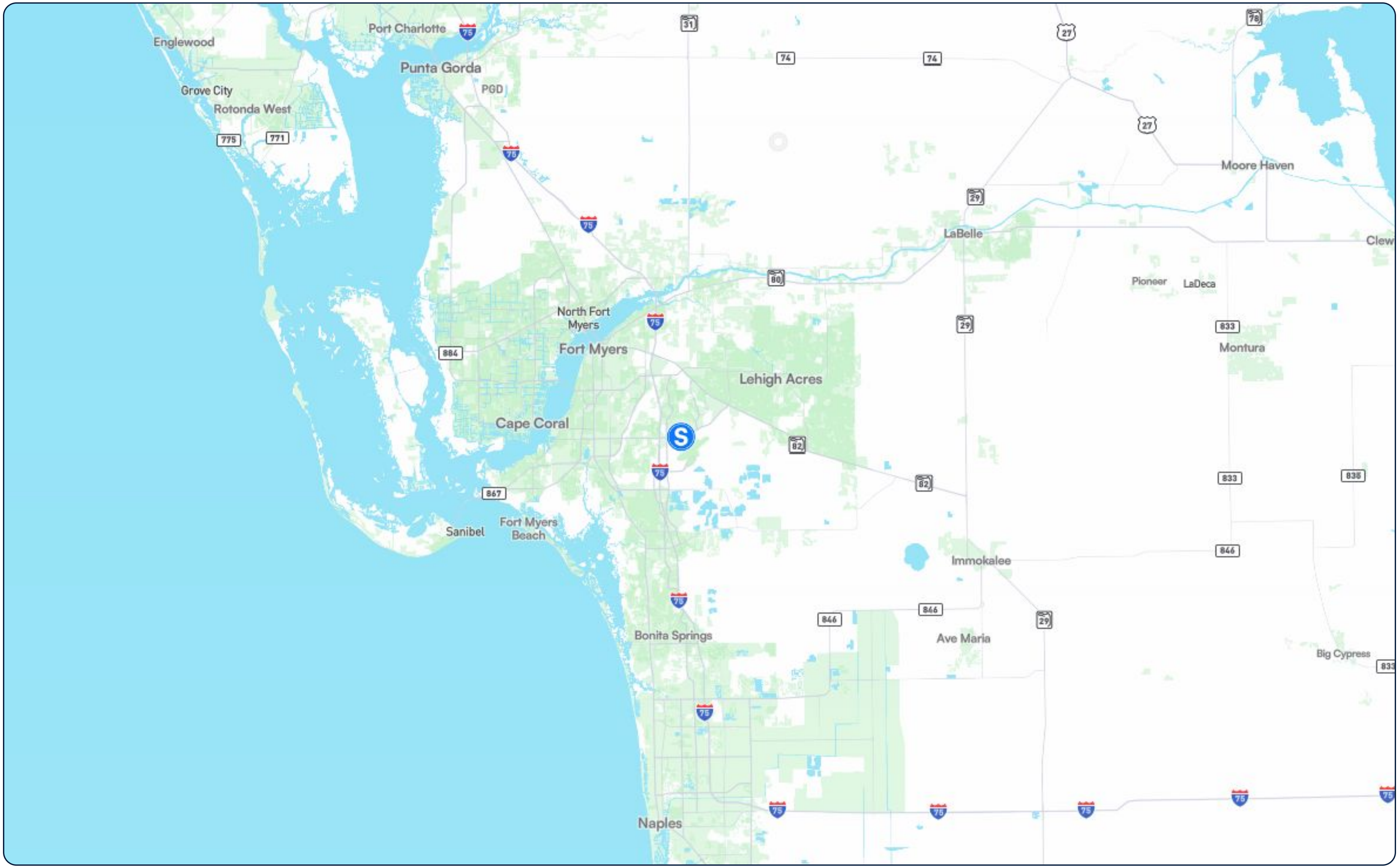
Dollar Tree, Inc. is a leading operator of discount variety stores in North America, recognized for its value-oriented pricing model and broad assortment of consumables, seasonal goods, and household essentials. The company has built a strong brand identity around affordability and convenience, catering 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

11261 Daniels Pkwy Fort Myers, FL 33913



Fort Myers, FL

Market Demographics

99,918
Total Population

$62,160
Median HH Income

3.3M+
Annual Visitors

583,224
Total Workforce Jobs

39,946
Employed Population

$50.6B
Metro Area GDP

$3.3B
Director Visitor Spending

$1.05B
Consumer Retail Spending

Regional Economic & Consumer Drivers

Fort Myers serves as a regional anchor city within Southwest Florida and functions as a primary commercial, residential, and healthcare hub for Lee County and the surrounding Gulf Coast. The local economy is supported by a mix of healthcare services, tourism, construction, retail, and professional services. Southwest Florida International Airport and Port of Fort Myers (via the Caloosahatchee River) enhance regional connectivity, helping to sustain passenger traffic, trade activity, and employment across the area's core industries.

The city continues to experience sustained population growth, fueled by migration from higher-cost markets in the Northeast, Midwest, and urban parts of Florida. Fort Myers attracts both retirees and working professionals, supported by a steady influx of new housing, healthcare infrastructure, and proximity to beaches and outdoor amenities. A growing segment of college-educated residents contributes to a rising professional services base and underpins demand for residential, office, and mixed-use development, especially in accessible suburban corridors and redeveloping urban areas.

Demographics			
Population	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	21,106	83,055	395,475
Current Year Estimate	20,257	77,413	382,566
2020 Census	16,625	63,834	351,049
Growth Current Year-Five-Year	4.19%	7.29%	3.37%
Growth 2020-Current Year	21.85%	21.27%	8.98%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	9,923	35,246	161,039
Current Year Estimate	9,560	33,292	158,002
2020 Census	7,266	26,321	141,963
Growth Current Year-Five-Year	3.79%	5.87%	1.92%
Growth 2020-Current Year	31.58%	26.48%	11.30%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$171,434	$150,933	$120,545

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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 11261 Daniels Pkwy, Fort Myers, FL, 33913 (“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.