DOLLAR TREE®

945 Hwy 7 W, Hutchinson, MN 55350

Retail
Investment Opportunity
Offering Memorandum

60 Miles From Minneapolis | Upgraded Facade | Strong Household Income

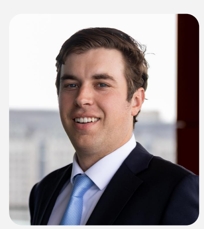
MATTHEWS™

DOLLAR TREE

Table of Contents

Exclusively Listed By

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



Scotty Latimer
VP & Associate Director
(858) 866-6166
scotty.latimer@matthews.com
License No. 790608 (TX)

Kurt Sauer | Broker of Record
Broker License #: 40841921 (MN) | Firm License #: 41005445 (MN) | Matthews of Minnesota, LLC

MATTHEWS™

Property Overview

DOLLAR TREE

$1,960,000 List Price	**±9 Years** Lease Term Remaining	**NN+** Lease Type
±10,500 SF GLA	**±1.15 AC** Lot Size	**2025** Year Built

Investment Highlights

Lease & Location Highlights

- 2025 Built-to-Suit Construction for Dollar Tree
- 10 Year NN+ lease with limited landlord responsibilities
- Subject property has a 20 year transferable roof warranty
- Extremely strong average household income of $110,620 annually
- 5 mile population in excess of 17,253 residents
- Nearby national tenants include Taco Bell, McDonalds, Subway, Burger King, Walmart Supercenter, Target, Menards, and many more

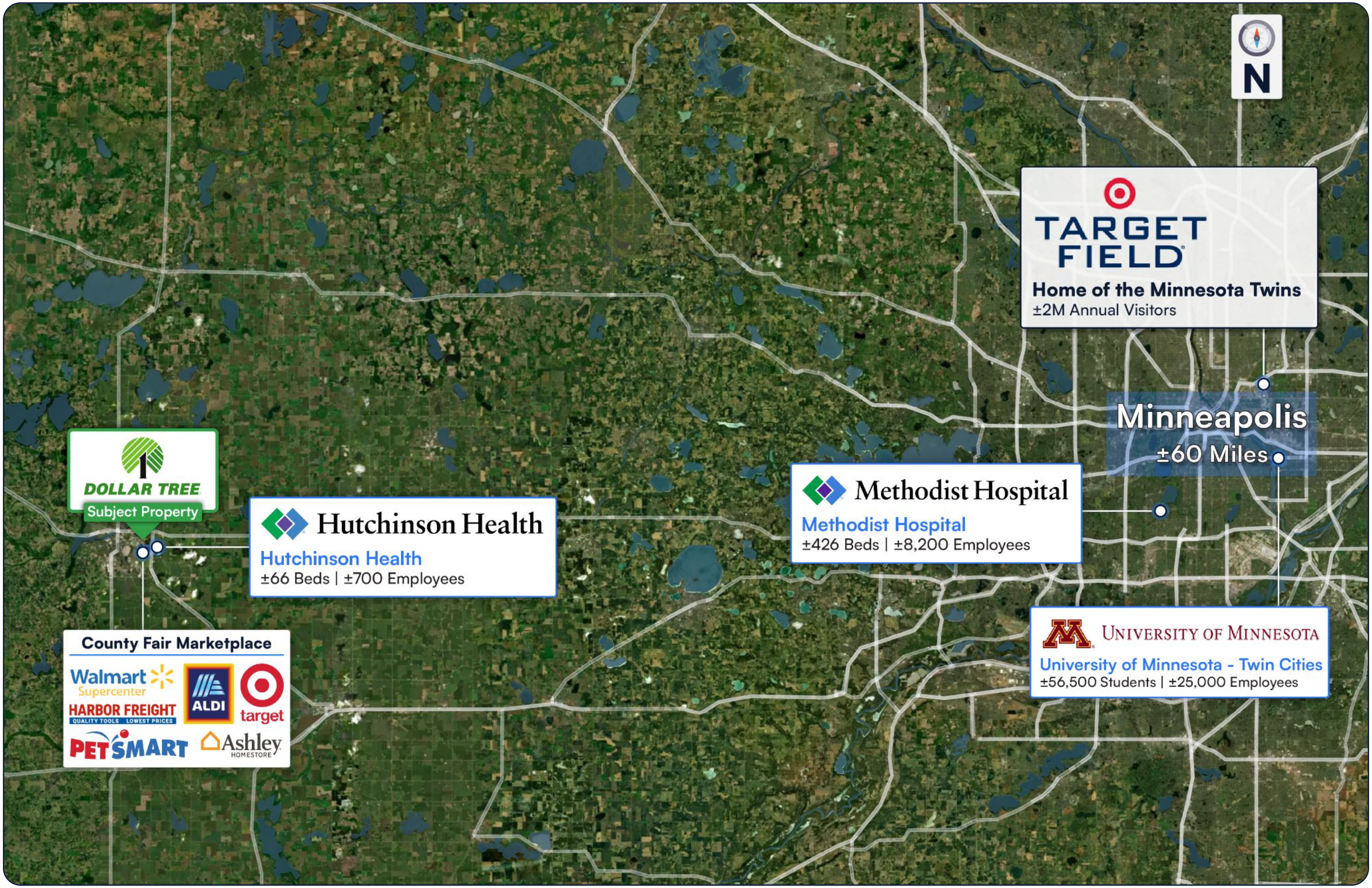
Tenant Highlights

- 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

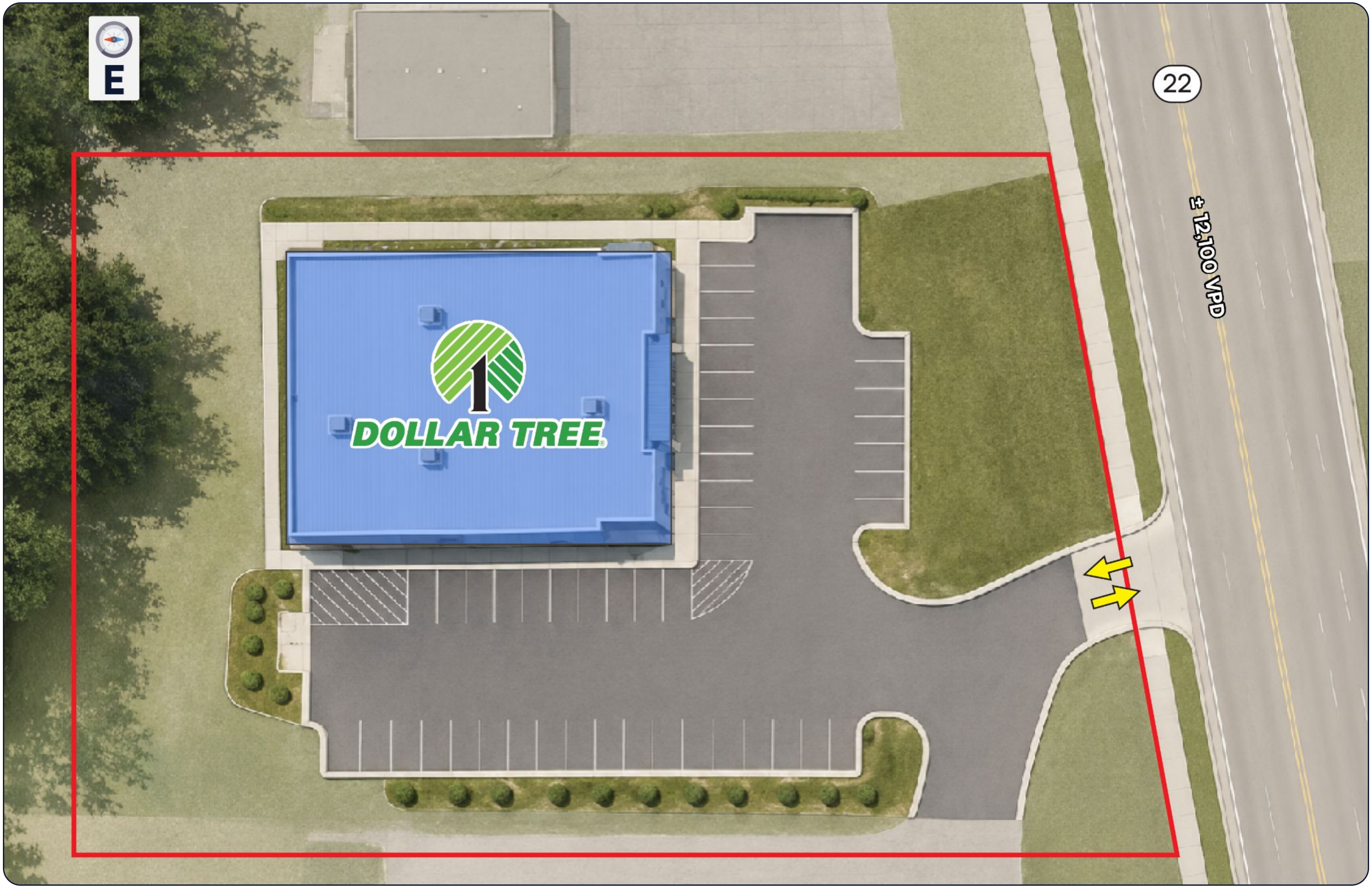
Aerial Map

Public Storage
DOLLAR TREE
Subject Property
SUBWAY
22
TITAN MACHINERY
Farm Equipment Supplier
±3,359 Total Employees
N
± 12,100 VPD
taco john's
BURGER KING
Days Inn BY WYNDHAM
3M Science. Applied to Life.™
Manufacturer
±1,500 Total Employees
Hutchinson High
±900 Students
WARRIOR
Manufacturer
±160 Total Employees
Marshalls
Runnings
TACO BELL
Hutchinson Health
Hutchinson Health
±66 Beds | ±700 Employees
Main St S ± 12,700 VPD
County Fair Marketplace
Walmart Supercenter
ALDI
target
HARBOR FREIGHT
PETSMART
Ashley HOMESTORE
Applebee's GRILL + BAR
MENARDS
Hutchinson City Airport
±4 Miles Away

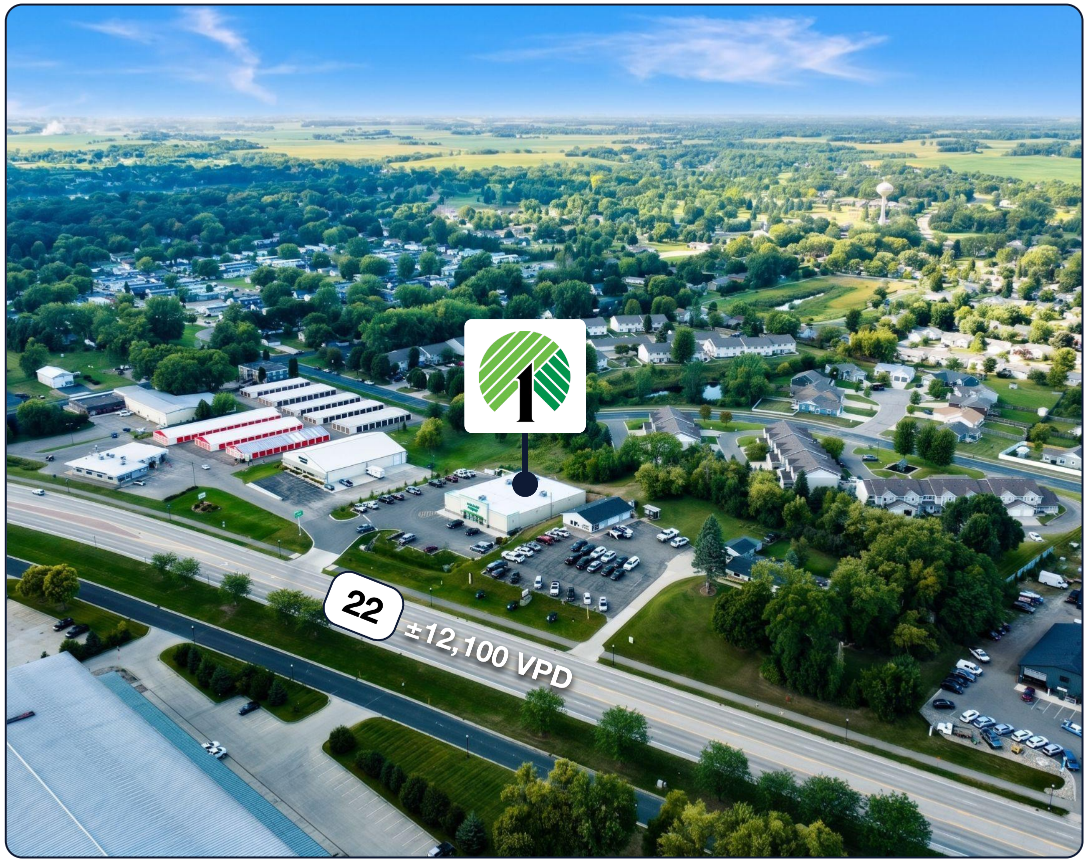
Aerial Map


N
TARGET FIELD
Home of the Minnesota Twins
±2M Annual Visitors
Minneapolis
±60 Miles
DOLLAR TREE
Subject Property
Hutchinson Health
Hutchinson Health
±66 Beds | ±700 Employees
Methodist Hospital
Methodist Hospital
±426 Beds | ±8,200 Employees
University of Minnesota
University of Minnesota - Twin Cities
±56,500 Students | ±25,000 Employees
County Fair Marketplace
Walmart Supercenter
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
ALDI
target
PETSMART
Ashley HOMESTORE

Site Plan



Property Photos



Financial Overview

945 Hwy 7 W, Hutchinson, MN 55350

DOLLAR TREE

Financial Summary

DOLLAR TREE

$1,960,000
List Price

7.50%
Cap Rate

2025
Year Built

±24,800 VPD
Hwy 22 & Main St S

$147,000
NOI

Tenant Summary

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Landlords Responsibilities	Roof, Structure & Parking Lot Replacement Only (not maintenance)
Original Lease Term	10 Years
Rent Commencement Date	2/2/2025
Lease Expiration Date	2/28/2035
Term Remaining on Lease	±9 Years
Increases	$5,250 in Options ($0.50 PSF)
Options	Five, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current	**$12,250.00**	**$147,000.00**	**-**	**7.50%**
Option 1	$12,687.50	$152,250.00	$.50/SF	7.77%
Option 2	$13,125.00	$157,500.00	$.50/SF	8.04%
Option 3	$13,562.50	$162,750.00	$.50/SF	8.30%
Option 4	$14,000.00	$168,000.00	$.50/SF	8.57%
Option 5	$14,437.50	$173,250.00	$.50/SF	8.84%

Tenant Overview

Year Founded
1986

Headquarters
Chesapeake, VA

Lease Guarantor
Corporate

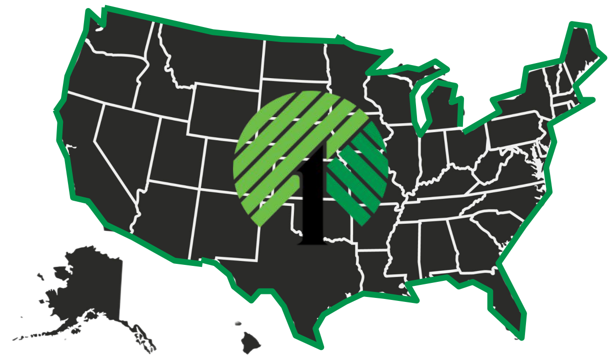
Employees
±150,000

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.

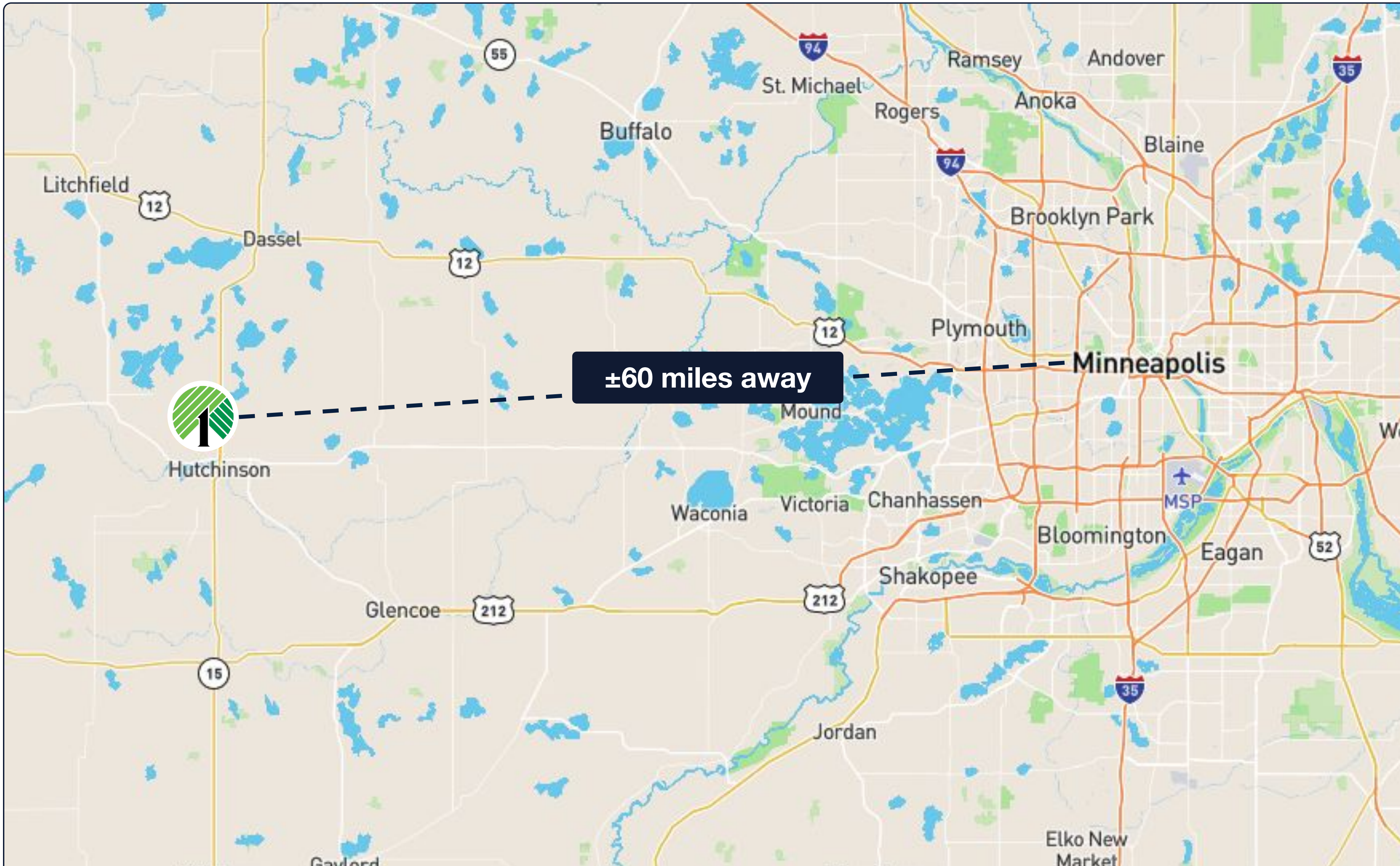
- **Defensive, Recession-Resistant Business Model -** The company's core value proposition—offering low-cost everyday essentials—positions it to perform well across all economic cycles. During periods of economic uncertainty or inflation, demand for discount retail typically strengthens, supporting consistent 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

945 Hwy 7 W Hutchinson, MN 55350



Hutchinson, MN

Market Demographics (5-Mile)

17,253
Total Population

$110,620
Average Household Income

7,469
# of Households

5.8%
Retail Vacancy

Local Market Overview

Hutchinson serves as a regional commercial center for McLeod County and surrounding communities west of the Minneapolis–Saint Paul metropolitan area. The city draws consumers from a broad trade area that extends beyond municipal boundaries into neighboring rural communities. A stable employment base, comparatively affordable housing, and strong regional accessibility support consumer spending, while Hutchinson's location at the intersection of Minnesota Highways 7, 15, and 22 reinforces its role as a destination for shopping, services, healthcare, and employment. Its retail environment benefits from consistent regional traffic and a concentration of commercial activity along established corridors.

For retailers and investors, Hutchinson combines a stable residential base with major employers in manufacturing, healthcare, education, and public services. Highway 15 functions as a principal north-south commercial corridor and includes national, regional, and local retail destinations. Continued residential construction, downtown investment, new retail development, and limited marketed retail availability provide additional support for established commercial corridors.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	16,010	17,253	22,330
2020 Census	15,876	17,106	22,041
Growth 2020-Current Year	0.85%	0.86%	1.31%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	6,964	7,469	9,520
2020 Census	6,704	7,176	9,100
Growth 2020-Current Year	3.87%	4.08%	4.61%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$109,550	$110,620	$112,587

Minneapolis, MN MSA

Minneapolis, together with Saint Paul as the “Twin Cities,” is a thriving metropolitan area known for its strong economy, cultural diversity, and high quality of life. As a key Midwest hub, it offers a blend of Fortune 500 headquarters, world-class healthcare systems, renowned universities, and a robust arts and music scene. Its central U.S. location provides exceptional connectivity for commerce, while its mix of highly educated residents and strong household incomes supports vibrant retail and investment activity.

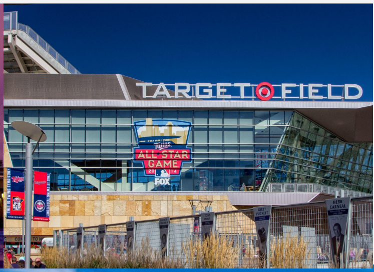
Retailers in Minneapolis benefit from a loyal and diverse consumer base, a strong tourism market, and significant year-round pedestrian and commuter traffic across the metro. The region’s extensive highway network and highly ranked public transit system enhance accessibility, while development-friendly policies and steady economic growth support long-term retail and real estate value. Known for resilience and innovation, Minneapolis consistently outperforms broader Midwest trends, fueled by its strong economic fundamentals and high standard of living.

Total Population
3.7 Million

Annual Visitors
33 Million

Tourism Economic Impact
$10.0 Billion

GDP
$282 Billion



MATTHEWS™

Exclusively Listed By

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

Scotty Latimer
VP & Associate Director
(858) 866-6166
scotty.latimer@matthews.com
License No. 790608 (TX)

Kurt Sauer | Broker of Record | Broker License #: 40841921 (MN) | Firm License #: 41005445 (MN) | Matthews of Minnesota, LLC

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 945 Hwy 7 W, Hutchinson, MN, 55350 ("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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.