



10 School St, East Hartford, CT 06108

Retail Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

Dollar Tree

10 School St, East Hartford, CT 06108



Investment Highlights

Property Highlights

- **Population Density** - The property benefits from a substantial surrounding population, with approximately 224,812 residents within a 5-mile radius and 522,003 residents within a 10-mile radius.
- **Below-Market Rent** - Current rent remains below \$10 PSF for the next 6.4 years, providing an attractive rental basis.
- **Contractual Rent Growth** - Option periods feature \$1 PSF rent increases, providing built-in rental growth.
- **Demonstrated Tenant Commitment** - Dollar Tree exercised its 7-year renewal option early, demonstrating a long-term commitment to the location.
- **High-Visibility Location** - Strategically positioned on a large lot at the signalized intersection of School Street and Burnside Avenue, with combined traffic counts of approximately 25,900 VPD.
- **Durable Construction** - The property features durable all-brick construction, supporting long-term ownership.
- **Strong Corporate Guarantee** - The lease is backed by Dollar Tree's corporate guarantee, providing additional credit strength.
- **Resilient Business Model** - Dollar Tree's value-oriented retail model serves a broad consumer base and has historically benefited from demand for affordable everyday goods.
- **Extensive National Footprint** - Dollar Tree maintains an expansive retail presence across the United States and Canada.





 **Colonial Court Apartments**
±78 Units

 **Hartford**
±4.5 Miles Away

 **Coachlight Village Condo Association**
±213 Units



Melina's Restaurant



Star Supermarket and Deli LLC
Grocery Store

Peppers Jamaican Bakery & Jerk Bakery



The Spot Cafe Restaurant



Pizza House & Mexican Food Restaurant

 **Eastwood Condominium**
±50 Units

Burnside Ave ± 25,900 VPD


DOLLAR TREE
Subject Property



Burnside Ave ± 25,900 VPD



10 School St
East Hartford, CT 06108

±13,274 SF
GLA

2005
Year Built

±25,900
Vehicles Per Day

NN+
Lease Type

\$131.72
Price Per SF



Financial Overview

Dollar Tree

10 School St, East Hartford, CT 06108



Financial Summary

\$1,748,506

Price

7.25%

Cap Rate

\$131.72

Price Per SF

±1.92 AC

Lot Size

Property Details

Tenant	Dollar Tree
Ownership Type	Fee Simple
Lease Guarantor	Corporate Guarantee
Lease Type	NN+
LL Responsibilities	Roof and Structure
Term Remaining	±6.41 Years
Rent Commencement	2/1/26
Rent Expiration	1/31/33
Increase	\$1 PSF
Options PSF	Two more 5-Year Options

Annualized Operating Data

Term	Date	Monthly Rent	Annual Rent	Cap Rate	Rent PSF
1st Option	2/1/2026-1/31/2033	\$10,563.89	\$126,766.70	7.25%	\$9.55
2nd Option	2/1/2033-1/31/2038	\$11,670.06	\$140,040.70	8.01%	\$10.55
3rd Option	2/1/2038-1/31/2043	\$12,776.23	\$153,314.70	8.77%	\$11.55



Tenant Overview

Year Founded
1986

Headquarters
Chesapeake, VA

Ownership Status
Publicly Traded

Employees
153,000+

Locations
9,300+

Credit Rating
S&P: BBB

Annual Revenue
\$19.41 Billion



Tenant Overview

Dollar Tree is a well-known discount retailer that provides customers with a variety of affordable everyday products. Its stores offer items such as household supplies, food, health and beauty products, party supplies, seasonal merchandise, and other essentials. The company focuses on convenience and value, making it a popular choice for customers looking for low-cost products. Dollar Tree operates primarily through its retail stores and serves communities across the United States and Canada.

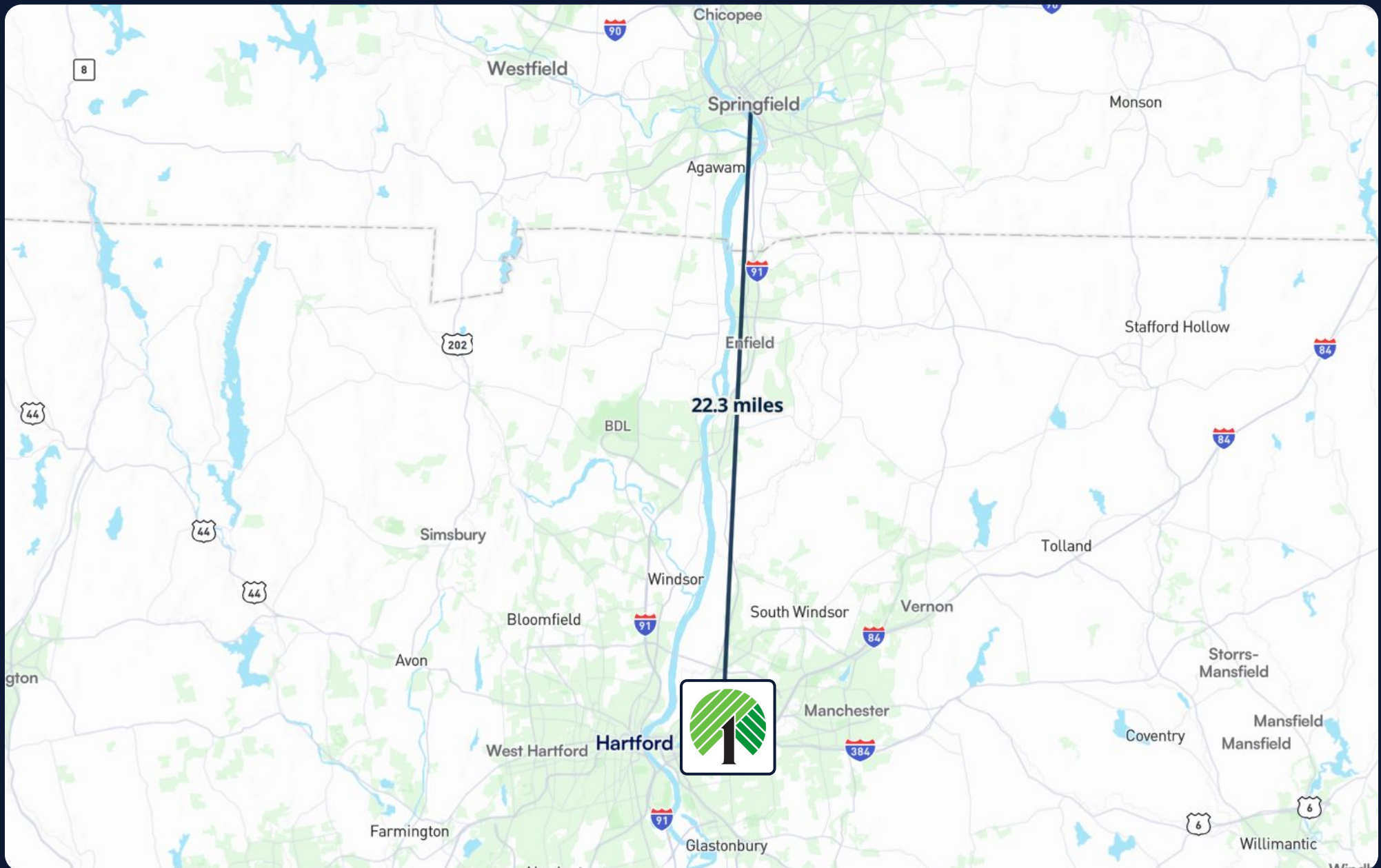
Why Invest in Dollar Tree?

- **Strong value proposition:** Dollar Tree's low-price model appeals to consumers who are looking to stretch their budgets. This can support customer traffic during periods when consumers become more focused on affordability.
- **Large and established store network:** Dollar Tree has a broad retail footprint across the U.S. and Canada. Its extensive presence gives the company access to a large customer base and provides opportunities to increase sales through existing locations.
- **Opportunities for store growth:** The company can continue expanding through new stores, store renovations, and improvements to existing locations. These initiatives can create additional sales opportunities and improve the overall customer experience.
- **Focus on operational improvements:** Dollar Tree has been working to improve merchandising, inventory management, and store operations. Successful execution of these initiatives could help improve sales productivity and profitability over time.
- **Potential resilience in different economic environments:** Discount retailers can benefit when consumers become more price-conscious. Dollar Tree's focus on affordable everyday products may allow it to capture spending from customers looking for lower-cost alternatives.

Market Overview

Dollar Tree

10 School St, East Hartford, CT 06108



East Hartford, CT

Market Overview

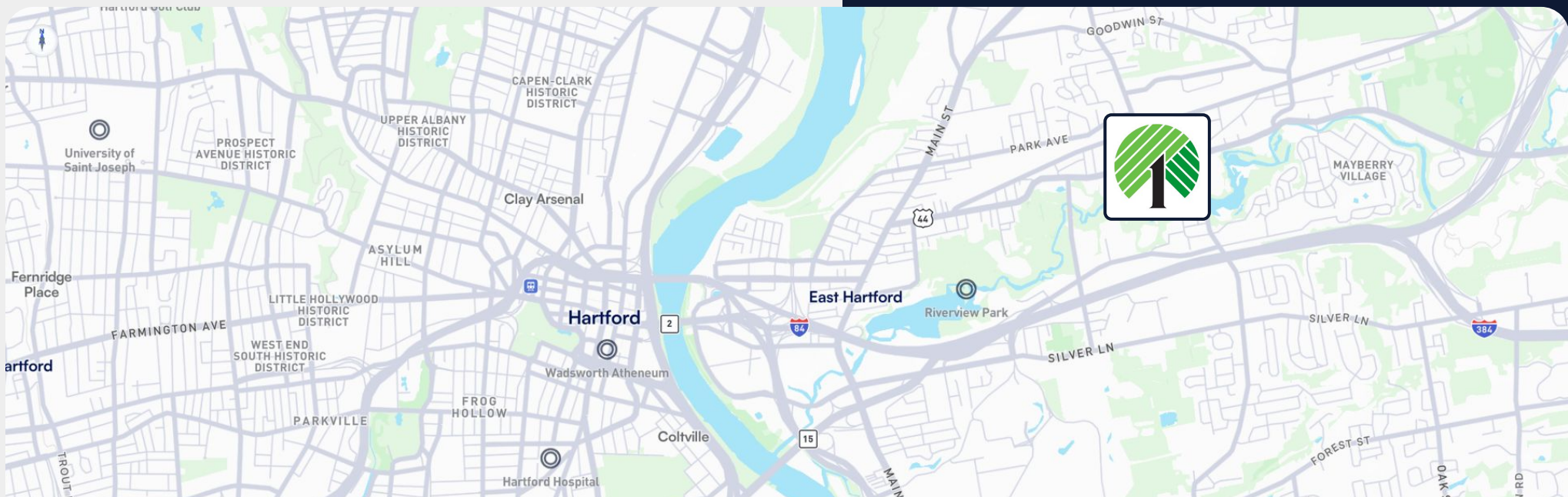
East Hartford is an established commercial and employment center within the Hartford metropolitan area, supported by a diverse economic base spanning aerospace and advanced manufacturing, healthcare, logistics, retail, education, and professional services. The town benefits from a strategic location along Interstate 84 and Interstate 91, providing convenient access throughout Central Connecticut and the broader Northeast. Aerospace and manufacturing remain key economic drivers, led by Pratt & Whitney's major East Hartford operations, while proximity to Downtown Hartford provides access to the region's concentration of insurance, healthcare, government, and corporate employers. Retail and service businesses are concentrated along major corridors including Main Street, Silver Lane, and Connecticut Boulevard.

51,045
Total Population

\$84,600
Average Household Income

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	12,803	54,831	224,812
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,026	21,726	92,820
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$78,434	\$98,493	\$94,873



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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