



OFFERING MEMORANDUM

8,550 Square Foot Dollar Tree

2720 Hammondville Road | Pompano Beach, Florida

Offered at \$2,207,794 | Absolute NNN | Investment-Grade Dollar Tree



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Investment-Grade Dollar Tree | Pompano Beach, Florida

Executive Summary

Raymond Jonna of Colliers is pleased to exclusively offer for sale the **single-tenant Dollar Tree at 2720 Hammondville Road (Dr. Martin Luther King Jr. Boulevard), Pompano Beach, Florida**, an 8,550-square-foot net-leased retail building leased to Dollar Tree Stores, Inc., a Virginia corporation and the operating entity of Dollar Tree, Inc. (NASDAQ: DLTR), rated BBB by S&P and Baa2 by Moody's.

The Property offers **absolute-NNN income with zero landlord responsibilities**. The tenant is responsible for all property costs including roof, structure, HVAC, parking, taxes, and insurance, with fixed **10% rent escalations every five years and six (6) five-year renewal options**.

The asset is positioned on Hammondville Road adjacent to the signalized intersection at NW 27th Avenue, in Broward County infill within a supply-constrained South Florida retail market.

The offering is priced at \$2,207,794 (\$258.22 per square foot), representing a 7.00% capitalization rate on in-place net operating income of \$154,546.



Building Specs

Property Type	Single-Tenant Retail — Net Lease
Building Size	8,550 SF
Land Area	±1.49 Acres (±64,904 SF per Broward County)
Year Built	2015
Construction	Masonry / Concrete Block
Stories	1
Tenancy	Single Tenant
Building Class	C
Zoning	B-3 (General Business)
Traffic Count	± 24,600 VPD (Hammondville Rd/ Dr. MLK Jr. Blvd)
Parking	68 surface spaces (7.95 / 1,000 SF)
Store Number	Dollar Tree #08034
Occupancy	Open and Operating
Ownership	Fee Simple
Flood Zone	Zone B / X (moderate-to-low risk)
Parcel (APN)	48-42-33-03-0090 (Broward County)





Investment Highlights

Investment-Grade Dollar Tree — Net-leased to Dollar Tree Stores, Inc., the operating entity of Dollar Tree, Inc. (NASDAQ: DLTR), rated BBB by S&P (affirmed January 2026, stable) and Baa2 by Moody's. Dollar Tree is the strongest credit in the dollar-store sector and a focused, pure-play operator of its namesake banner.

Truly Absolute NNN — Zero Landlord Responsibilities
The tenant is responsible for all property costs, including roof, structure, HVAC, parking lot, taxes, and insurance. Unlike many dollar-store leases that retain roof or structure for the landlord, this lease places those obligations on the tenant, creating a genuinely passive ownership position that is cleaner than the typical comparable.

Signalized Infill Location — Positioned on Hammondville Road (Dr. Martin Luther King Jr. Boulevard) immediately adjacent to the signalized intersection at NW 27th Avenue, with approximately 24,600 vehicles per day, in Broward County infill with more than 51,000 residents within two miles.

Contractual Rent Growth — Fixed 10% rent increases every five years, most recently stepped on October 1, 2025, provide a built-in hedge and steadily growing income through the term and renewals.

Substantial Long-Term Optionality— Six (6) five-year renewal options behind the primary term provide up to 30 years of potential income continuity at contractual escalations.

Supply-Constrained South Florida Retail Market — The South Florida retail market carries vacancy of approximately 3.2% with minimal new construction, supported by sustained in-migration and no state income tax; Florida's elimination of the commercial lease sales tax, effective October 2025, further improves occupancy economics.

Dense, Growing Infill Trade Area — More than 51,000 residents within two miles, projected to grow to approximately 55,000 by 2030, and over 423,000 within five miles, providing a deep customer base that supports tenant sales performance and favorable re-leasing optionality.

Clean, Standalone Acquisition — A single, individually leased asset on a 1.49-acre parcel, allowing a buyer to acquire and underwrite a well-defined, standalone asset cleanly.

\$258.22	\$2,207,794	7.00%	8,550	Absolute
Price/SF	Sale Price	Cap Rate	Square Feet	NNN Lease

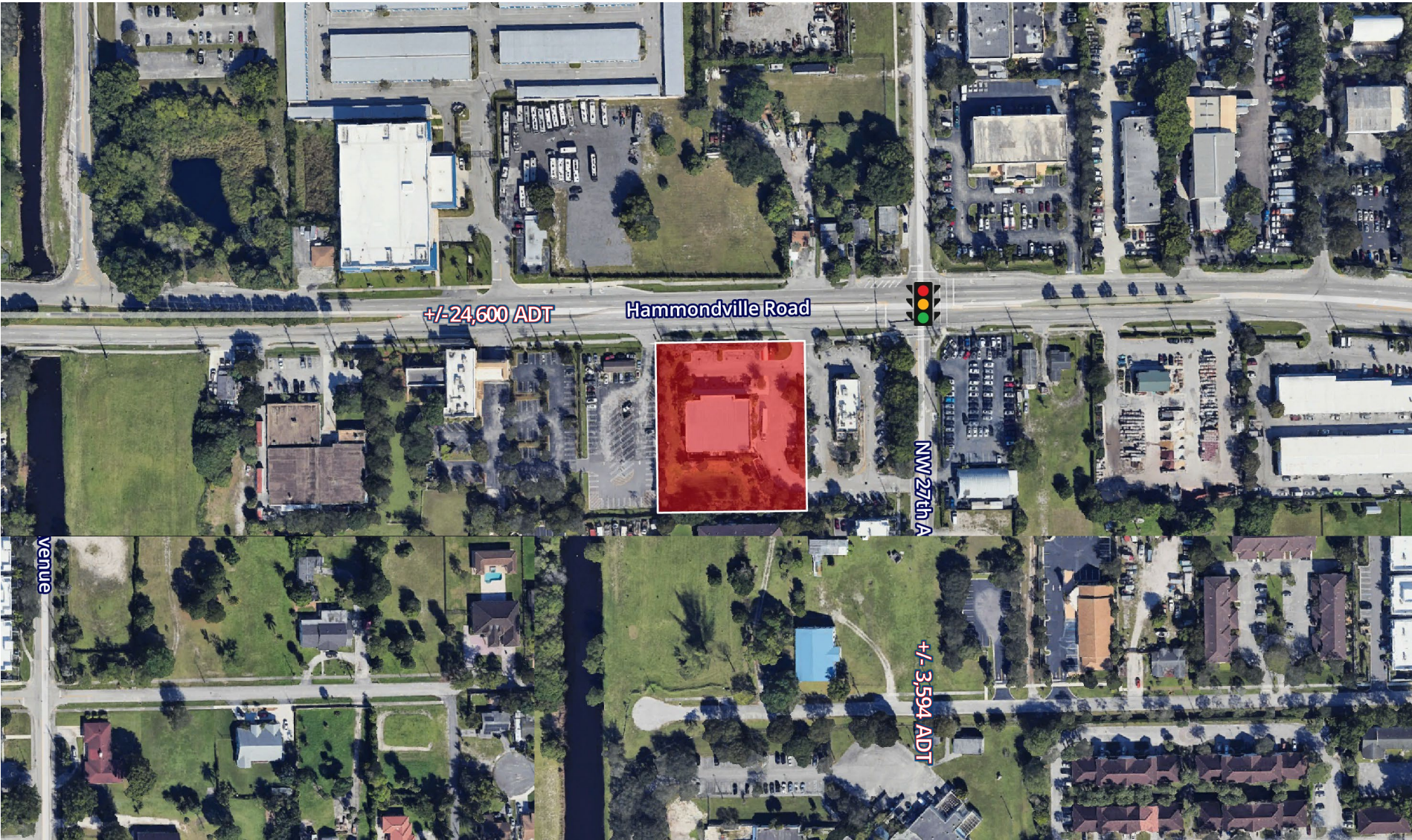
Investment-Grade Dollar Tree | Pompano Beach, Florida

Birdseye Photo

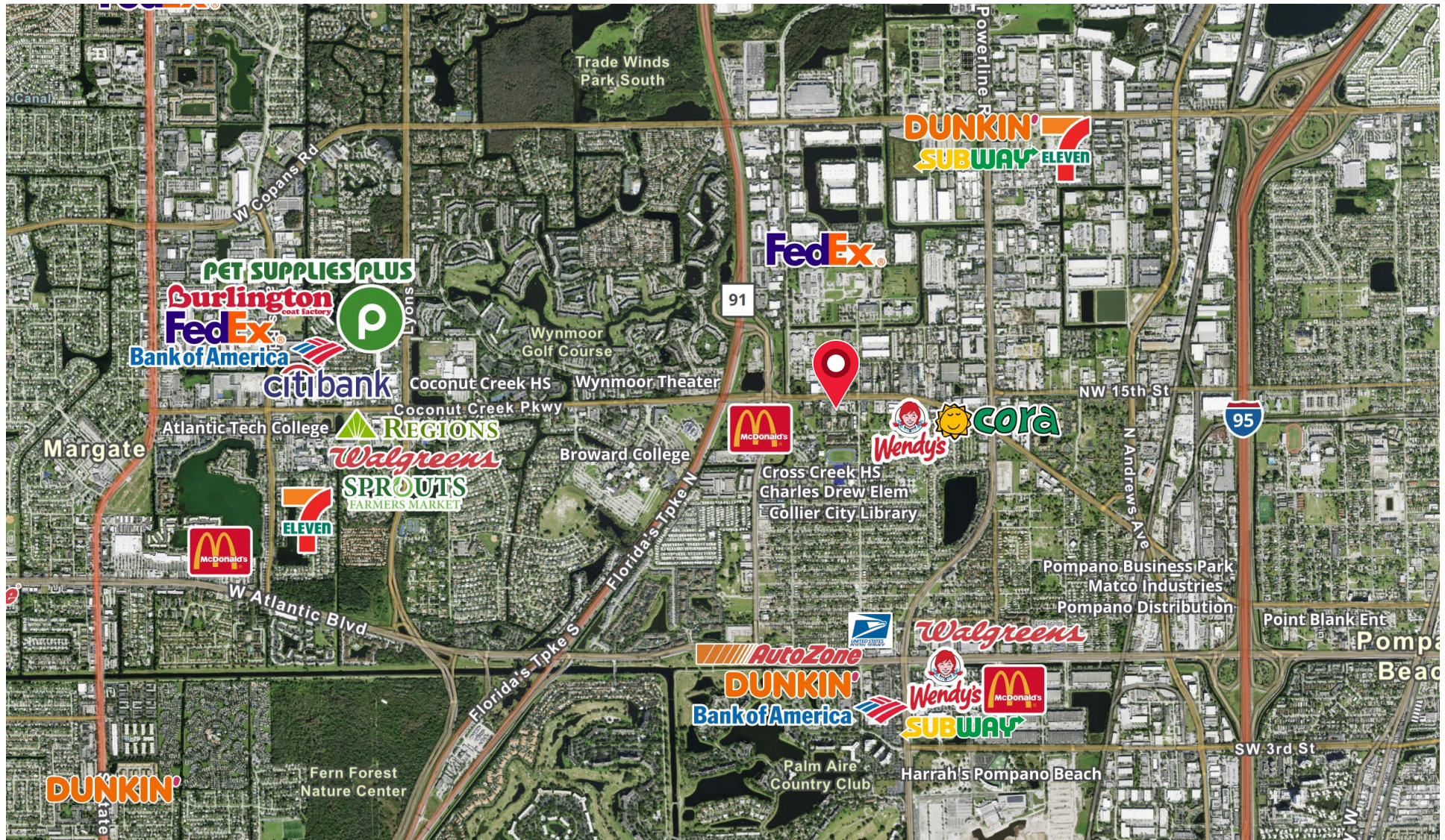




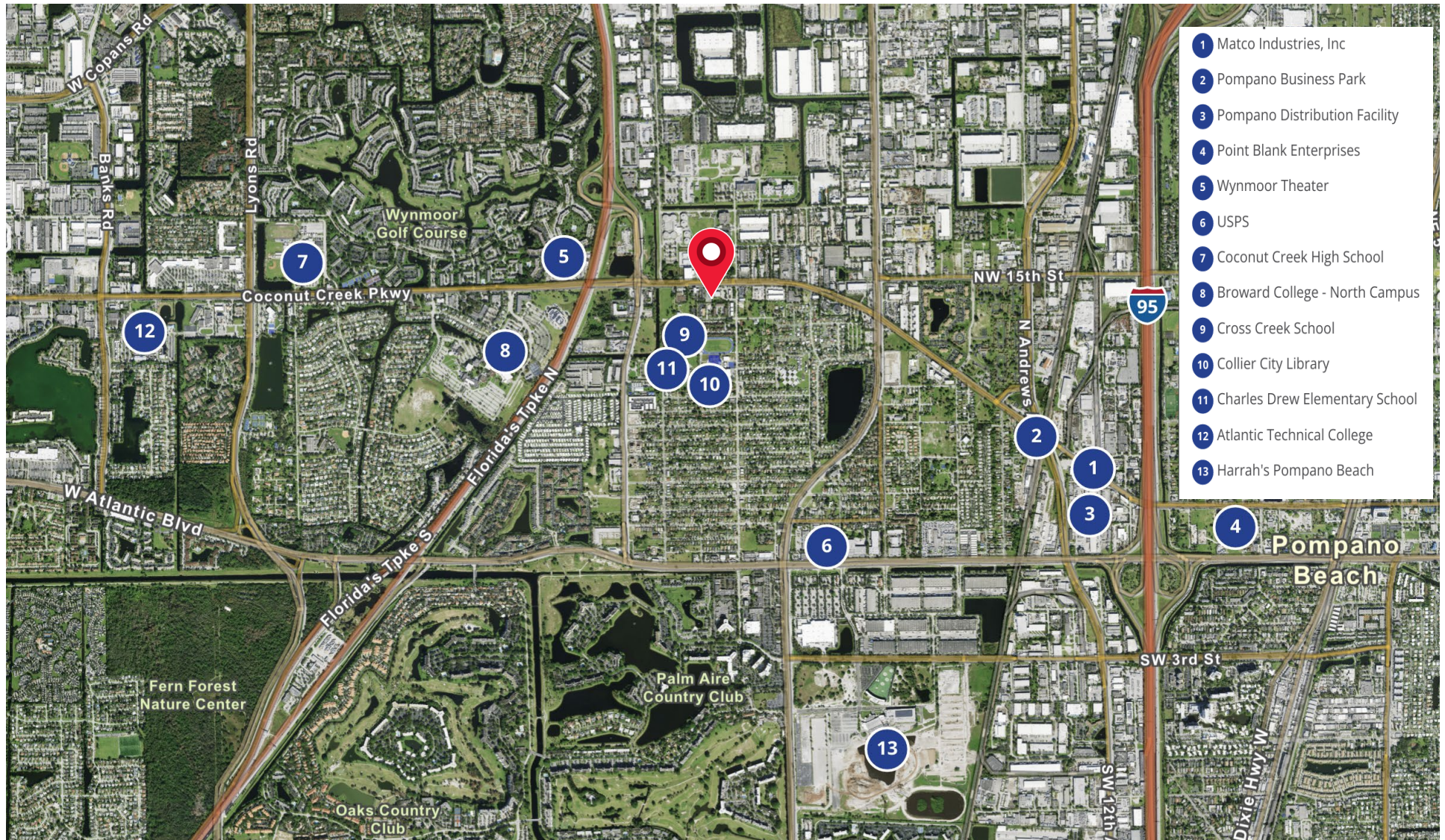
Property Aerial



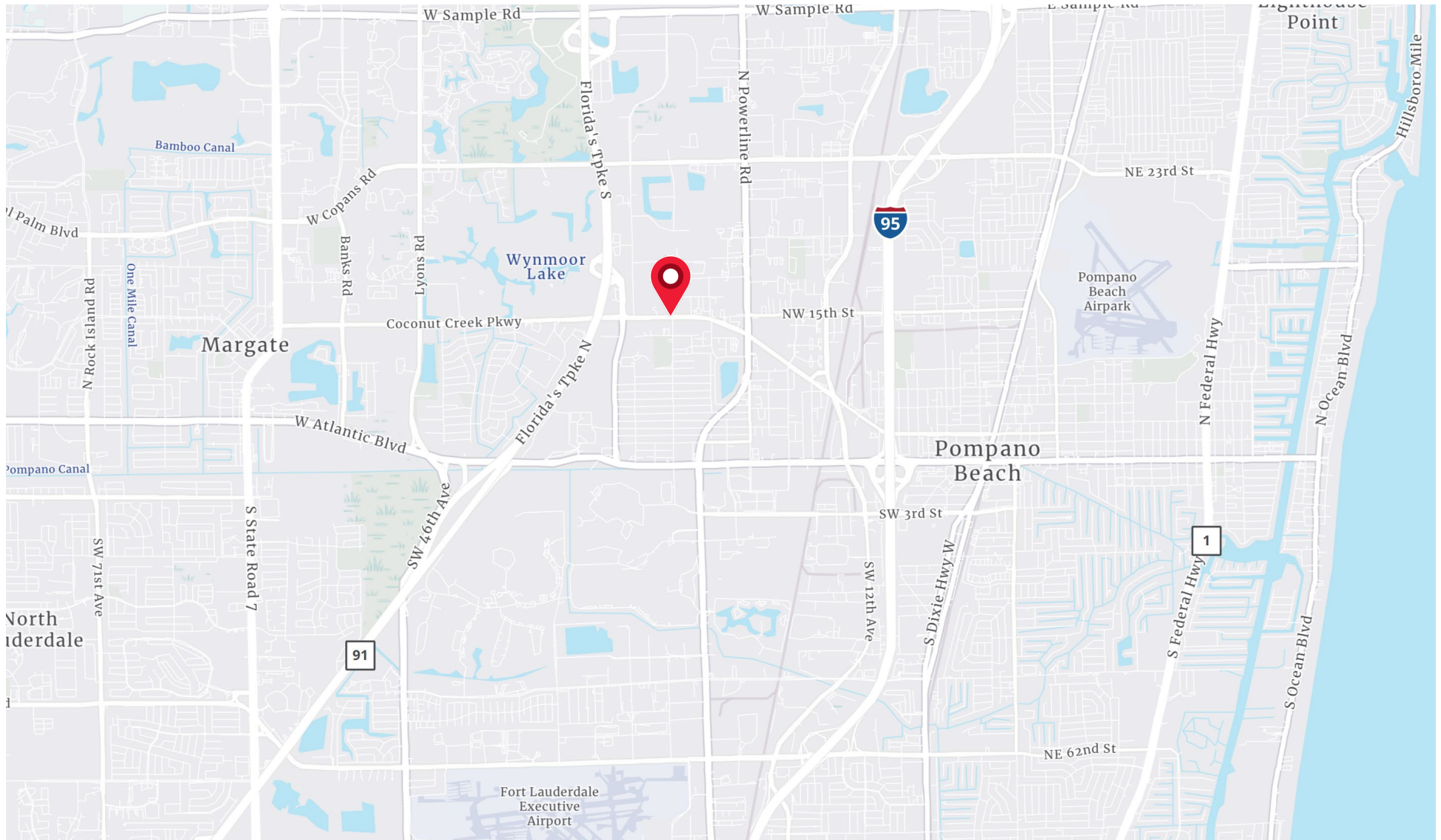
Nearby Retailers



Area Companies & Schools



Location Map



Financial Summary

Offering Price \$2,207,794

Cap Rate 7.00%

Net Operating Income (in-place) \$154,546

Price Per Square Foot \$258.22

Property Type Net Leased Retail — Single Tenant

Building Size 8,550 SF

Year Built 2015

Tenant Dollar Tree Stores, Inc. (Virginia)

Credit Rating S&P BBB / Moody's Baa2 (Investment Grade)

Lease Type Absolute NNN

Lease Expiration September 30, 2030

Remaining Term ~4.3 Years

Rent Escalations 10% Every Five Years

Renewal Options Six (6) 5-Year

Parking 68 Spaces

Parcel (APN) 48-42-33-03-0090



Financial Summary

Rent Schedule

Period	Annual Rent	Monthly	PSF	Cap*
Current (through 9/30/2030)	\$154,546	\$12,879	\$18.08	7.00%
Option 1 (10/1/2030)	\$170,000	\$14,167	\$19.88	7.70%
Option 2 (10/1/2035)	\$187,000	\$15,583	\$21.87	8.47%
Option 3 (10/1/2040)	\$205,700	\$17,142	\$24.06	9.32%

*Cap rate shown on the offering price of \$2,207,794. Fixed rent increases 10% every five years; the current rate reflects the October 1, 2025 step. Six (6) five-year options total; Options 4-6 continue the 10% step pattern.



Lease Summary

Lease Term	Details
Tenant	Dollar Tree Stores, Inc. (Virginia corporation)
Guarantor	Corporate (Dollar Tree Stores, Inc.)
Expiration	September 30, 2030
Remaining Term	4.3 Years
Lease Type	Absolute NNN
Rent Escalations	10% Every Five Years
Renewal Options	Six (6) 5-Year
Most Recent Step	October 1, 2025 (to \$154,545.60 / year)
Occupancy	Open and operating as Dollar Tree Store #08034



Expense Responsibility

Expense	Landlord	Tenant
Property Taxes	—	Tenant
Property Insurance	—	Tenant
Utilities	—	Tenant
Interior Maintenance	—	Tenant
HVAC & Building Systems	—	Tenant
Roof & Roof Membrane	—	Tenant
Structure & Foundation	—	Tenant
Parking Lot & Site	—	Tenant
Landscaping & Grounds	—	Tenant
Landlord Responsibility	NONE	—

POMPANO BEACH, FLORIDA



Location Overview



Pompano Beach is an established, dense retail market in Broward County, Florida, within the Miami–Fort Lauderdale–Pompano Beach metropolitan area. The Property is positioned on Hammondville Road (Dr. Martin Luther King Jr. Boulevard) adjacent to the signalized intersection at NW 27th Avenue, carrying approximately 24,600 vehicles per day and surrounded by dense residential infill, with more than 51,000 residents within two miles and over 423,000 within five miles. The broader South Florida retail market is among the tightest in the nation, with vacancy of approximately 3.2% and minimal new construction, supported by sustained in-migration, no state income tax, and Florida's October 2025 elimination of the commercial lease sales tax.

Metric	2 Mile	5 Miles
Total Population	51,224	423,020
Total Households	21,981	173,016
Median Age	45.7	43.2
Median Household Income	\$58,882	\$68,870
Average Household Income	\$79,506	\$91,873
Total Daytime Employees	56,694	395,603



Dollar Tree Stores | Dollar Tree, Inc. (NASDAQ: DLTR)

Tenant Profile



Corporation Overview	Details
Legal Entity (Tenant)	Dollar Tree Stores, Inc. (Virginia)
Parent	Dollar Tree, Inc. (NASDAQ: DLTR)
Business	Discount variety retail (~9,400 Dollar Tree stores)
S&P Rating	BBB (affirmed January 2026, stable)
Moody's Rating	Baa2
Q1 FY2026 Net Sales	~\$5.0 Billion (+7.2% YoY)
Q1 FY2026 Comparable Sales	+3.5%
2026 Planned Openings	~400 new stores
Occupancy at Property	Open and operating as Dollar Tree Store #08034

Dollar Tree Stores, Inc. is the operating entity of Dollar Tree, Inc. (NASDAQ: DLTR), one of North America's largest discount retailers, operating approximately 9,400 Dollar Tree stores across the United States and Canada. Dollar Tree is a focused, pure-play operator of its namesake banner and continues to expand, with roughly 400 new store openings planned in 2026 and an ongoing rollout of its multi-price format. For the first quarter of fiscal 2026 (ended May 2, 2026), the company reported net sales up approximately 7.2% to roughly \$5.0 billion, comparable-store sales up 3.5%, and adjusted earnings per share up approximately 38%. Dollar Tree, Inc. is rated BBB by S&P (affirmed January 2026, stable outlook) and Baa2 by Moody's, placing it firmly in investment-grade territory and making it the strongest credit among the major dollar-store operators. The lease at the Property is corporate to Dollar Tree Stores, Inc.

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DISCLAIMER: This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 2720 Hammondville, Pompano Beach, Florida. It has been prepared by Colliers International. This 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 Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, 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 detrimental to the interest of the Seller.

Owner and Colliers International 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 2720 Hammondville, Pompano Beach, Florida 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 Seller or Colliers International 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.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.