SINGLE TENANT NET LEASE DOLLAR TREE & VACANT LAND FOR SALE

5370 E. HILL ROAD | GRAND BLANC, MI 48439

MID-AMERICA®
Real Estate-Michigan, Inc.

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OFFERING MEMORANDUM AND LEGAL LIABILITY

The Offering Memorandum ("The Memorandum") is intended solely for the limited use of the Potential Purchaser in considering whether to pursue negotiations to acquire a freestanding Dollar Tree and vacant parcel at 5370 E. Hill Road, Grand Blanc, Michigan ("The Property"). The Memorandum, prepared by Mid-America Real Estate - Michigan, Inc. (hereinafter collectively referred to as "MAREM"), contains information pertaining to the operation of The Property and does not purport to be all inclusive or to contain all the information, which The Potential Purchaser may desire. The Memorandum is being delivered with the understanding that The Potential Purchaser will conduct its own analysis and investigation of The Property, independently and without reliance upon MAREM, The Owner or The Memorandum and based on such documents, information and other matters as The Potential Purchaser, in its sole discretion, deems appropriate in evaluating a purchase of The Property. In furnishing The Memorandum, MAREM and/or The Owner reserve(s) the right to request the return of The Memorandum (including all copies or partial copies), or any other information provided, at any time. Neither The Owner nor MAREM or any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of The Memorandum or any oral or written communication transmitted from MAREM and/or The Owner to The Potential Purchaser and no legal liability is assumed or to be implied with respect thereto. By accepting The Memorandum, The Potential Purchaser agrees that The Memorandum's contents and any other information pertaining to The Property and provided to The Potential Purchaser are confidential and proprietary; that The Memorandum and the information contained therein or provided is the property of The Owner and/or MAREM; that it will hold and treat The Memorandum and information provided in the strictest of confidence; that it will not, directly or indirectly, disclose or permit anyone else to disclose The Memorandum's contents without prior written authorization; and, that it will not use or permit to be used The Memorandum or The Memorandum's contents in any fashion or manner detrimental to the interest of The Owner or MAREM or in violation of the obligation to maintain such information and The Memorandum in strict confidence. However, The Potential Purchaser may disclose such confidential information to its employees, auditors, financial advisors, directors and/or counsel to whom it is reasonably necessary for purposes of evaluating The Property provided all reasonable precautions are taken to safeguard the information and parties are informed of the need to maintain the information as confidential. The Potential Purchaser agrees that photocopying or other duplication of information provided by The Owner and/or MAREM is strictly prohibited. The Owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in The Property and to commence, participate in, or terminate discussions with any party at any time with or without notice. The Potential Purchaser acknowledges that The Owner has no obligation to discuss or agree to the sale of The Property. Notwithstanding that The Potential Purchaser and The Owner may reach one or more oral understandings or agreements on one or more issues that are being discussed, neither party shall be bound by any oral agreement of any kind and no rights, claims, obligations or liabilities of any kind, either express or implied, shall arise or exist in favor of or be binding upon either party except to the extent expressly set forth in a written agreement signed by both parties. The Memorandum shall not be deemed a representation of the state of affairs of The Property nor constitute an indication that there has been no change in the business or affairs of The Property since the date of its preparation. The Potential Purchaser agrees not to contact the tenants, leasing brokers or property management staff of The Property in connection with its review of The Property without prior written approval of The Owner. Any and all questions related to The Memorandum or The Property must be directed to MAREM. In the event The Potential Purchaser decides not to pursue the acquisition of The Property, The Potential Purchaser agrees to return The Memorandum to the appropriate representative of MAREM.

REPRESENTATION

The Potential Purchaser understands and agrees that MAREM is not representing The Potential Purchaser in this Proposed Sale. MAREM is only representing The Owner in this Proposed Sale.

AMERICANS WITH DISABILITIES ACT

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. State and local laws also may mandate changes. Neither The Owner nor MAREM is qualified to advise The Potential Purchaser as to what, if any, changes may be required now, or in the future. The Potential Purchaser should consult the attorneys and qualified design professionals of its choice for information regarding these matters. Neither The Owner nor MAREM can determine which attorneys or design professionals have the appropriate expertise in this area.

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. Due to prior or current uses of The Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Neither The Owner nor MAREM has expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of The Potential Purchaser to retain qualified experts to detect and correct such matters

COOPERATING BROKER POLICY

Neither The Owner nor MAREM will pay a brokerage fee to, or share a brokerage commission with The Potential Purchaser, or a related and/or affiliated party to such purchaser, attempting to act as a cooperating broker. In addition, neither The Owner nor MAREM will pay a brokerage fee to, or share a brokerage commission with, a cooperating broker representing The Potential Purchaser. However, notwithstanding the issue of commission, The Potential Purchaser may retain the brokerage representative of its choice. All cooperating broker inquiries should be directed to the appropriate MAREM representative.

REMEDIES

If there is a breach or threatened breach of any provision of these Conditions of Offering, The Owner and/ or MAREM shall be entitled to seek redress by court proceedings in the form of an injunction restraining The Potential Purchaser without the necessity of showing any actual damages or that monetary damages would not afford an adequate remedy and/or a decree for specific performance without any bond or other security being required. Nothing herein shall be construed as prohibiting The Owner and/or MAREM from pursuing any other remedies at law or in equity, which it may have. If The Owner and/or MAREM is involved in a court proceeding to enforce the covenants contained in these Conditions of Offering and The Owner and/or MAREM prevails in such litigation, The Potential Purchaser shall be liable for the payment of The Owner and/or MAREM's reasonable attorneys' fees, court costs and ancillary expenses together with such other and further relief as available under any applicable statute.

DOLLAR TREE & VACANT LAND

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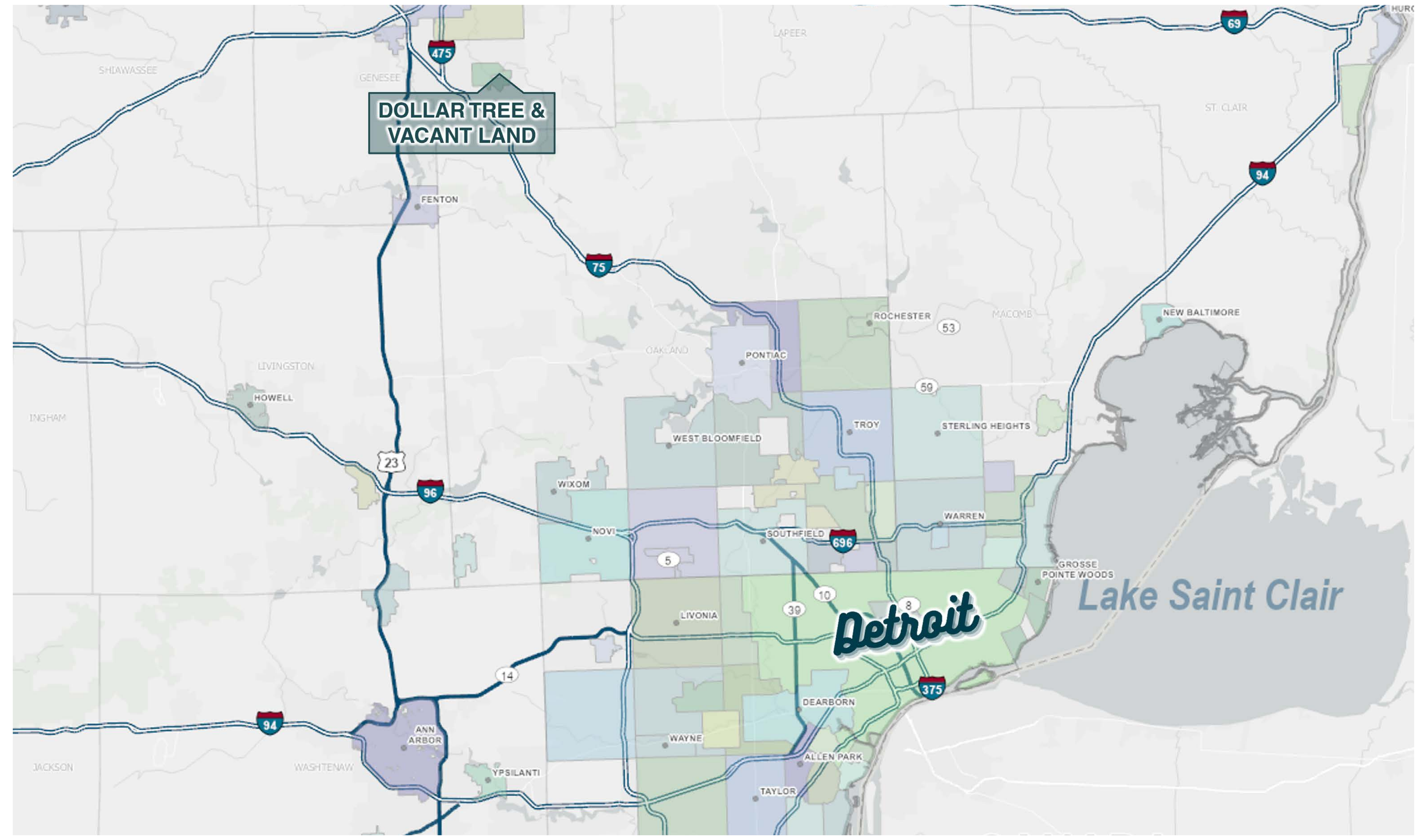

OFFERING SUMMARY

DOLLAR TREE

Sale Price:	$1,946,486
Building Size:	11,080 SF
Lot Size (AC)	1.53 AC
Price / SF:	$173.33
Cap Rate:	7.40%
Current NOI:	$144,039.96
Year Built:	1997
Year Remodeled	2025
Parking Spaces	57
Landlord Responsibilities	Roof, Structure, Parking Lot

VACANT LAND

Sale Price:	$575,450
Lot Size (AC)	6.77 AC
Price / AC:	$85,000

PROPERTY OVERVIEW

Mid-America Real Estate Michigan is pleased to present the opportunity to acquire a 11,080 SF single tenant net lease Dollar Tree and 6.77 acres of vacant land located on the southwest corner of E. Hill Road and Belsay Road in Grand Blanc Township, Michigan. Dollar Tree opened in April 2025.

The property is the only commercial zoned parcel at the intersection and new ownership can take advantage and develop the vacant land into a destination for business' to support the area residents.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	31,161	85,053	247,816
TOTAL HOUSEHOLDS	12,706	35,484	105,459
AVERAGE HH INCOME	$112,922	$96,065	$81,657
DAYTIME POPULATION	28,560	81,615	257,177

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LOCATION DESCRIPTION

Proximity to Top Rated Schools & Commercial Development

The intersection sits within a well populated bedroom community characterized by mixed residential and commercial developments. The intersection features a round-a-bout designed to manage traffic more efficiently compared to a traditional crossroads. Grand Blanc Township is a charter township in Genesee County, Michigan, located just south of Flint. The majority of Grand Blanc Community Schools campus' are within 2-miles of the property - including elementary, middle and high school.

Accessibility

Conveniently located near I-475, offering easy access to Flint (~9 miles north) and Detroit (~50 miles south). Nearby transport options include MTA's "Your Ride" service, senior transportation and Flint Bishop International Airport.

Community

Grand Blanc Charter Township has experienced population growth over the past 10 years. Within 3 miles of the subject site the population grew .25% between 2010 and 2020. Grand Blanc Twp is the largest suburb of Flint. Grand Blanc is a bedroom community for the Flint area and for the employment hubs in Oakland County.

Great Co-Market Tenancy

The subject site is located just northeast of Grand Blanc's main retail corridor, Saginaw Road. National retailers in close proximity include Walmart Supercenter, Sam's Club, Kohl's, ALDi, Kroger, Planet Fitness and Petsmart among others. Saginaw Road is also home to a variety of quick-service restaurants such as Chipotle, McAlister's Deli, Starbucks, Panera Bread, Tim Horton's, Wendy's, McDonald's and many more.

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BUILDING INFORMATION

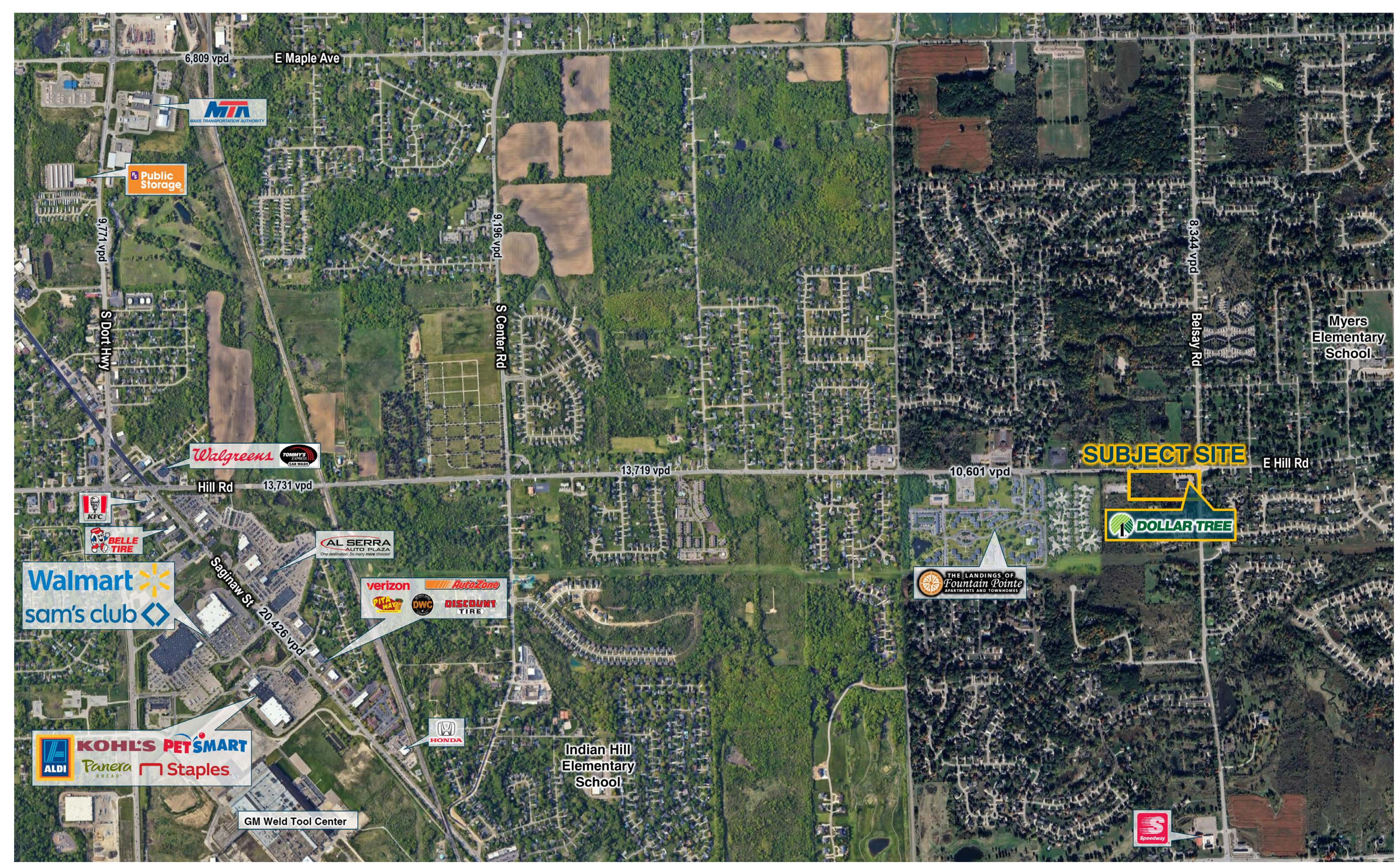
- Roof replaced February 2025 with a 20-year warranty.
- HVAC units replaced in 2013.
- Parking lot was sealed and striped in 2025.
- Catch basins were replaced in 2023.

VACANT LAND INFORMATION

- 6.76 Acres.
- 589’ frontage on E. Hill Road.
- Cross-access and utilities are stubbed to the vacant land.
- Entrances off both E Hill Road and Belsay Road.
- Shared detention pond in place.

PROPERTY HIGHLIGHTS

- Only commercially zoned parcels at the intersection.
- Zoned NC, Neighborhood Commercial.
- Brand new 10-year lease with Dollar Tree.
- Over 10,000 vehicles per day on E Hill Road and over 8,000 vehicles per day on Belsay Road.
- Shared detention pond for both parcels.
- Large monument sign for Dollar Tree on the corner of E. Hill and Belsay Roads.



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Dollar Tree, headquartered in Chesapeake, VA, is one of North America's largest and most loved value retailers known for providing great value, convenience and a "thrill-of-the-hunt" discovery shopping experience. With a team of over 150,000 associated, Dollar Tree operates more than 9,000 stores and 18 distribution centers across 48 contiguous states and five Canadian provinces under the brands Dollar Tree and Dollar Tree Canada.

Dollar Tree reported a +6.5% increase in same-store net sales in the second quarter of Fiscal 2025, with a growth in traffic and ticket rate. The company is converting stores with a "3.0" format, which features higher-priced merchandise and is attracting a broader customer base, including higher-income shoppers. Dollar Tree completed Sale of Family Dollar on July 5,2025.

LEASE ABSTRACT

Tenant	Dollar Tree Stores, Inc.
Guarantor	Dollar Tree Stores, Inc.
Space Size (SF)	11,080 SF
Lease Expiration	April 30, 2035
Lease Term Remaining	9.5 Years
Annual Rent (Years 1-10)	$144,039.96
Base Rent PSF	$13.00
Renewal Options	Four (4) Five(5)-Year Options
Lease Type	NNN
Landlord Responsibilities	Roof, Structure and HVAC Replacement
Taxes	Reimbursed by tenant. Tenant to pay directly commencing year 2.
CAM	Tenant responsibility
Insurance	Reimbursed by tenant
Utilities	Paid directly by tenant
Credit Rating	Standard & Poor's (S&P): BBB (Stable outlook)
HVAC	Tenant responsible for maintenance, Landlord responsible for replacement

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INCOME SUMMARY - DOLLAR TREE

INCOME SUMMARY - DOLLAR TREE	CURRENT	PER SF
Base Rent	$144,039.96	$13.00
Annual Recoveries	$35,944.75	$3.24
GROSS INCOME		

OPTION RENT

Option 1	$149,580.00	$13.50 PSF
Option 2	$155,120.04	$14.00 PSF
Option 3	$160,659.96	$14.50 PSF
Option 4	$166,200.00	$15.00 PSF

EXPENSE SUMMARY - DOLLAR TREE

EXPENSE SUMMARY - DOLLAR TREE	CURRENT	PER SF
Real Estate Taxes (2025 est.)	$31,512.75	$2.84
Insurance	$4,432.00	$0.40
CAM	By Tenant	By Tenant
TOTAL EXPENSES	**$35,944.75**	**$3.24**
NET OPERATING INCOME	**$144,039.96**	**$13.00**

EXPENSE SUMMARY - VACANT LAND

Real Estate Taxes (2025 est.)	$8,743.41
Insurance	$400
TOTAL EXPENSES	**$9,143.41**

TAX INFORMATION - DOLLAR TREE

	Summer 2025	Winter 2024
	$23,517.00	$7,995.75
	Final SEV	Final Taxable
2025	$784,500	$544,484

TAX INFORMATION - VACANT LAND

	Summer 2025	Winter 2024
	$6,524.98	$2,218.43
	Final SEV	Final Taxable
2025	$566,800	$151,072

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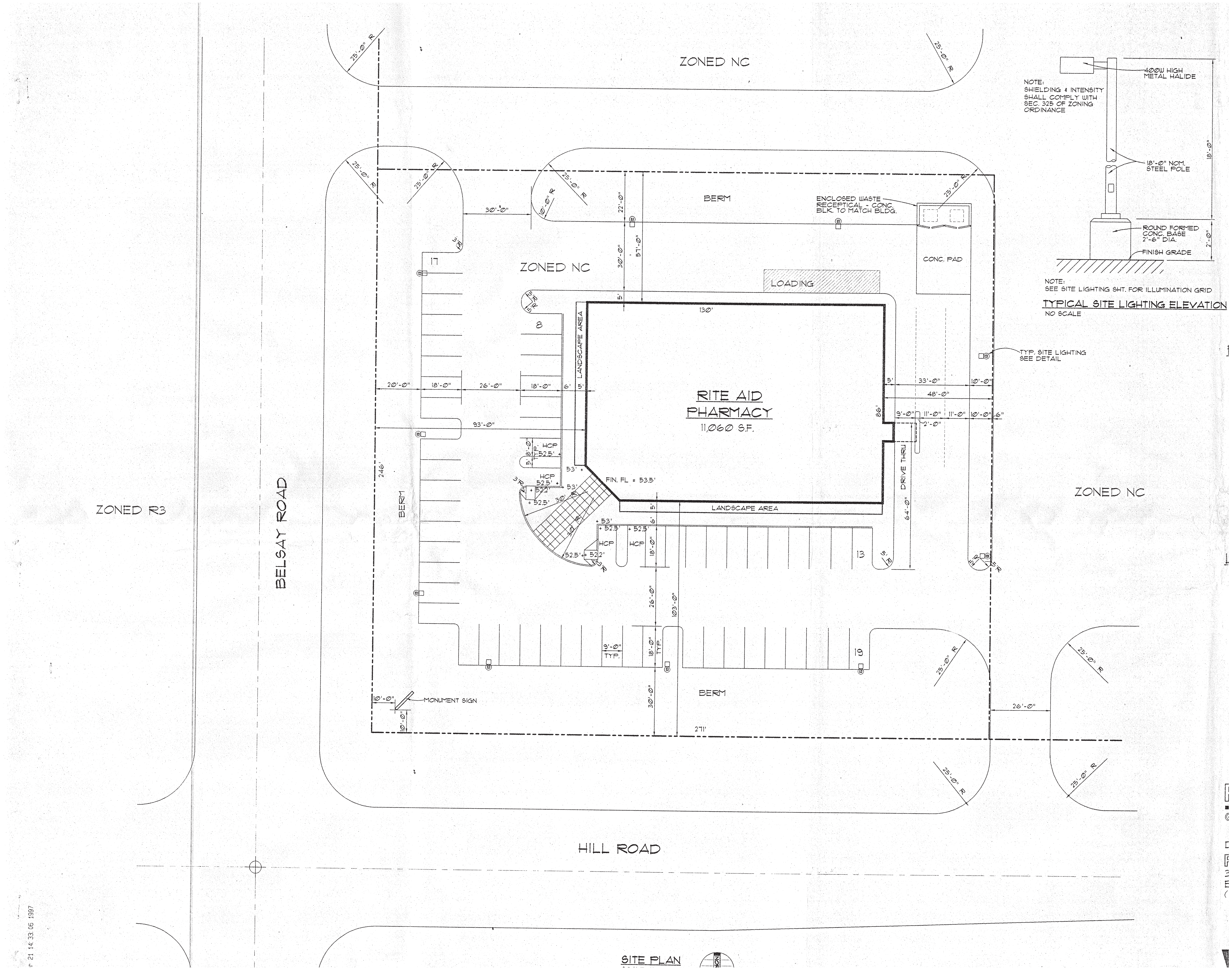

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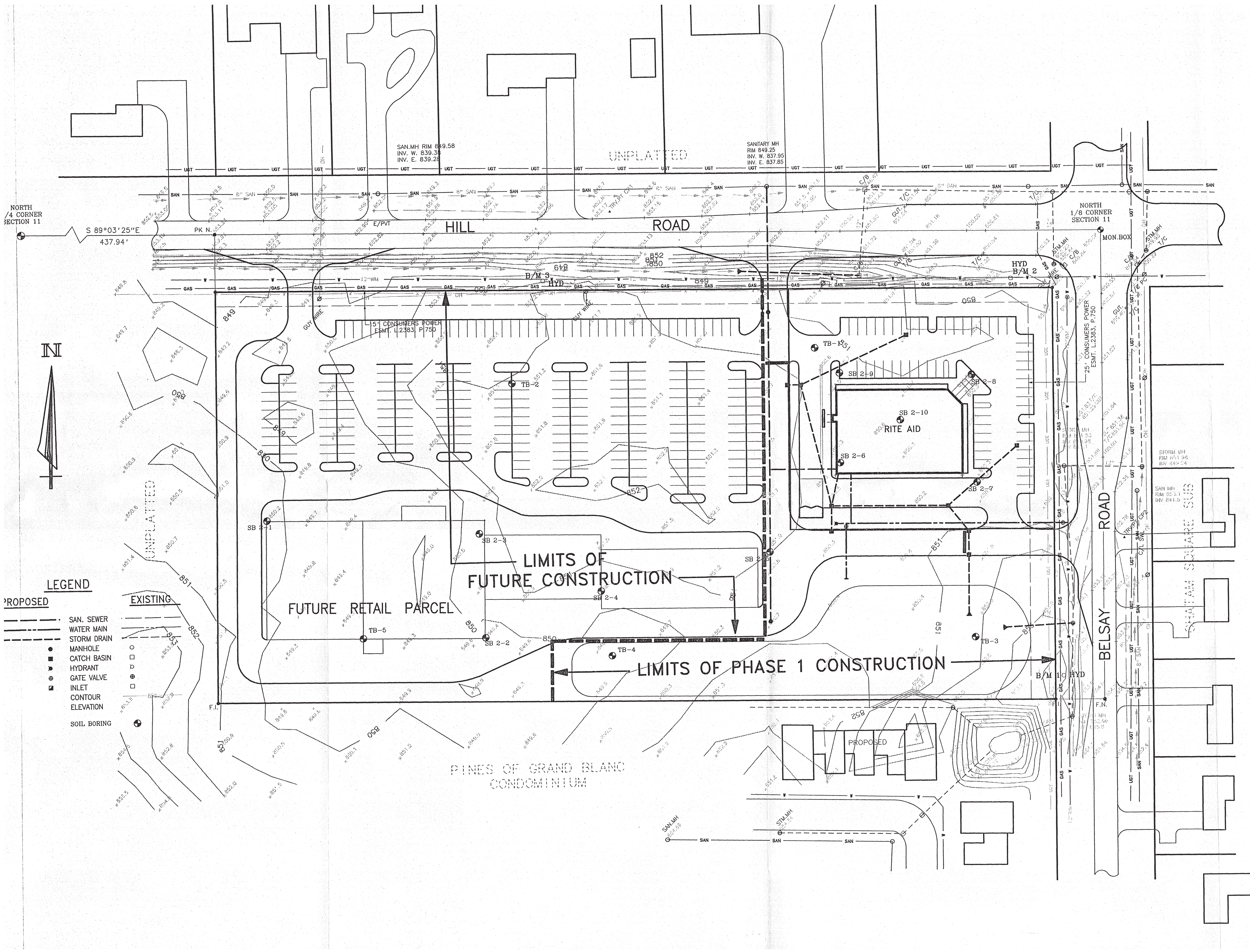

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POPULATION	3 MILES	5 MILES	10 MILES
2025 Population	31,161	85,053	247,816
Forecasted 2030 Population	30,598	83,537	244,105
Daytime Demographics	28,560	81,615	257,177
Average Age	41.3	40.2	40.7

HOUSEHOLDS & HOME VALUE	3 MILES	5 MILES	10 MILES
2025 Households	12,706	35,484	105,459
Forecasted 2030 Households	12,678	35,406	105,517
Median Home Value	$252,120	$232,620	$198,108

HOUSEHOLD INCOME	3 MILES	5 MILES	10 MILES
2025 Average Household Income	$112,922	$96,065	$81,657
2025 Median Household Income	$90,866	$71,441	$60,187
2025 Per Capita Income	$46,066	$39,971	$34,794

POP. BY RACE/ETHNICITY	3 MILES	5 MILES	10 MILES
White	77%	74%	67%
Black	11%	15%	23%
Hispanic	5%	5%	5%
Asian	4%	2%	71%
Other	1%	1%	1%
Mixed	7%	7%	7%