

Actual Location

DOLLAR TREE®

1111 South Gloster Street,
Tupelo, MS 38801

Marcus & Millichap

HERNANDEZ | O'NEILL | LYONS GROUP

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DOLLAR TREE

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Investment Overview[1]

Long-Term Double Net Lease | Predictable Cash Flow[2]

- Double net lease structure with limited landlord responsibilities
- Approximately 7.8 years of remaining primary lease term
- Four, 5-year renewal options
- $0.50 PSF rent increases at the commencement of each option period

Dollar Tree | Investment Grade Credit Tenant (BBB / Stable)

- Direct corporate lease with Dollar Tree Stores, Inc.
- Investment grade credit rating of BBB / Stable (Standard & Poor's)
- Operates 9,300+ Dollar Tree locations across the US and Canada
- Fortune 200 public company (NASDAQ: DLTR)
- Necessity-based retailer serving value-oriented consumers

2024 Construction | Purpose-Built Retail Property

- Newly constructed and opened for business in July 2024
- Purpose-built 10,000 SF Dollar Tree prototype
- Modern store layout and efficient operating footprint
- Positioned on a ~1.98 acre site with ample parking and visibility

Proven Retail Corridor | 17,181 VPD Along South Gloster Street

- Located along one of Tupelo's primary commercial corridors
- Excellent visibility and accessibility from South Gloster Street
- Surrounded by national retailers, restaurants, healthcare providers and service users
- Established infill location within an active retail trade area

Tupelo MSA | Regional Retail Hub

- Tupelo serves as the economic, healthcare, and retail center for Northeast Mississippi
- Draws consumers from surrounding counties throughout the region
- Diverse employment base supported by healthcare, manufacturing, logistics, and retail
- Attractive market for investors seeking stable long-term tenant demand

Offering Price (CAP Rate)	**$1,864,828 (7.25% CAP)**
Net Operating Income (NOI)	$135,200

Property Information	
Property Address	1111 South Gloster St Tupelo, MS 38801
Lease Type	Double Net[2]
Remaining Lease Term	7.8 Years
Lease Commencement	7/4/2024
Lease Expiration	7/31/2034
Year Built	2024
Rentable Area	~10,000 SF
Lot Size	1.98 AC
Renewal Options	4, 5 Year
Rent Increases	$0.50 PSF in Options
Guarantor Type	Corporate
Guarantor	Dollar Tree Stores, Inc. (9,300+ Locations)

Demographics	**1 Mile**	**3 Mile**	**5 Mile**
2025 Population	3,665	22,874	36,206
Average Household Income	$74,537	$75,348	$82,356

(2) See Lease Abstract for more information.

(1) This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to property information are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

Lease Abstract [1]

Property Address	1111 South Gloster Street Tupelo, MS 38801
Tenant	Dollar Tree Stores, Inc.
Lease Commencement	July 4, 2024
Lease Expiration	July 31, 2034
Lease Structure	Double Net Tenant reimburses Landlord for 100% of Real Estate Taxes and Property Insurance. Tenant pays Utilities directly.
Maintenance & Repair (Tenant)	Interior Repairs & Maintenance, HVAC Maintenance & Replacement, Storefront Glass & Doors, Trash Removal, Landscaping, Parking Lot Sweeping & Snow Removal, Exterior Light Bulb Replacements
Maintenance & Repair (Landlord)	Roof, Foundation, Floor Slab, Structural Walls, Parking Lot Repairs & Replacement, Fire Sprinkler System, Utility Infrastructure
Real Estate Taxes	Tenant Responsible (100%)
Utilities	Tenant Responsible (100%)
Insurance	Tenant Responsible (100%) Landlord maintains Property Insurance, Tenant Reimburses Tenant maintains Liability Insurance
Guaranty	Corporate, Dollar Tree Stores, Inc.

Term	Rent PSF	Monthly Rent	Annual Rent
Original Term (Years 1-10)	$13.52	$11,266.67	$135,200
Option 1 (Years 11-15)	$14.02	$11,683.33	$140,200
Option 2 (Years 16-20)	$14.52	$12,100.00	$145,200
Option 3 (Years 21-25)	$15.02	$12,516.67	$150,200
Option 4 (Years 26-30)	$15.52	$12,933.33	$155,200

(1) The lease information contained herein has been obtained from the Lease Agreement and is considered confidential; it is provided solely for informational purposes and is subject to verification by prospective purchasers.

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Property Photos










Domino's Pizza
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BELK GRO.
jiffy lube
nexAir
UNION AUTO PARTS
FedEx Office
Chevron
US RESERVE 658 SUPPLY CO
DOLLAR TREE
SUBJECT PROPERTY
NAPA AUTO PARTS
S Gloster St
S Glost
DOLLAR TREE
Call HOS!


Jack's
Connie's Chicken
The Madden Crab
Captain D's
DQ
AutoZone
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an Air Liquide company
Pizza Hut
RENASANT BANK
WAFFLE HOUSE
NORTH MISSISSIPPI HEALTH SERVICES
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O'Reilly AUTO PARTS
Advance Auto Parts
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DOLLAR TREE
SUBJECT PROPERTY
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CITI TRENDS
DOLLAR GENERAL
CASHSAVER
A COST PLUS FOOD OUTLET
JIMMY'S
SEASIDE BURGERS AND WINGS
Domino's Pizza
Huntington
jiffy lube
DOLLAR TREE
SUBJECT PROPERTY
Pizza Hut
RENASANT BANK
Checkers
CRAZY GOOD FOOD
Jimmy John's
McDonald's
Jack's
Connie's Chicken
The Madden Crab
CAPTAIN D'S
DQ
AutoZone
Mississippi Sports Medicine
And Orthopaedic Center
THE HONEY BAKED Ham Co
SONIC
RAC
TUPELO BURGER COMPANY
las palmas
GAME X CHANGE
S Gloster St
S Gloster St
S Gloster St
DWAYNE BLACKMON
CHEVROLET
Chevron
O'Reilly AUTO PARTS
Airgas
an Air Liquide company
NAPA AUTO PARTS
Advance Auto Parts
WH
Arby's
TACO BELL
Wendy's
NORTH MISSISSIPPI
HEALTH SERVICES
Walmart
Neighborhood Market
W Eason Blvd

Tenant Profile



Dollar Tree Stores, Inc., a subsidiary of Dollar Tree, Inc. (NASDAQ: DLTR), is one of North America's largest value-oriented retailers. Headquartered in Chesapeake, Virginia, the company operates a nationwide chain of discount variety stores offering consumables, household products, health and beauty items, seasonal merchandise, party supplies, food and beverages, and general merchandise at compelling value price points.

The company traces its roots back to 1953 and formally launched the Dollar Tree brand in 1986. Following its public listing in 1995, Dollar Tree expanded rapidly through both organic growth and strategic acquisitions. Today, the company operates approximately 9,300+ Dollar Tree locations across the United States and Canada and remains one of the most recognized brands in the discount retail sector.

Dollar Tree, Inc. is a Fortune 200 publicly traded company with an investment-grade BBB / Stable credit rating from Standard & Poor's. The company generated approximately $18+ billion in annual revenue and is supported by a nationwide distribution and logistics network designed to efficiently serve its stores throughout North America.

Dollar Tree's business model benefits from recurring demand for everyday consumable products and value-priced merchandise. The company's customer base spans a broad demographic profile, with consumers increasingly seeking affordable alternatives for household essentials, food, seasonal goods, and convenience purchases. This necessity-based retail model has historically demonstrated resilience across varying economic cycles.

As one of the largest discount retailers in North America, Dollar Tree continues to maintain a significant market presence supported by its national footprint, established operating history, investment-grade credit profile, and long-term focus on value-oriented retail.

Sources: dollartree.com

Company Name	Dollar Tree
Ownership Type	Public (NASDAQ: DLTR)
Guarantor	Dollar Tree Stores, Inc.
Segment(s)	Discount Retail
Revenue	$18+ Billion
Market Capitalization	$21+ Billion
Credit Rating	BBB / Stable (Standard & Poor's)
No. Locations	9,300+ Locations
Coverage	United States & Canada
Workforce	150,000+ Employees
Headquarters	Chesapeake, VA
Year Founded	1953
Website	www.dollartree.com

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Tupelo Market Overview







Tupelo MSA | Northeast Mississippi [1]

Tupelo serves as the economic, healthcare, and retail center of Northeast Mississippi, functioning as the primary commercial hub for a broad regional trade area extending well beyond Lee County. Strategically located at the intersection of Interstate 22 and U.S. Highway 45, Tupelo offers convenient access to Memphis, Birmingham, Huntsville, and other major Southeastern markets. The city benefits from a diverse economic base supported by healthcare, manufacturing, distribution, transportation, retail, and education.



NORTH MISSISSIPPI HEALTH SERVICES

COOPERTIRES

BancorpSouth

The Tupelo MSA is home to more than 140,000 residents and continues to serve as the dominant population and employment center for Northeast Mississippi. Major employers include North Mississippi Health Services, Toyota Motor Manufacturing Mississippi, Cooper Tire & Rubber Company, BancorpSouth, and a wide variety of logistics, healthcare, and industrial employers. This diversified employment base helps support long-term economic stability and consumer spending throughout the region.

Retail demand is driven by Tupelo's role as the primary shopping destination for surrounding communities throughout North Mississippi. The market is home to numerous national retailers including Walmart, Target, Lowe's, Home Depot, Academy Sports, TJ Maxx, Ross Dress for Less, Hobby Lobby, PetSmart, Aldi, and a broad mix of national restaurants, service providers, and healthcare users. These retailers benefit from a regional customer base that extends well beyond the immediate city limits.

Healthcare serves as a major economic driver for the market. North Mississippi Medical Center is one of the largest non-metropolitan hospitals in the United States and attracts patients from across the region. Combined with continued industrial investment, workforce growth, and regional retail demand, the medical sector contributes significantly to Tupelo's economic resilience.

Cultural and recreational amenities include the Elvis Presley Birthplace, Downtown Tupelo, BancorpSouth Arena, Tombigbee State Park, and numerous annual festivals and community events. The area's strategic location, regional retail dominance, healthcare infrastructure, and diverse economic base continue to attract residents, businesses, and investment capital throughout Northeast Mississippi.

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Regional Map & Demographics[1]

Population	1 Mile	3 Mile	5 Mile
2030 Population	3,651	22,630	35,831
2025 Population	3,665	22,874	36,206
2020 Population	3,746	24,084	38,074

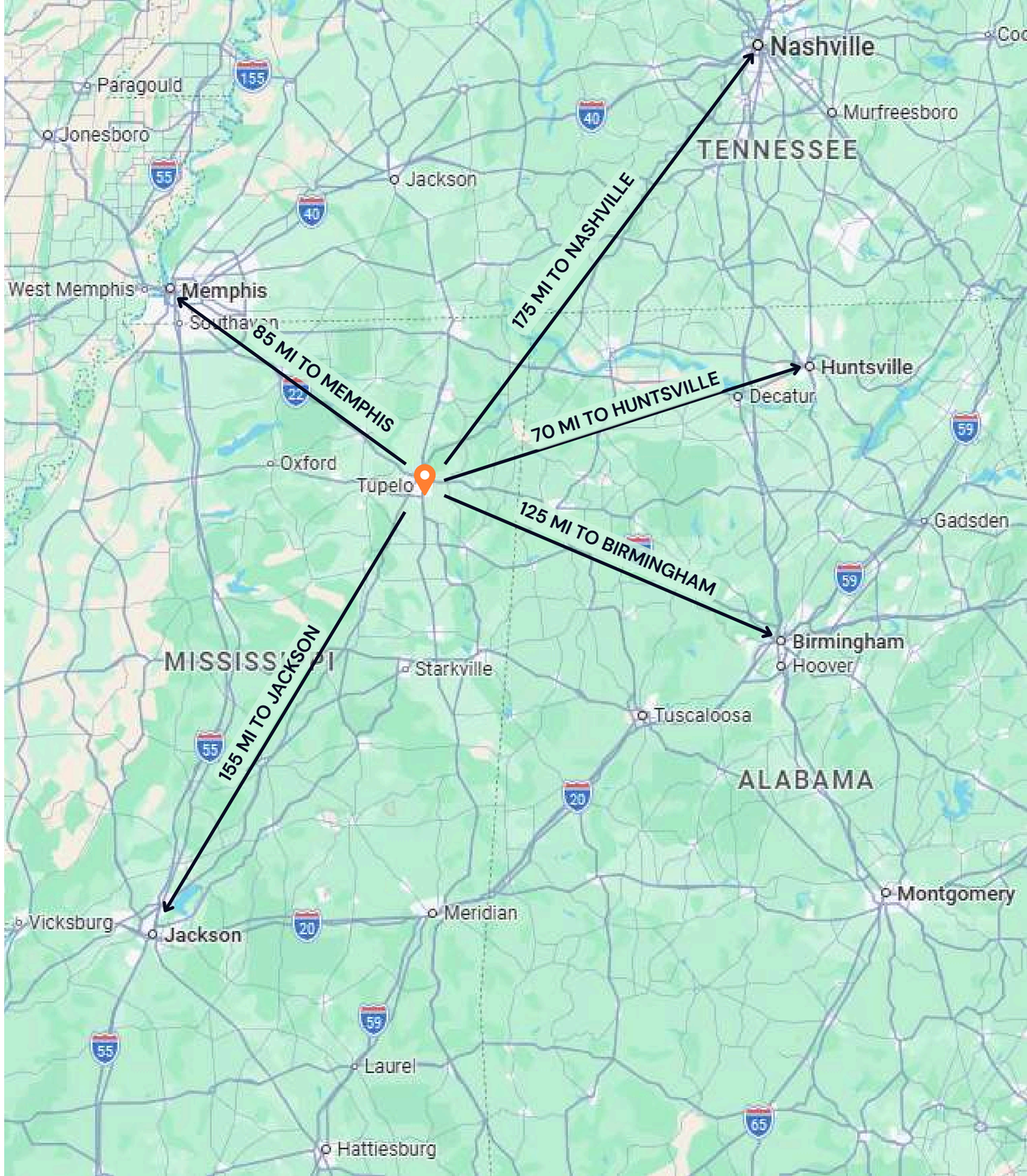
Household Income	1 Mile	3 Mile	5 Mile
Average	$74,537	$75,348	$82,356
Median	$61,222	$55,814	$62,481

Households	1 Mile	3 Mile	5 Mile
2030 Households	1,449	9,262	14,678
2025 Households	1,455	9,362	14,827
2020 Households	1,485	9,844	15,556

Housing	1 Mile	3 Mile	5 Mile
Median Home Value	$169,572	$174,734	$188,705

Employment	1 Mile	3 Mile	5 Mile
Total Daytime Employment	17,126	36,880	44,652

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