



Actual Location



210 Main Street,
Nettleton, MS 38858

Marcus & Millichap
HERNANDEZ | O'NEILL | LYONS GROUP

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Marcus & Millichap

HERNANDEZ | O’NEILL | LYONS GROUP

- **Long-Term Double Net Lease | Predictable Cash Flow⁽²⁾**
 - Double net lease structure with limited landlord responsibilities
 - Approximately 7.7 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 May 2024
 - Purpose-built 10,500 SF Dollar Tree store
 - Modern store layout and efficient operating footprint
 - Positioned on a ~1.39 acre site with ample parking and visibility
- **Established Main Street Location | Central Nettleton**
 - Located along Main Street near the center of Nettleton
 - Strong visibility and convenient access for surrounding residents
 - Positioned near established neighborhood retail, restaurant and service uses
 - Benefits from limited nearby competition and its role as a primary value retailer serving the local trade area
- **Nettleton, MS | Tupelo Regional Trade Area**
 - Located approximately 15 miles southeast of Tupelo in Lee County
 - Benefits from proximity to Northeast Mississippi's primary retail, healthcare and employment hub
 - Serves Nettleton and surrounding rural communities with limited nearby discount-retail competition
 - Positioned within the broader Tupelo regional economy

Offering Price (CAP Rate) **\$1,852,200 (7.50% CAP)**

Net Operating Income (NOI) **\$138,915**

Property Information	
Property Address	210 Main Street, Nettleton, MS 38858
Lease Type	Double Net ⁽²⁾
Remaining Lease Term	7.7 Years
Lease Commencement	5/16/2024
Lease Expiration	5/31/2034
Year Built	2024
Rentable Area	~10,500 SF
Lot Size	1.39 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	1,639	3,396	6,360
Average Household Income	\$69,195	\$71,353	\$72,053

(2) See Lease Abstract for more information.

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Lease Abstract⁽¹⁾



Property Address	210 Main Street, Nettleton, MS 38858
Tenant	Dollar Tree Stores, Inc. (As Assignee)
Lease Commencement	May 16, 2024
Lease Expiration	May 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. Original Lease Tenant: Family Dollar Stores of Mississippi, LLC Assignment: Assigned to Dollar Tree Stores, Inc. in March 2024

Term	Rent PSF	Monthly Rent	Annual Rent
Original Term (Years 1-10)	\$13.23	\$11,576.25	\$138,915
Option 1 (Years 11-15)	\$13.73	\$12,013.75	\$144,165
Option 2 (Years 16-20)	\$14.23	\$12,451.25	\$149,415
Option 3 (Years 21-25)	\$14.73	\$12,888.75	\$154,665
Option 4 (Years 26-30)	\$15.23	\$13,326.25	\$159,915

(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



Hometown
PIZZA

DG

Hometown
Market

Faith Food Pantry

Fosters Apartments

Pit Stop

 **SUBJECT
PROPERTY**

 **3,677 VPD**

Pine St

Dorothy J Lowe
Memorial Library

 **NAPA**

Will Robbins Hwy

 **El Toro Barrio**

 **Shell**

W Main St

 **South
Coffee**

 **Huntington**

 **6,155 VPD**

 **Pop's
PLACE**

The Countertop Shop

 **Sculpted**
Wellness Spa

Flower Garden & Boutique

Nettleton High School

Dorothy J Lowe
Memorial Library



The Countertop Shop



Flower Garden & Boutique



**SUBJECT
PROPERTY**



Pit Stop

**6,155 VPD**



**3,677 VPD**

Fosters Apartments

Faith Food Pantry

W Main St

Will Robbins Hwy

Will Robbins Hwy



Nettleton Junior High School

Nettleton High School



Dorothy J Lowe Memorial Library







Flower Garden & Boutique

Nettleton Upper Elementary School



**SUBJECT
PROPERTY**

 **3,677 VPD**

 **6,155 VPD**

**Hometown
PIZZA**

Pit Stop

Nettleton Tiger Pad

W Main St

W Main St

W Main St



Pender Auto Parts


Huntington

SUBWAY

**Bill's
dollar
store**


**piggly
wiggly**

**The Father's
Table**
50% of Profits to Charity

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.



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	1,607	3,368	6,344
2025 Population	1,639	3,396	6,360
2020 Population	1,759	3,487	6,387

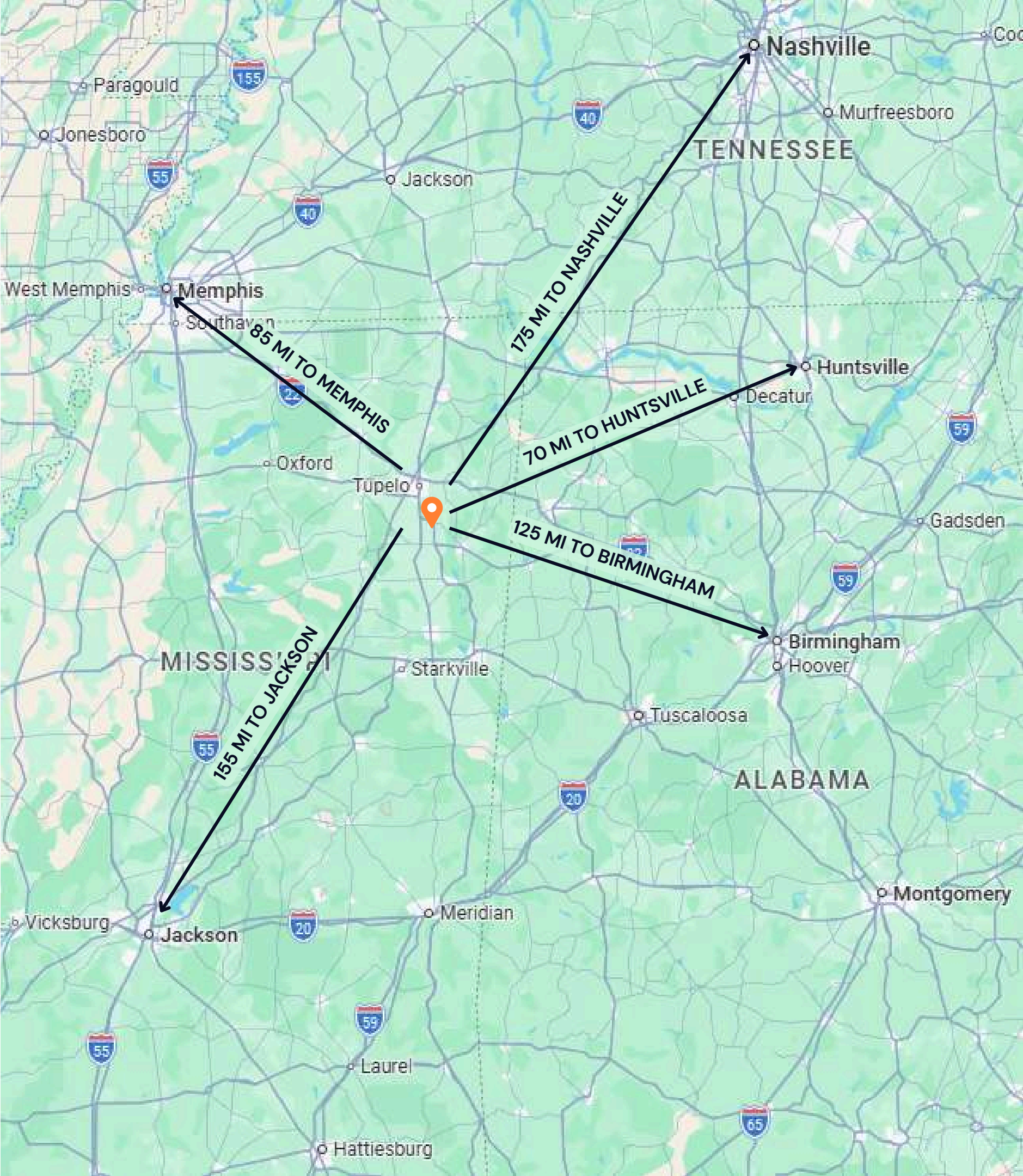
Household Income	1 Mile	3 Mile	5 Mile
Average	\$69,195	\$71,353	\$72,053
Median	\$44,958	\$52,447	\$57,323

Households	1 Mile	3 Mile	5 Mile
2030 Households	630	1,329	2,535
2025 Households	643	1,340	2,540
2020 Households	688	1,374	2,547

Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$96,915	\$114,706	\$127,932

Employment	1 Mile	3 Mile	5 Mile
Total Daytime Employment	444	654	853

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