



DOLLAR TREE

40 East State Street | Mt. Morris, NY | 14510

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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- Dollar Tree is on a NN lease with 7 years, 9 months remaining.
- Dollar Tree has S&P Rating of BBB with 9,000+ locations, revenues of \$7.5 Billion.
- This property is located in Mt. Morris, New York, a city located in western New York within Livingston County, 42 miles south of Rochester and at the northern entrance to Letchworth State Park. Mt. Morris benefits from steady tourism traffic driven by nearby Letchworth State Park.
- Letchworth State Park, located near Mount Morris, New York, is widely known as the “Grand Canyon of the East.” **The State Park attracts nearly 1 million visitors each year**, stretching for miles along the Genesee River. The park encompasses more than 14,000 acres of dramatic scenery, including a deep gorge with cliffs rising hundreds of feet above the river. Three major waterfalls—Upper, Middle, and Lower Falls—anchor the landscape, while numerous smaller cascades and striking rock formations create unforgettable views from scenic overlooks throughout the park.
- 5-mile average household income of \$84,140 and population of 7,746.
- Nearby tenants include McDonald’s, Walgreens, Dunkin, FedEx, Five Star Bank, etc.
- The village offers a small-town atmosphere with historic architecture, local shops, and provides convenient access to regional roadways provides connectivity to Rochester and other Western New York markets.



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INVESTMENT SUMMARY

PRICE	\$1,182,720
CAP	7.50%
NOI	\$88,704
RENT/SF	\$8.25
PRICE/SF	\$110.00
RENT ADJUSTMENTS	
YEARS 1-10:	\$88,704

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM REMAINING	7 Years, 9 Months
RENT COMMENCEMENT	December 19, 2023
LEASE EXPIRATION	February 28, 2034
RENEWAL OPTIONS	Two 5-Year Renewal Options @ \$94,080 & \$99,456



LEASE NOTES:

*Tenant has an early termination clause in the lease. If sales are less than \$1.1 million during 1/1/2029 - 12/31/2029, the tenant can terminate the Lease early.

PROPERTY INFORMATION

ADDRESS	40 East State Street Mount Morris, NY 14510
BUILDING SIZE	10,752 SQ.FT.
LOT SIZE	1.93 Acres
COUNTY	Livingston
YEAR BUILT	1996

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	2,956	3,935	7,746
2031 POPULATION	2,932	3,902	7,692
2026 MEDIAN HOUSEHOLD INCOME	\$56,987	\$60,488	\$64,430
2026 AVERAGE HOUSEHOLD INCOME	\$77,510	\$79,449	\$84,140

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

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YEAR END	January 31, 2026
PROPERTY	Dollar Tree
TENANT	Dollar Tree, Inc
REVENUES	\$19.3 Billion
NET WORTH	\$3.7 Billion
S&P RATING	BBB
WEBSITE	www.dollartree.com



Dollar Tree operates more than 9,000 store across 48 states and more than 270 stores across seven provinces in Canada.

Dollar Tree is a leading value-oriented retailer in the United States, best known for offering a wide assortment of everyday products at affordable price points. The company operates thousands of stores nationwide, typically in convenient neighborhood and community shopping centers. Dollar Tree stores carry consumables such as food and snacks, health and beauty aids, cleaning supplies, and household essentials, along with seasonal items, party supplies, and basic apparel, making them a frequent destination for repeat customer visits.

Founded in 1986 and headquartered in Chesapeake, Virginia, Dollar Tree has grown significantly through organic expansion and strategic acquisitions. The brand is recognized for its simple store layout, efficient operations, and strong purchasing power, which allow it to maintain competitive pricing while managing margins. Its scale and national footprint provide resilience across economic cycles, as value-focused retailers often perform well during periods of economic uncertainty.



Dollar Tree is located in Mount Morris, New York. This property is located along E State Street where traffic counts average 7,900+ VPD. Nearby tenants include Dunkin Donuts, McDonald's, Walgreens, etc.

Mount Morris, New York, is a small village and town located in Livingston County in western New York. Known for its historic character and close-knit community, Mount Morris developed in the early 19th century as a regional center for commerce and transportation. Today, the village features a walkable downtown with locally owned shops, restaurants, and cultural attractions, while maintaining a quiet, small-town atmosphere surrounded by scenic countryside.

A defining feature of Mount Morris is its immediate proximity to **Letchworth State Park**, often referred to as the "Grand Canyon of the East." The park stretches along the Genesee River and is known for its dramatic gorge, towering cliffs, and three major waterfalls. Visitors enjoy miles of hiking trails, scenic overlooks, picnic areas, and year-round recreational opportunities including snowshoeing and cross-country skiing in winter. The park draws visitors from across the region and significantly contributes to local tourism.

The village's historic Main Street is a hub of local culture and commerce, characterized by its charming architecture and unique small businesses. You can explore the local history at the Mills Mansion, the 19th-century home of the village founder, or view regional artwork at the Genesee Valley Council on the Arts. Mount Morris is also proud of its connection to Francis Bellamy, the author of the Pledge of Allegiance, whose birthplace is honored with a prominent mural downtown.

Visitors often spend their afternoons browsing the village's curated collection of antique shops, such as Allegiance Antiques, or visiting Wendy's Pantry for old-fashioned sweets and local delicacies. The local dining scene ranges from the patriotic atmosphere of Brian's USA Diner, a staple for hearty breakfasts, to the relaxed environment of the High Banks Tavern.



LETCORTH STATE PARK



HISTORIC MAIN STREET



GENESEE VALLEY COUNCIL ON THE ARTS

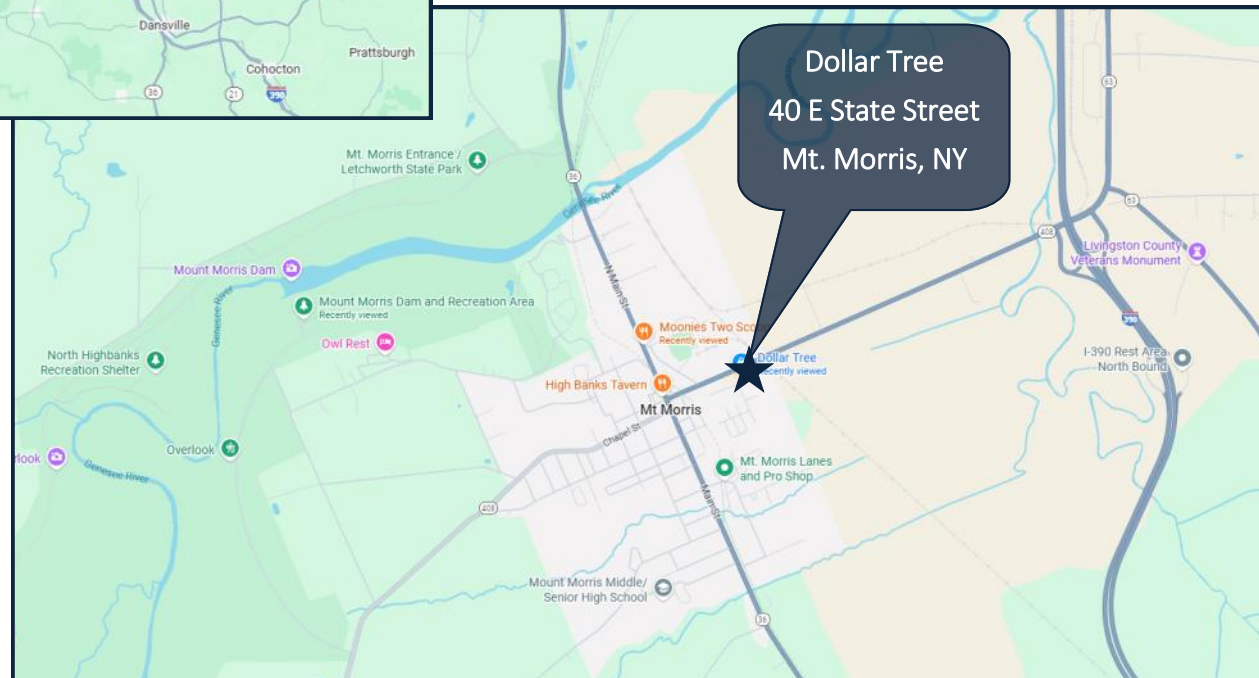
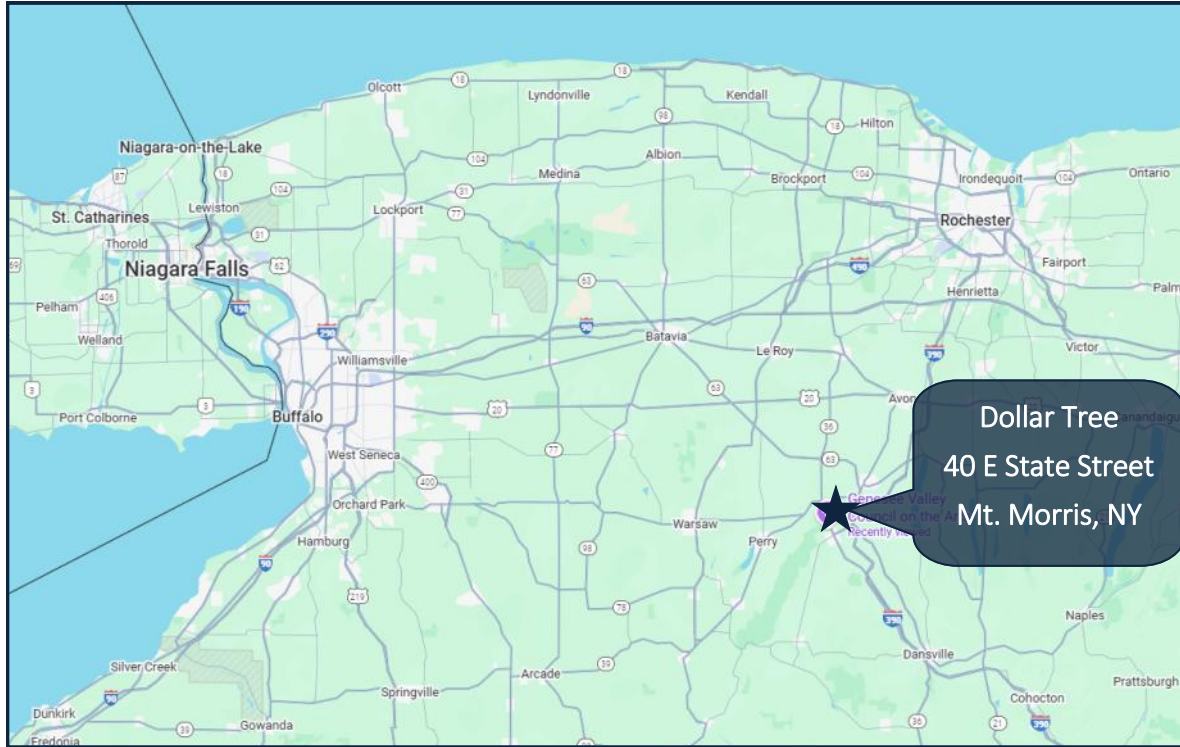
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The park offers a wide range of recreational opportunities for visitors in every season. More than 60 miles of trails accommodate hiking, biking, horseback riding, and snowshoeing, while the Genesee River provides opportunities for kayaking and rafting. In warmer months, visitors enjoy picnicking, camping, and hot air ballooning, while winter brings snow tubing, cross-country skiing, and snowmobiling. Amenities such as cabins, campgrounds, and the historic Glen Iris Inn make it easy to enjoy extended stays surrounded by nature.

Letchworth State Park is also rich in history and educational experiences. The park preserves important cultural sites and offers interpretive programs that explore the area’s geology, wildlife, and Native American heritage. Museums and nature centers provide hands-on exhibits for all ages, while the story of early settlement along the Genesee Valley adds depth to the visitor experience. Together, the park’s natural beauty and historical significance make Letchworth a premier destination in western New York.





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Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 1,000 net leased sales transactions totaling over \$3 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers