



Dollar Tree Stores, Inc is the nation's leading operator of discount variety stores offering merchandise at the \$1.00 price point. We operate over 3,800 stores nationwide in strip centers, malls and freestanding locations. Our stores operate in 48 states and offer a remarkable variety of high quality, everyday general merchandise and an ever-changing array of seasonal goods – *with each item available for a single dollar!*

About our Real Estate

- Stores range in size from 8,000 square feet to approximately 12,000 square feet, with a minimum of 70' feet of frontage.
- We are targeting an average store size of approximately 11,500 gross square feet.
- All stores incorporate the same philosophy: Bright Stores, Big Signs and a Clean Environment.

What Do We Look For?

- Regional, or neighborhood centers, anchored by big box discounters or dominant grocery stores.
- Freestanding locations in a strong retail corridor, with easy ingress/egress and ample parking.
- Small strip centers that are highly visible and have strong traffic counts.

- Populations of at least 20,000 in five miles and Average Household Income levels of \$25,000 - \$60,000.
- Back door freight delivery, accessible by tractor trailers.

What Are our Growth Plans?

- Dollar Tree plans to open, relocate or expand, approximately 300 stores in 2010.
- Dollar Tree will continue to grow by back filling existing markets and expanding into new markets.