

Dollar Store Asset

VACANT DOLLAR STORE

OFFERING MEMORANDUM

2704 Frayser Blvd
Memphis, TN 38127



BRADEN, BRADEN & BRADEN
COMMERCIAL REAL ESTATE

Dollar Store Asset

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Exclusively Marketed By Curtis Braden, CCIM of Braden Braden & Braden LLC

Curtis Braden, CCIM

Braden, Braden & Braden

Principal Broker

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DOLLAR STORE ASSET

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2704 Frayser Blvd Memphis TN 38127
COUNTY	Shelby
SUBMARKET	Frayser/ Raleigh/North Memphis
BUILDING SF	9,000 SF
LAND ACRES	2.02
LAND SF	88,209 SF
YEAR BUILT	2009
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$750,000
PRICE PSF	\$83.33

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	8,861	52,064	125,844
2025 Median HH Income	\$49,467	\$41,965	\$44,118
2025 Average HH Income	\$64,015	\$59,457	\$61,361

Investment Summary:

- This property represents a value-add retail investment with strong upside potential due to its location, traffic exposure, and discounted acquisition cost. The key to unlocking value will be securing a tenant or repositioning the property for alternative use. Prime location with strong traffic and retail synergy
Large lot size with flexible redevelopment options
Heavy traffic flow supports retail viability.
Surrounded by national chains, indicating strong consumer demand.
Industrial adjacency (Nike & Amazon hub) adds workforce-driven retail demand.

DOLLAR STORE ASSET

02

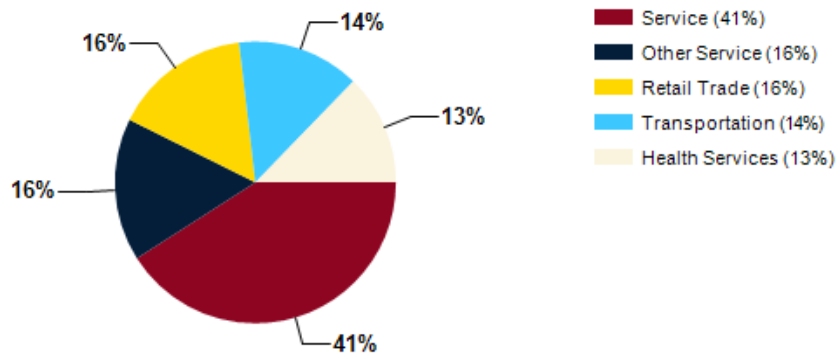
Location

- Location Summary
- Local Business Map
- Major Employers Map

Location summary

- Surrounding Retail: Kroger, Walgreens, McDonald's, Family Dollar, Subway, Cricket, Advance Auto Parts
- Proximity: 1 mile from Amazon & Nike's 2.8M sq. ft. distribution hubs
- Value-Add Potential:
 - Re-tenanting opportunity with national or local retailers
 - Potential conversion to alternative uses (community center, medical office, storage, etc.)

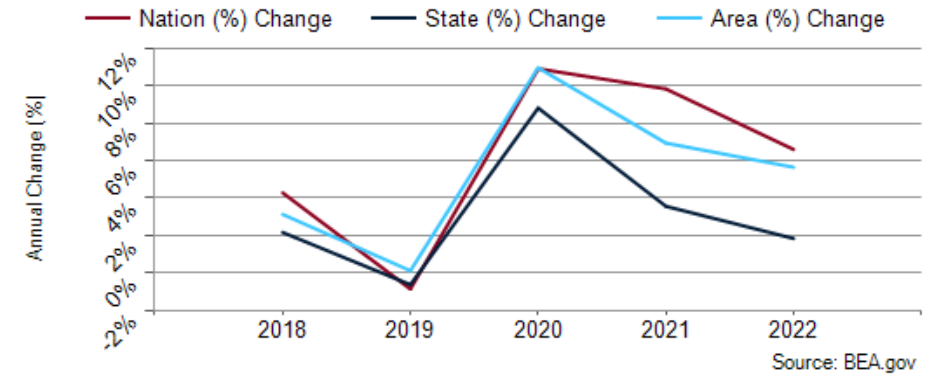
Major Industries by Employee Count



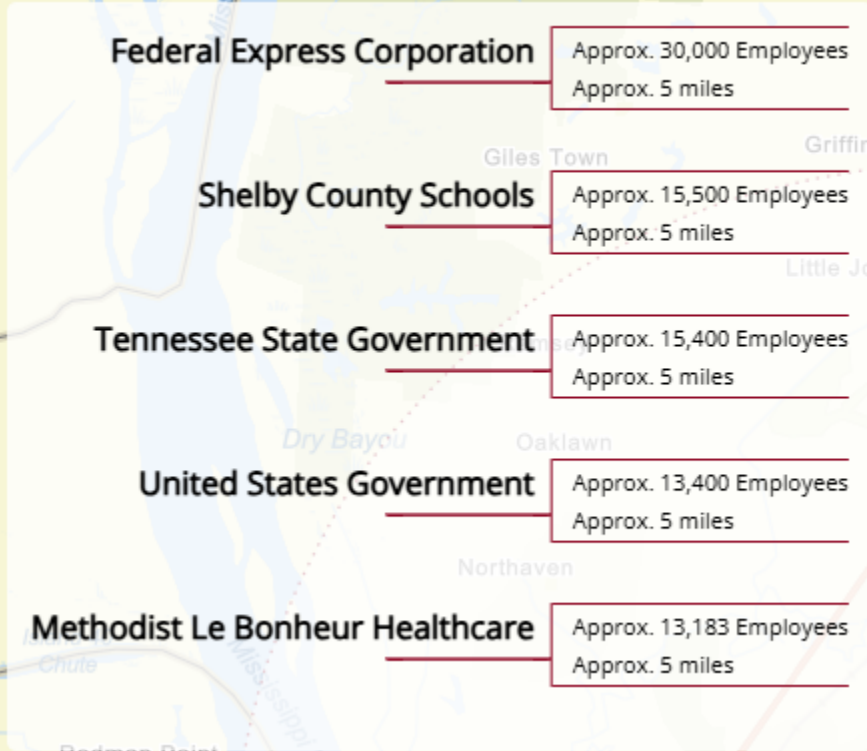
Largest Employers

Federal Express Corporation	31,000
Memphis City Schools	16,119
United States Government	15,375
Methodist LeBonheur Healthcare	8,889
Tennessee State Government	8,600
Baptist Memorial Health Care	7,313
Memphis City Government	7,274
Naval Support Activity Mid South	6,500

Shelby County GDP Trend







DOLLAR STORE ASSET

Property Description
Property Features

03

PROPERTY FEATURES

BUILDING SF	9,000
LAND SF	88,209
LAND ACRES	2.02
YEAR BUILT	2009
# OF PARCELS	1
ZONING TYPE	CMU-1
BUILDING CLASS	Commerical
TOPOGRAPHY	Flat
LOCATION CLASS	Retail-Store
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	210X420 / 2.02
NUMBER OF PARKING SPACES	35
TRAFFIC COUNTS	19,400
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	McDonalds
SOUTH	Cricket wirless
EAST	walgreens
WEST	Krogers

MECHANICAL

HVAC	Central
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CONSTRUCTION

FOUNDATION	Slab
FRAMING	Steel
EXTERIOR	Center Block
PARKING SURFACE	Concrete
ROOF	Flat

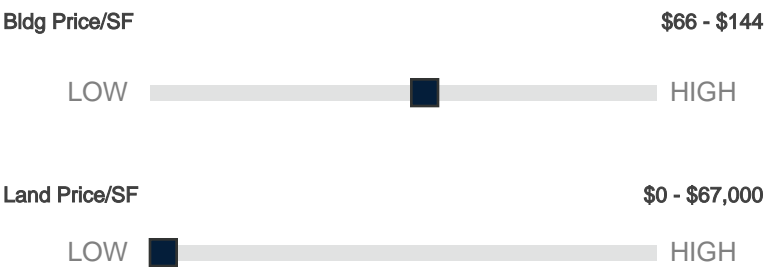
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On Market Comps

- On Market Comparables
- On Market Comparables Summary
- On Market Comparables Charts
- On Market Comparables Map

1

BUILDING SF	14,174
LAND SF	49,223
LAND ACRES	1.13
YEAR BUILT	1993
ASKING PRICE	\$1,541,000
PRICE PSF	\$108.72
LAND PSF	\$31.31
DISTANCE	1.7 miles

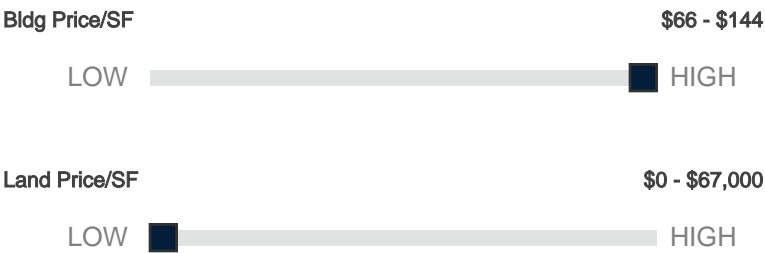


Comp 2 Frayser Dollar Store

2644 James Rd
Memphis, TN 38127

2

BUILDING SF	4,811
LAND SF	40,600
LAND ACRES	.93
YEAR BUILT	1974
ASKING PRICE	\$695,000
PRICE PSF	\$144.46
LAND PSF	\$17.12
DISTANCE	0.2 miles



Comp 1 Frayser Dollar store

2804 Frayser
Memphis, TN 38127

3

BUILDING SF	9,369
LAND ACRES	.92
YEAR BUILT	2012
ASKING PRICE	\$700,000
PRICE PSF	\$74.71
DISTANCE	15.9 miles



Lamar Comp

2360 Airways
Memphis, TN 38114

4

BUILDING SF	10,100
LAND SF	10
LAND ACRES	Land Acres
YEAR BUILT	1973
ASKING PRICE	\$670,000
PRICE PSF	\$66.34
LAND PSF	\$67,000.00
LEASE TYPE	Lease Type
	Land Acres
DISTANCE	17.9 miles



Prescott Asset

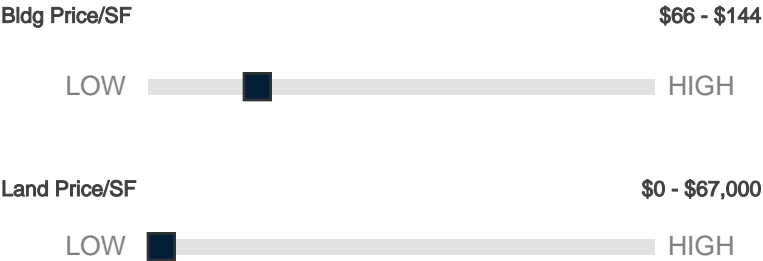
1740 Prescott St
Memphis, TN 38114




Dollar Store Asset

2704 Frayser Blvd
Memphis, TN 38127

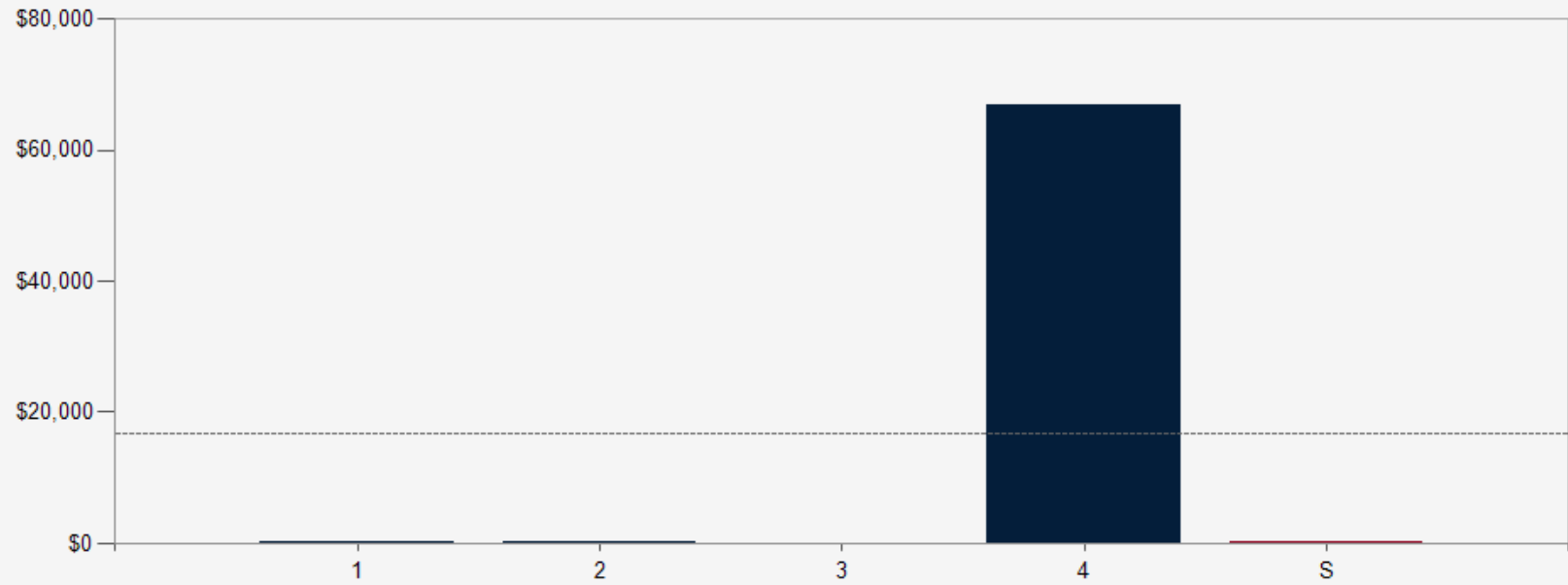
BUILDING SF	9,000
LAND SF	88,209
LAND ACRES	2.02
YEAR BUILT	2009
ASKING PRICE	\$750,000
PRICE PSF	\$83.33
LAND PSF	\$8.50



	PROPERTY	BLDG SF	ASK PRICE	PSF	BUILT	DISTANCE (mi)
1	Comp 2 Frayser Dollar Store 2644 James Rd Memphis, TN 38127	14,174	\$1,541,000	\$108.72	1993	1.70
2	Comp 1 Frayser Dollar store 2804 Frayser Memphis, TN 38127	4,811	\$695,000	\$144.46	1974	0.20
3	Lamar Comp 2360 Airways Memphis, TN 38114	9,369	\$700,000	\$74.71	2012	15.90
4	Prescott Asset 1740 Prescott St Memphis, TN 38114	10,100	\$670,000	\$66.34	1973	17.90
AVERAGES		9,614	\$901,500	\$98.56		
S	 Dollar Store Asset 2704 Frayser Blvd Memphis, TN 38127	9,000	\$750,000	\$83.33	2009	

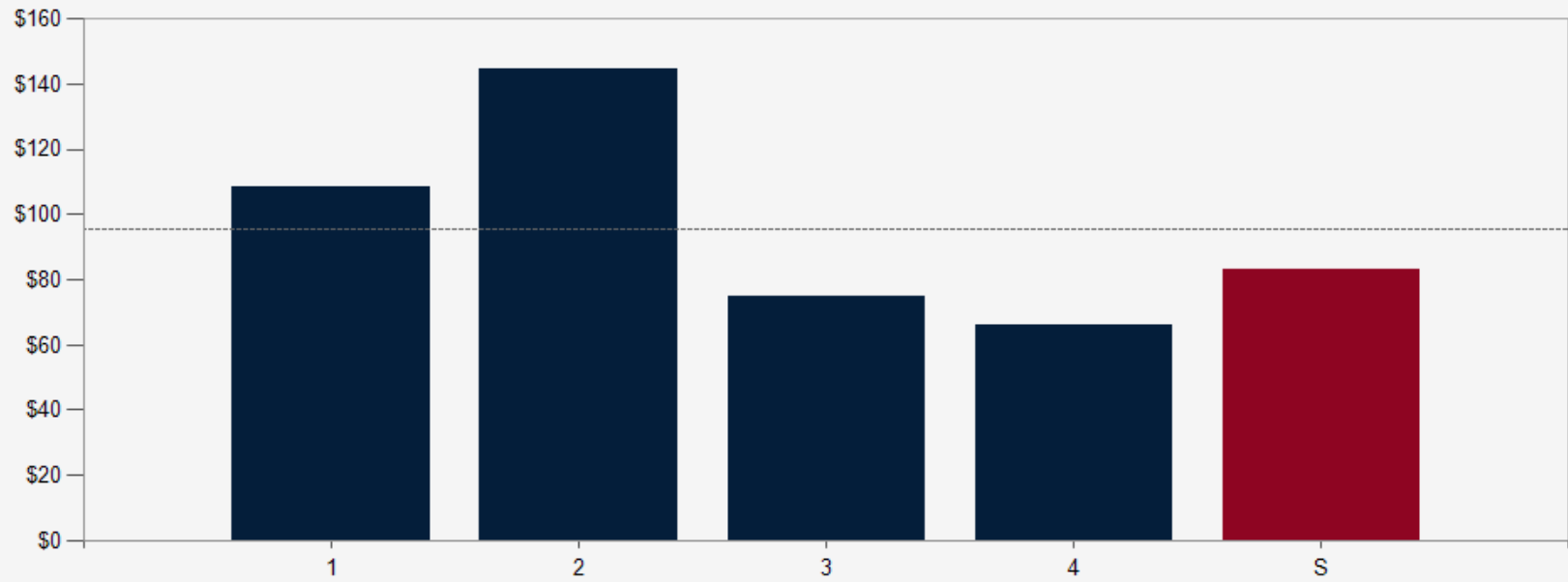
Land PSF

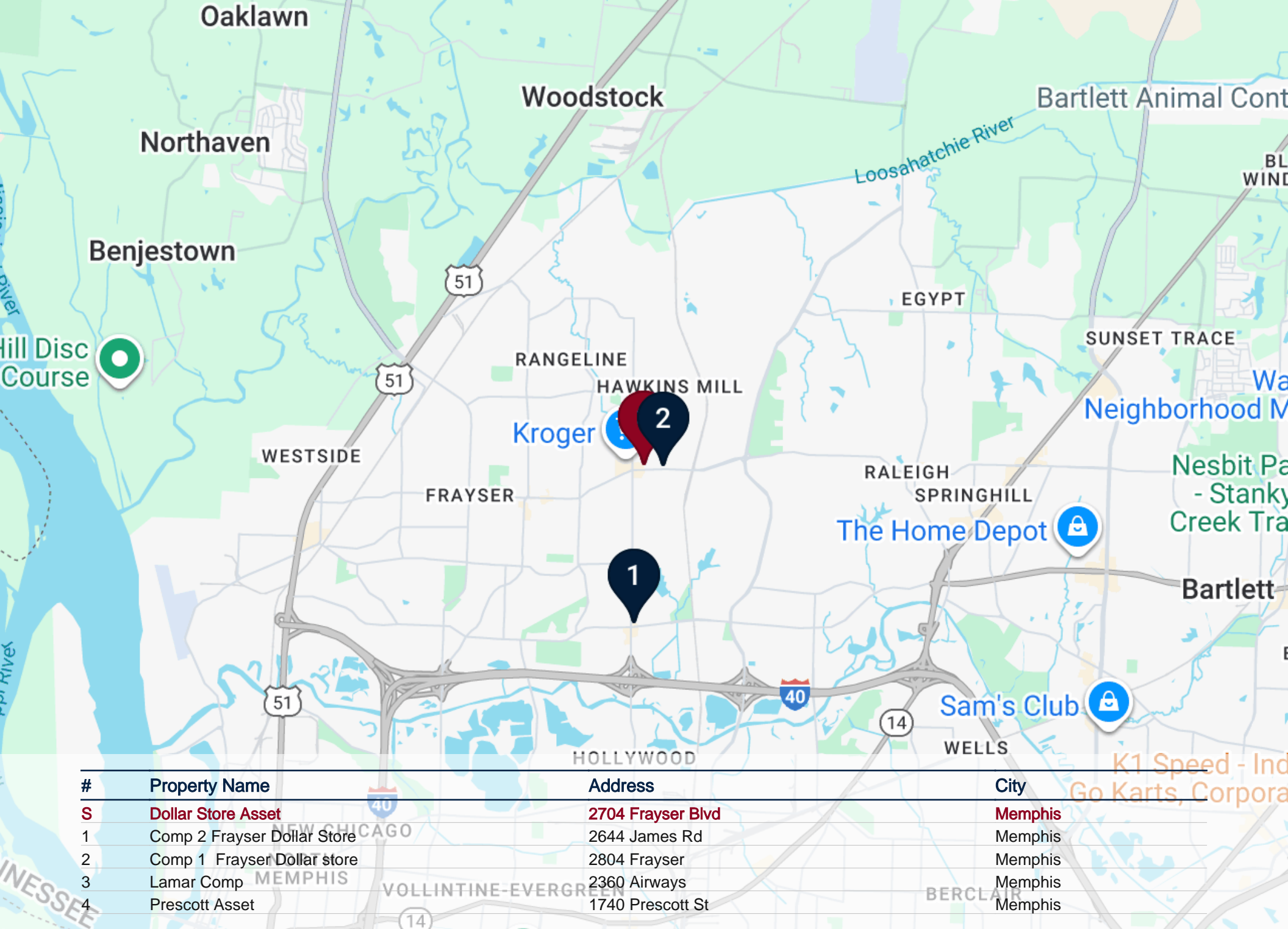
Average: \$16,764.23



Price/SF

Average: \$95.51





#	Property Name	Address	City
S	Dollar Store Asset	2704 Frayser Blvd	Memphis
1	Comp 2 Frayser Dollar Store	2644 James Rd	Memphis
2	Comp 1 Frayser Dollar store	2804 Frayser	Memphis
3	Lamar Comp	2360 Airways	Memphis
4	Prescott Asset	1740 Prescott St	Memphis

DOLLAR STORE ASSET

05

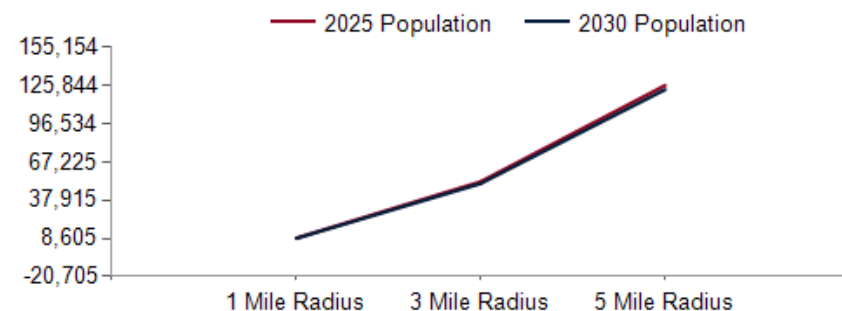
Demographics

General Demographics

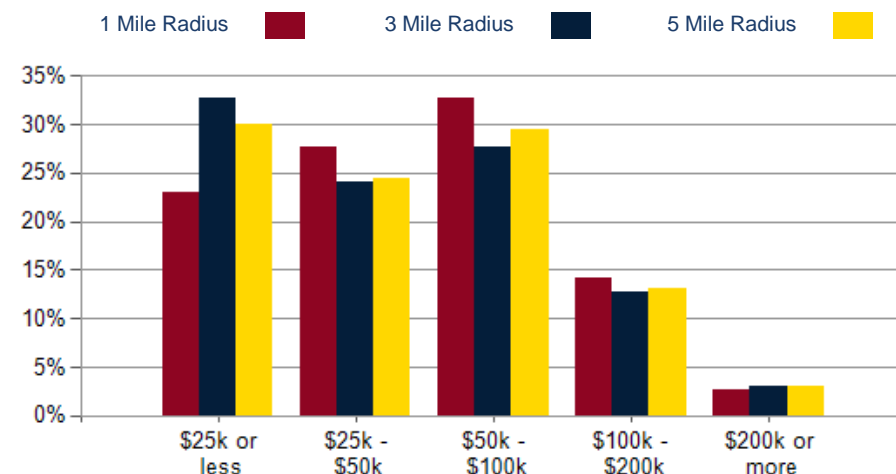
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,647	64,874	152,879
2010 Population	9,919	59,221	140,271
2025 Population	8,861	52,064	125,844
2030 Population	8,605	50,666	122,683
2025 African American	7,968	45,483	90,248
2025 American Indian	11	140	630
2025 Asian	13	113	834
2025 Hispanic	226	1,878	16,351
2025 Other Race	109	1,256	11,167
2025 White	434	3,375	16,513
2025 Multiracial	322	1,684	6,424
2025-2030: Population: Growth Rate	-2.90%	-2.70%	-2.55%

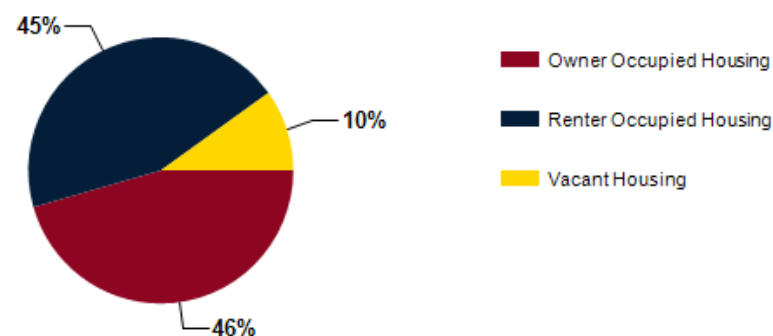
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	451	3,955	8,664
\$15,000-\$24,999	304	2,478	5,743
\$25,000-\$34,999	293	2,019	5,188
\$35,000-\$49,999	616	2,712	6,516
\$50,000-\$74,999	545	3,060	8,397
\$75,000-\$99,999	530	2,375	5,690
\$100,000-\$149,999	346	1,879	4,504
\$150,000-\$199,999	122	614	1,784
\$200,000 or greater	87	595	1,445
Median HH Income	\$49,467	\$41,965	\$44,118
Average HH Income	\$64,015	\$59,457	\$61,361



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

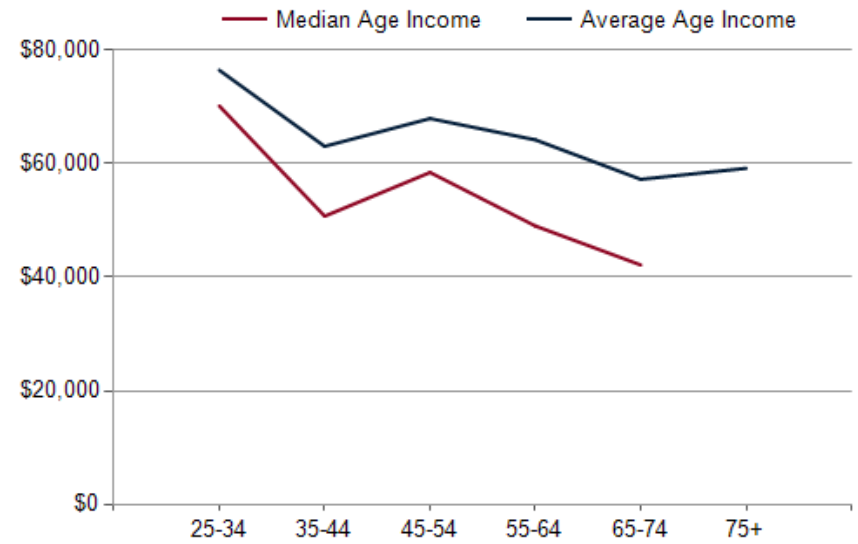
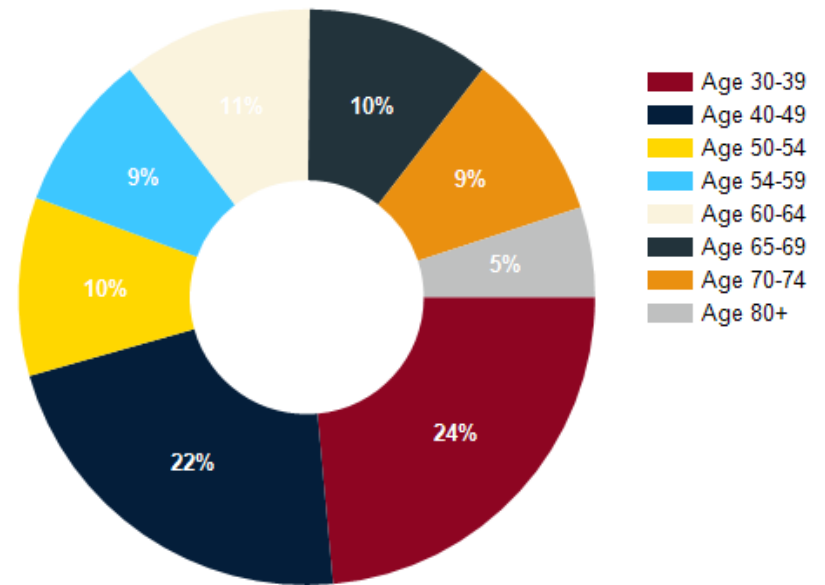


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	594	3,619	8,839
2025 Population Age 35-39	576	3,466	8,188
2025 Population Age 40-44	557	3,071	7,825
2025 Population Age 45-49	539	2,893	7,114
2025 Population Age 50-54	498	2,700	6,682
2025 Population Age 55-59	442	2,629	6,531
2025 Population Age 60-64	530	2,917	6,944
2025 Population Age 65-69	511	2,817	6,736
2025 Population Age 70-74	472	2,302	5,350
2025 Population Age 75-79	251	1,376	3,221
2025 Population Age 80-84	134	643	1,751
2025 Population Age 85+	84	469	1,447
2025 Population Age 18+	6,537	37,359	92,155
2025 Median Age	36	34	34
2030 Median Age	38	35	36

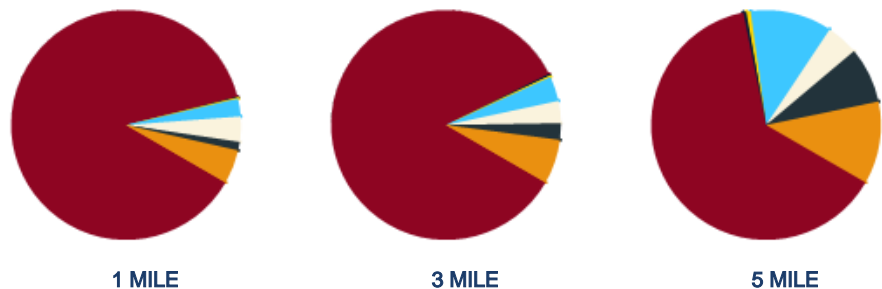
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,159	\$52,300	\$53,760
Average Household Income 25-34	\$76,472	\$65,441	\$66,560
Median Household Income 35-44	\$50,752	\$47,926	\$51,314
Average Household Income 35-44	\$63,042	\$64,894	\$67,817
Median Household Income 45-54	\$58,453	\$50,739	\$52,158
Average Household Income 45-54	\$67,945	\$66,954	\$68,474
Median Household Income 55-64	\$49,017	\$40,209	\$42,938
Average Household Income 55-64	\$64,193	\$57,477	\$61,482
Median Household Income 65-74	\$42,148	\$35,906	\$36,290
Average Household Income 65-74	\$57,242	\$51,395	\$53,415
Average Household Income 75+	\$59,174	\$54,094	\$50,081

Population By Age



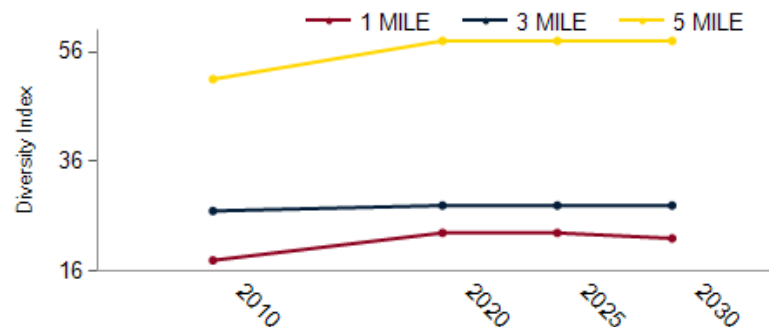
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	22	28	58
Diversity Index (current year)	23	28	58
Diversity Index (2020)	23	28	58
Diversity Index (2010)	18	27	51

POPULATION BY RACE



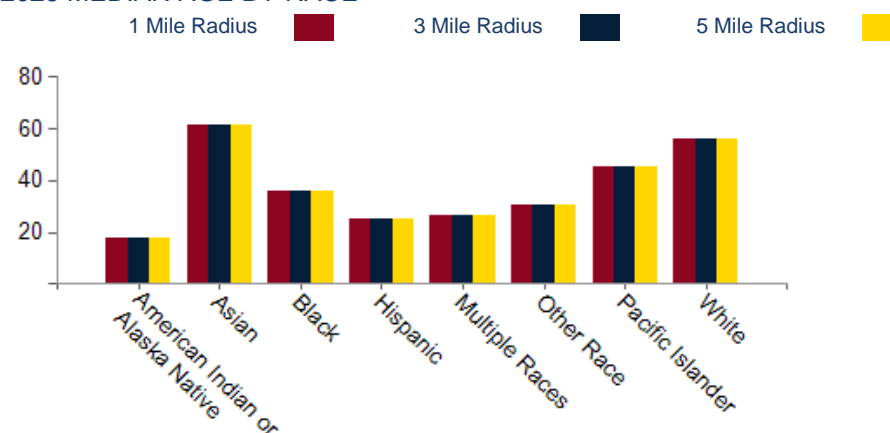
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	88%	84%	63%
American Indian	0%	0%	0%
Asian	0%	0%	1%
Hispanic	2%	3%	12%
Multiracial	4%	3%	5%
Other Race	1%	2%	8%
White	5%	6%	12%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	18	30	30
Median Asian Age	61	45	38
Median Black Age	36	33	34
Median Hispanic Age	25	26	24
Median Multiple Races Age	26	27	27
Median Other Race Age	30	28	24
Median Pacific Islander Age	45	36	40
Median White Age	56	55	48

2025 MEDIAN AGE BY RACE



DOLLAR STORE ASSET

Company Profile

Company Bio
Advisor Profile

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Ever existing is a general insecurity in real estate market stabilization, thus, our company has set itself the task of providing quality investment services for our clients and catalyzing strong economic assets for the communities in which we live and invest.

Braden, Braden & Braden is an established full-service real estate firm founded in 2003 and proudly originated and based in Memphis, TN. The company is the largest minority commercial real estate firm in the states of Tennessee, Mississippi, and Arkansas, as it is comprised of highly experienced and highly skilled brokers.

Braden, Braden & Braden's reputation is founded on the ability to deliver a wide range of commercial real estate investment services to long-time clients, corporate organizations, government entities, and high-value individuals in addition to individuals who are new to commercial real estate investing. More specifically, we are practiced in the acquisition and disposition of residential & commercial assets, commercial leasing, and analysis of financial, demographic, and market data. Our company is fully equipped to handle all deals within the scope of our services and the intention is to enable clients both local and nationwide to take advantage of our services, valuable strategies, and standard of eminence to accomplish all real-estate goals.

OUR MISSION STATEMENT

At Braden, Braden & Braden, our mission is to educate, encourage, and assist members of our community to secure quality investments. We provide our clients with advantageous property solutions, to encourage community development & expansion and to foster trusted, long-term relationships with our clients by maintaining our reputation as a premier, full-service commercial real estate brokerage firm. Our strategies are based on maximum exposure and optimal results for every deal. Licensed in Tennessee, Mississippi, and Arkansas.

OUR VISION

Alongside the mission we commit to our clients, the company operates under a vision of revolutionizing the “face” of the commercial real estate profession by developing and cultivating black real estate professionals, thereby increasing the number of minority individuals in a historically less diverse profession.



Curtis Braden, CCIM
Principal Broker

Mr. Curtis Braden, CCIM is the Founder and CEO of Braden, Braden & Braden LLC which was established in March 2003. Curtis is a practiced professional in the research, acquisition, disposition, leasing, financing, developing and managing of commercial real estate.

With more than thirty years of experience in the real estate industry, Mr. Braden has closed hundreds of investment real estate transactions valued at over five hundred million dollars. Mr. Braden attended Southwest Community College and the University of Memphis majoring in Banking and Finance. Thereafter, he attained his Real Estate Certificate and founded Braden, Braden, & Braden, LLC., where he began a career developing respected relationships through exclusive representation of buyers, sellers, and owners throughout the Memphis area. Mr. Braden also built a respectable portfolio of real estate that included residential houses, apartments, retail strips, office buildings and land. In 2008, Mr. Braden expanded his company by partnering with Marcus & Millichap to offer his service throughout the United States and broaden his company platform.

Curtis Braden is the current immediate Past President of CCIM Memphis Chapter after serving as president of the chapter in 2023 and vice president in 2022. Curtis is also a member of the National Multi Housing Group and has achieved numerous awards and distinctions, including a multi-year Multi-Million Dollar Club Member and Commercial Pinnacle Club member as awarded by the Memphis Area Association of Realtors (MAAR), Top Office Broker for consecutive 10 years, SIA award, and Outstanding Performance in Sales & Investment Real Estate in 2017 and 2018. Mr. Braden is also a 2024 Graduate of Leadership MAAR.

Mr. Braden also serves his community through MOMU - Men of Memphis United and 100 Black Men of Memphis and he serves on the board of Memphis Orange Mound 3.0 as well as the 2022 board of the Memphis and Shelby County PAL. In addition, Mr. Braden currently serves as a board member for the Boys & Girls Club of Memphis.

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