

Dollar Store Asset

VACANT DOLLAR STORE

OFFERING MEMORANDUM

2245 Lamar Ave
Memphis, TN 38114



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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www.bbbcre.com

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DOLLAR STORE ASSET

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2245 Lamar Ave Memphis TN 38114
COUNTY	Shelby
SUBMARKET	Downtown/Midtown
BUILDING SF	9,020 SF
LAND ACRES	.92
LAND SF	40,467 SF
YEAR BUILT	2011
APN	047020 00004c
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$800,000
PRICE PSF	\$88.69

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	11,249	90,668	221,045
2025 Median HH Income	\$44,409	\$46,879	\$48,593
2025 Average HH Income	\$60,796	\$75,642	\$77,909

Investment Summary:

- 2245 Lamar Ave, Memphis, TN 38114 is a 10,100 SF freestanding retail property built in 2011, formerly occupied by Dollar General/Family Dollar. The property sits on a .92-acre lot with ample parking and a flexible open floor plan, rear storage, and delivery access. It is currently vacant, presenting a value-add opportunity for investors or owner-users. Traffic counts are strong, with 28,619 vehicles per day (VPD) on Lamar Avenue and additional exposure from nearby Airways Blvd (+25K VPD). The property is being marketed at a substantial discount making it attractive for repositioning into retail, discount, convenience, or service-oriented tenants

DOLLAR STORE ASSET

02

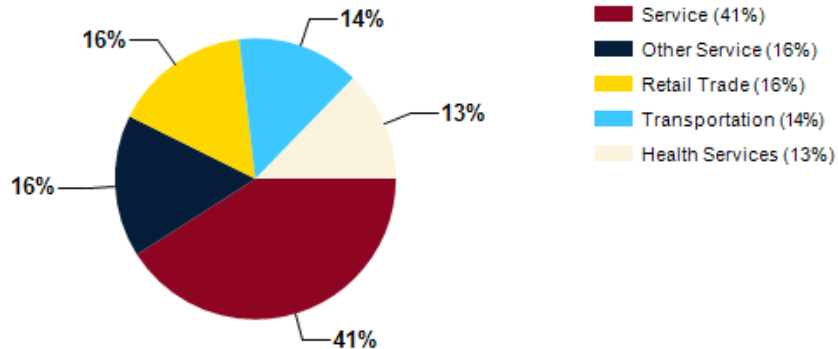
Location

Location Summary
Local Business Map
Major Employers Map
Aerial View Map

Location Summary

- The property is located in the Orange Mound neighborhood, within Memphis's Downtown/Midtown submarket. Lamar Avenue is a major commercial corridor with high visibility and strong traffic flow. The area is surrounded by national retailers and quick-service restaurants including McDonald's, Walgreens, Burger King, Popeyes, KFC, and Cricket Wireless, ensuring steady consumer activity. Its proximity to Airways Blvd enhances accessibility and exposure. The site benefits from being in a dense urban trade area with both residential and commercial demand, making it well-positioned for retail or service tenants

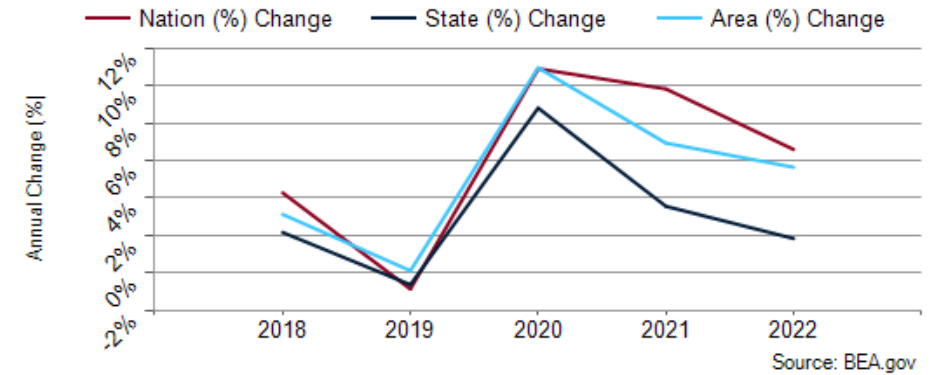
Major Industries by Employee Count



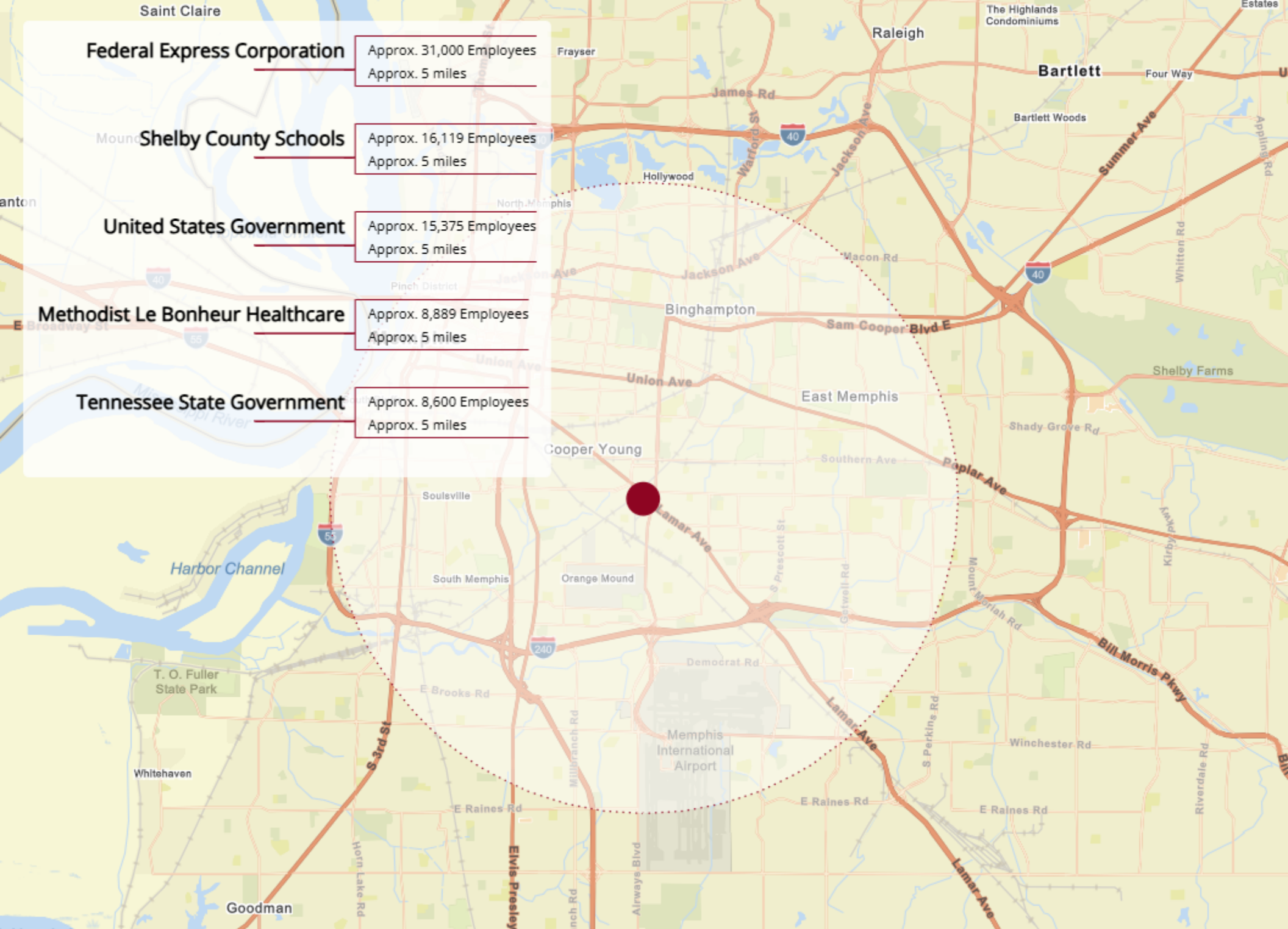
Largest Employers

Federal Express Corporation	31,000
Memphis City Schools	16,119
United States Government	15,375
Methodist Le Bonheur 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	9,020
LAND SF	40,467
LAND ACRES	.92
YEAR BUILT	2011
# OF PARCELS	1
ZONING TYPE	EMP
BUILDING CLASS	Commerical
TOPOGRAPHY	Flat
LOCATION CLASS	Retail
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	929AC 169.2/191.6X290/192
NUMBER OF PARKING SPACES	20 Plus
MIXED USE	no
NUMBER OF PADS	0
CORNER LOCATION	no
TRAFFIC COUNTS	23,000
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MECHANICAL

HVAC	CENTRAL
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CONSTRUCTION

FOUNDATION	Slab
FRAMING	Steel
EXTERIOR	CENTER BLOCK
PARKING SURFACE	Concrete
ROOF	METAL
LANDSCAPING	Asphalt

TENANT INFORMATION

MAJOR TENANT/S	Vacent
LEASE TYPE	NNN

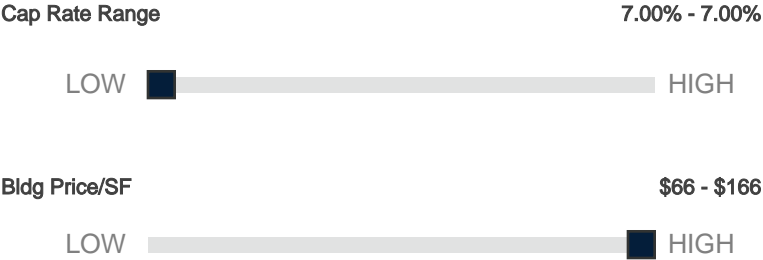
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On Market Comps

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

1

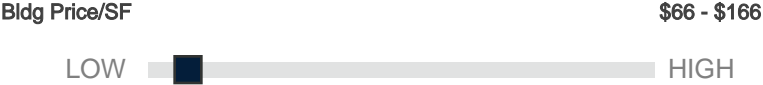
BUILDING SF	9,100
LAND ACRES	.88
YEAR BUILT	2017
ASKING PRICE	\$1,514,330
PRICE PSF	\$166.41
CAP RATE	7.00%
LEASE TYPE	NNN
DISTANCE	0.4 miles



LAMAR COMP3
1450 TREZEVANT ST
MEMPHIS, TN 38114

2

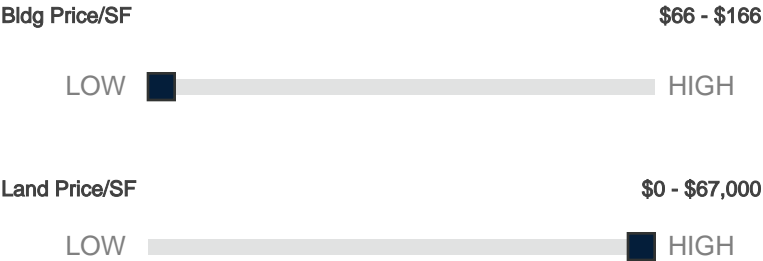
BUILDING SF	9,369
LAND ACRES	.92
YEAR BUILT	2012
ASKING PRICE	\$700,000
PRICE PSF	\$74.71
DISTANCE	2.0 miles



Lamar Comp
2360 Airways
Memphis, TN 38114

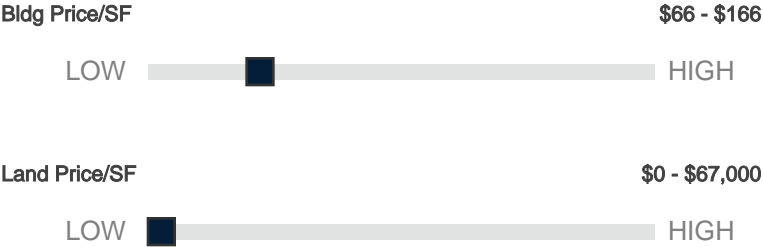
Prescott Asset
1740 Prescott St
Memphis, TN 38114

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	2.9 miles



Dollar Store Asset
2245 Lamar Ave
Memphis, TN 38114

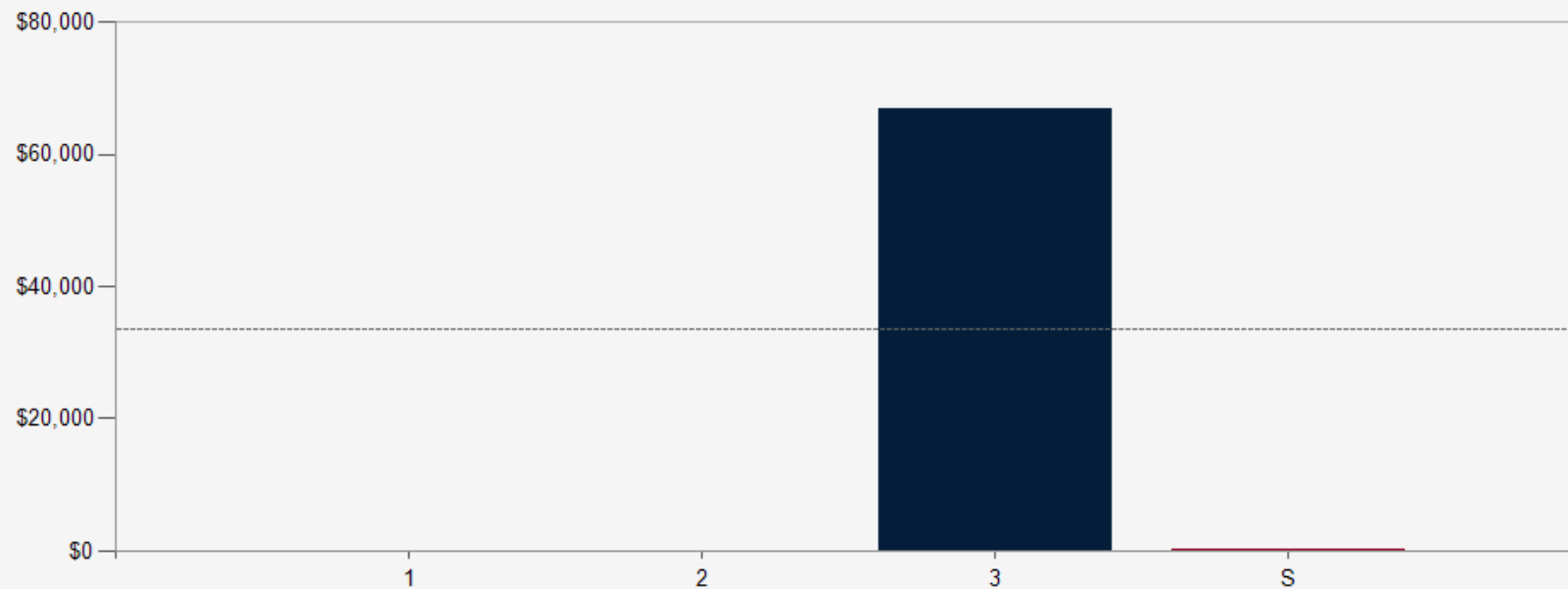
BUILDING SF	9,020
LAND SF	40,467
LAND ACRES	.92
YEAR BUILT	2011
ASKING PRICE	\$800,000
PRICE PSF	\$88.69
LAND PSF	\$19.77
LEASE TYPE	NNN



	PROPERTY	BLDG SF	ASK PRICE	PSF	CAP RATE	BUILT	DISTANCE (mi)
1	LAMAR COMP3 1450 TREZEVANT ST MEMPHIS, TN 38114	9,100	\$1,514,330	\$166.41	7.00%	2017	0.40
2	Lamar Comp 2360 Airways Memphis, TN 38114	9,369	\$700,000	\$74.71		2012	2.00
3	Prescott Asset 1740 Prescott St Memphis, TN 38114	10,100	\$670,000	\$66.34		1973	2.90
AVERAGES		9,523	\$961,443	\$102.49	7.00%		
S	 Dollar Store Asset 2245 Lamar Ave Memphis, TN 38114	9,020	\$800,000	\$88.69		2011	

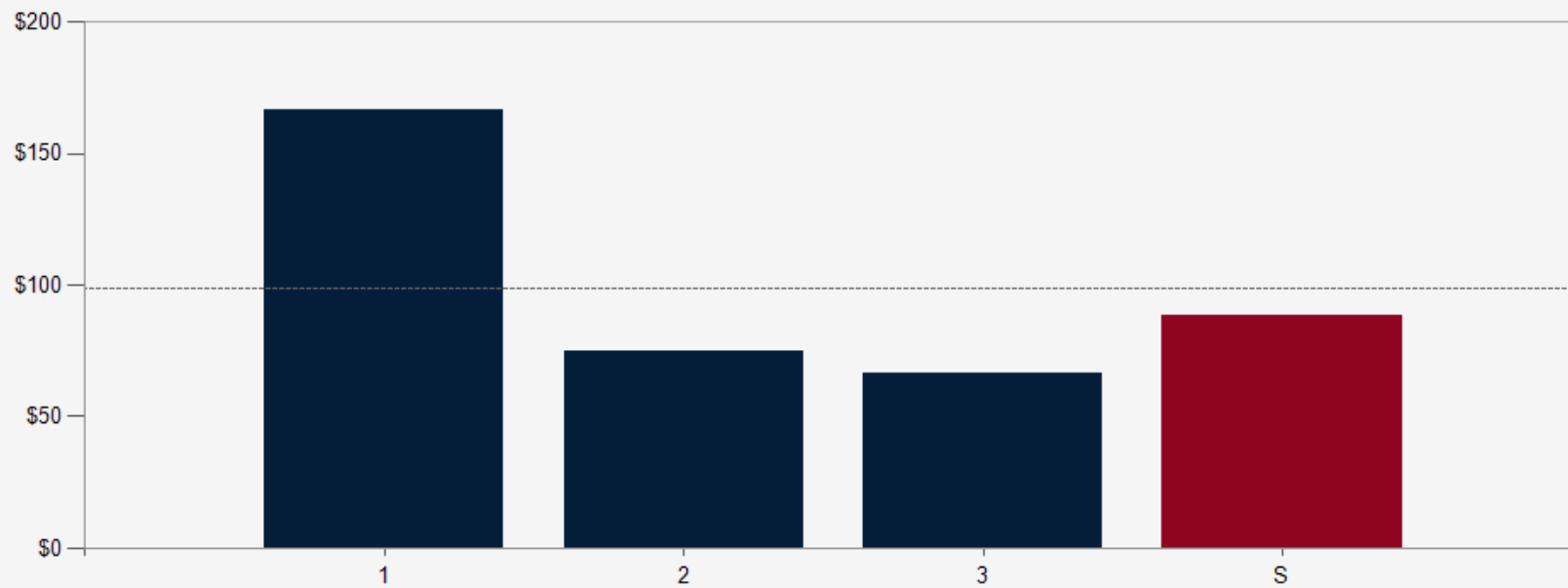
Land PSF

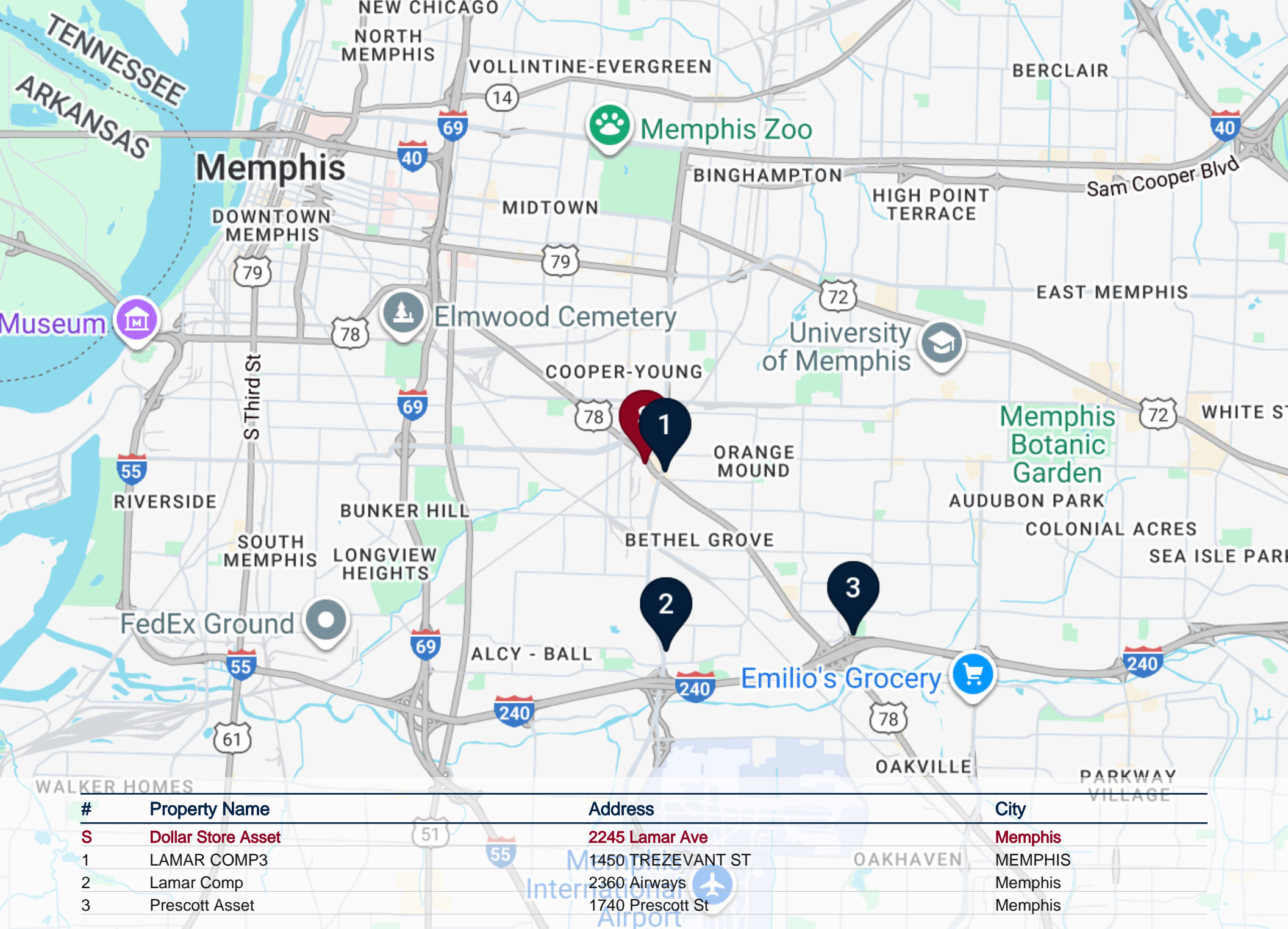
Average: \$33,509.89



Price/SF

Average: \$99.04





DOLLAR STORE ASSET

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Financial Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

GLOBAL	
Price	\$800,000

Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue									
Operating Expenses									



vs. Operating Expenses

Net Operating Income

Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Price / SF	\$88.69	\$88.69	\$88.69	\$88.69	\$88.69	\$88.69	\$88.69	\$88.69	\$88.69

DOLLAR STORE ASSET

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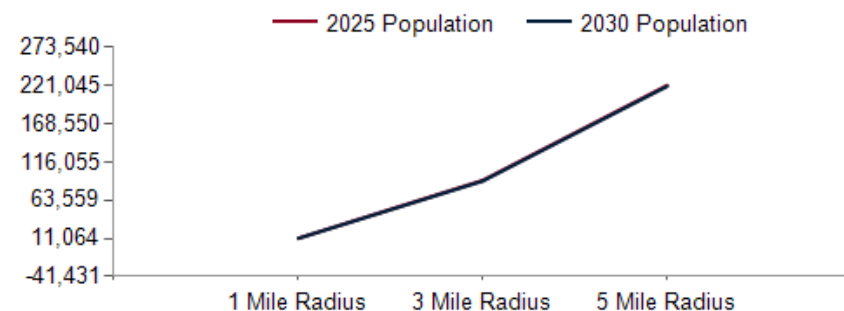
Demographics

General Demographics

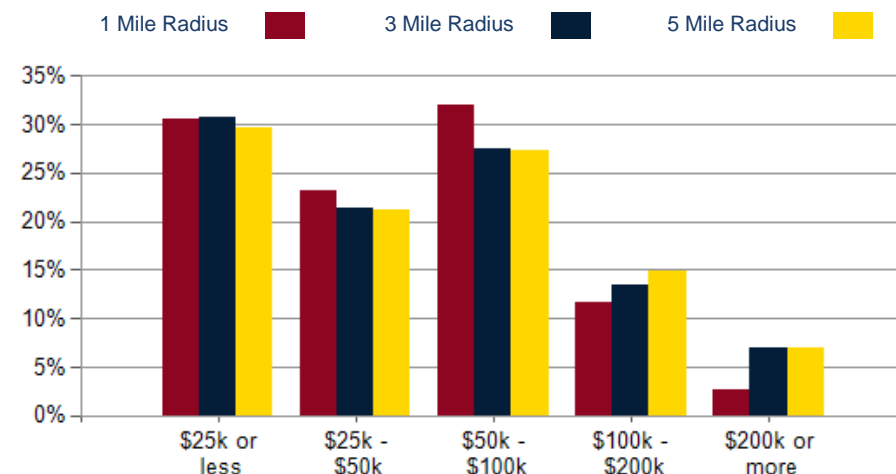
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,024	115,365	278,875
2010 Population	13,095	100,748	239,998
2025 Population	11,249	90,668	221,045
2030 Population	11,064	89,840	219,765
2025 African American	9,372	56,325	133,730
2025 American Indian	34	332	957
2025 Asian	39	1,653	3,813
2025 Hispanic	252	5,125	19,578
2025 Other Race	133	3,192	12,995
2025 White	1,314	25,145	58,945
2025 Multiracial	351	3,992	10,545
2025-2030: Population: Growth Rate	-1.65%	-0.90%	-0.60%

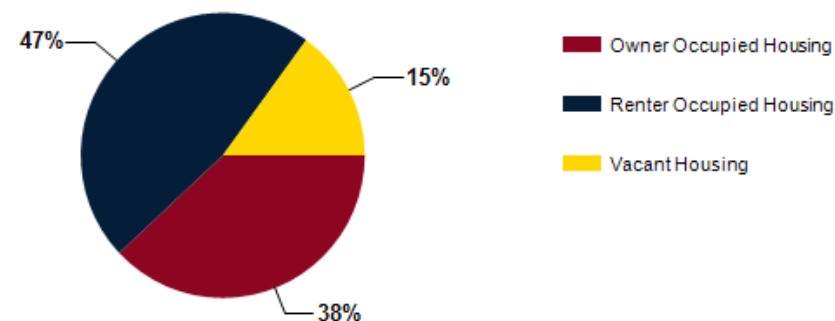
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	911	8,201	18,253
\$15,000-\$24,999	645	4,909	11,385
\$25,000-\$34,999	535	4,062	9,623
\$35,000-\$49,999	647	5,049	11,575
\$50,000-\$74,999	1,041	7,368	16,875
\$75,000-\$99,999	587	4,383	10,319
\$100,000-\$149,999	441	3,992	10,533
\$150,000-\$199,999	148	1,731	4,281
\$200,000 or greater	134	2,959	6,998
Median HH Income	\$44,409	\$46,879	\$48,593
Average HH Income	\$60,796	\$75,642	\$77,909



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

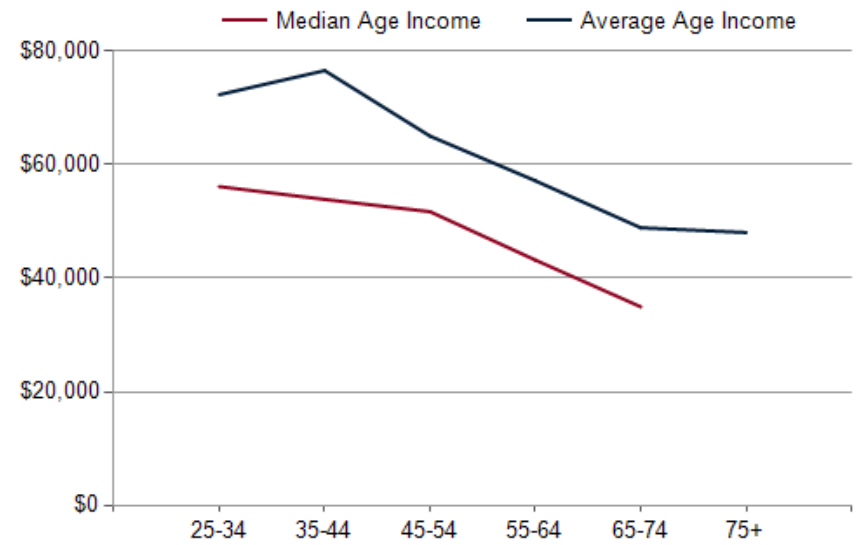
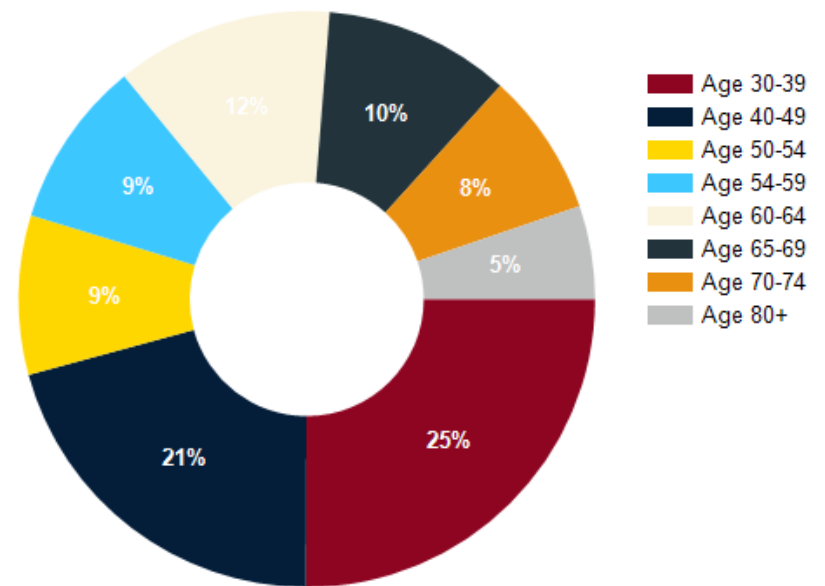


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	885	7,327	17,851
2025 Population Age 35-39	812	6,203	15,659
2025 Population Age 40-44	739	5,538	13,975
2025 Population Age 45-49	665	5,049	12,429
2025 Population Age 50-54	606	4,871	11,946
2025 Population Age 55-59	636	5,003	12,142
2025 Population Age 60-64	825	5,859	13,507
2025 Population Age 65-69	708	5,379	12,891
2025 Population Age 70-74	545	4,345	10,161
2025 Population Age 75-79	355	2,979	6,635
2025 Population Age 80-84	222	1,869	4,130
2025 Population Age 85+	219	1,686	3,597
2025 Population Age 18+	8,946	73,347	175,007
2025 Median Age	39	38	37
2030 Median Age	40	39	38

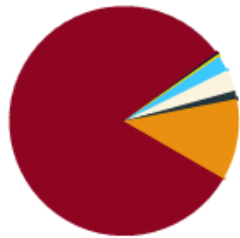
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,137	\$56,666	\$58,474
Average Household Income 25-34	\$72,324	\$80,803	\$82,542
Median Household Income 35-44	\$53,878	\$56,974	\$57,551
Average Household Income 35-44	\$76,574	\$92,789	\$93,480
Median Household Income 45-54	\$51,709	\$56,662	\$56,658
Average Household Income 45-54	\$65,028	\$91,734	\$93,290
Median Household Income 55-64	\$43,185	\$44,693	\$45,235
Average Household Income 55-64	\$57,160	\$79,749	\$80,365
Median Household Income 65-74	\$34,947	\$34,677	\$35,938
Average Household Income 65-74	\$48,876	\$60,466	\$63,349
Average Household Income 75+	\$48,043	\$56,489	\$58,307

Population By Age

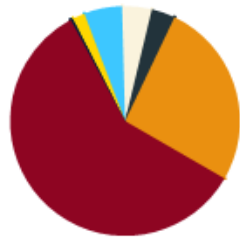


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	32	59	63
Diversity Index (current year)	32	58	63
Diversity Index (2020)	32	58	62
Diversity Index (2010)	22	50	53

POPULATION BY RACE



1 MILE



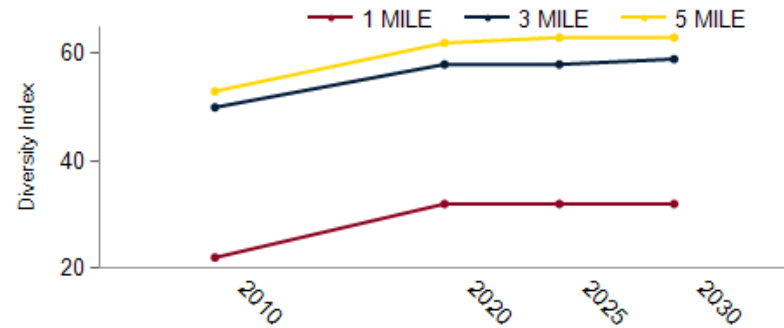
3 MILE



5 MILE

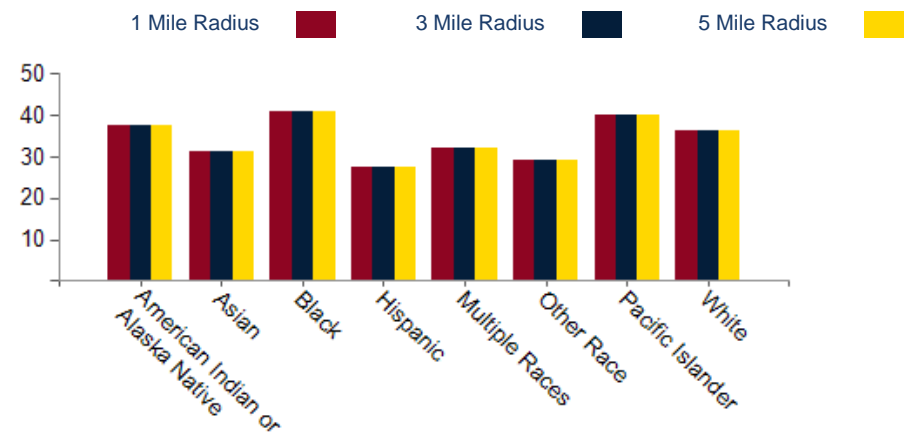
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	82%	59%	56%
American Indian	0%	0%	0%
Asian	0%	2%	2%
Hispanic	2%	5%	8%
Multiracial	3%	4%	4%
Other Race	1%	3%	5%
White	11%	26%	25%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	35	32
Median Asian Age	31	31	33
Median Black Age	41	40	38
Median Hispanic Age	27	26	26
Median Multiple Races Age	32	30	30
Median Other Race Age	29	26	26
Median Pacific Islander Age	40	43	42
Median White Age	36	38	40

2025 MEDIAN AGE BY RACE



DOLLAR STORE ASSET

07

Company Profile

Company Bio
Advisor Profile



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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