OFFERING MEMORANDUM

FAMILY DOLLAR

4301 Moss St, Lafayette, LA 70507

RECENTLY RENEWED LEASE
Tenant proactively extended lease through June 2030

OPTIONS THROUGH 2055
Five 5-year renewal options with built-in 10% increases

RECENTLY RENOVATED
Completed “H2” prototype renovation in January 2021

DENSE TRADE AREA
Near Walmart, Target & Stirling Lafayette Shopping Ctr & Univ. of Louisiana (~4 mi)

STRONG PLACER PERFORMANCE
58th percentile nationwide, 68th within 15 mi (Placer.ai)

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RENT DISCLAIMER

Activity ID #ZAH0330665

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OFFERING SUMMARY

4301 MOSS ST

Listing Price	Cap Rate	Price/SF
$1,095,019	**7.75%**	**$128.83**

FINANCIAL

Listing Price	$1,095,019
Down Payment	100% / $1,095,019
NOI	$84,864
Cap Rate	7.75%
Price/SF	$128.83
Rent/SF (Annually)	$9.98

OPERATIONAL

Lease Type	Double Net
Guarantor	Corporate Guarantee
Lease Expiration	06/30/2030
Gross SF	8,500 SF
Lot Size	0.78 Acres
Occupancy	100%
Year Built	2013

RENT SCHEDULE

TERM	ANNUAL	MONTHLY	/SF	INCR
7/1/26 – 6/30/30	$84,865	$7,072.09	$9.98	Curr.
7/1/30 – 6/30/35	$93,351	$7,779.25	$10.98	+10%
7/1/35 – 6/30/40	$102,686	$8,557.17	$12.08	+10%
7/1/40 – 6/30/45	$112,954	$9,412.84	$13.29	+10%
7/1/45 – 6/30/50	$124,249	$10,354.09	$14.62	+10%
7/1/50 – 6/30/55	$136,673	$11,389.42	$16.08	+10%

$84,865	$9.98	10%
ANNUAL RENT	RENT/SF	INCREASE / OPTION

FAMILY DOLLAR

INVESTMENT HIGHLIGHTS

PROPERTY DESCRIPTION

The Subject Property is a freestanding Family Dollar located at 4301 Moss Street in Lafayette, Louisiana, positioned at the signalized corner of Moss Street and East Butcher Switch Road in the established Moss Street corridor of North Lafayette. The 8,500-square-foot store sits on a 0.78-acre lot and has operated continuously since 2013, anchoring a dense, rooftop-heavy residential trade area just north of Interstate 49. Family Dollar completed a full interior “H2” prototype renovation at the store in January 2021, reflecting continued brand investment consistent with the tenant’s ongoing store-modernization program. The tenant has since exercised its option to extend, pushing the current lease term through June 30, 2030, with five additional 5-year renewal options carrying the lease through 2055. Mobile location analytics show approximately 115,400 visits over the past 12 months, with roughly 25,200 unique visitors and a visit frequency of 4.58, reflecting a loyal, repeat neighborhood customer base benefiting from cross-shopping traffic with Walmart, Target, and the Stirling Lafayette Shopping Center nearby.

Traffic & Access | Moss Street carries approximately 9,796 vehicles per day, and the property sits just off I-49 (Veterans Memorial Pkwy), which sees approximately 30,000 vehicles per day, per Placer.ai.

PROPERTY HIGHLIGHTS

- **Recently Renovated |** Completed Family Dollar’s modernized “H2” prototype renovation in January 2021, reflecting continued brand investment in the asset.
- **Long-Term Operating History |** Family Dollar has operated at this location since 2013, demonstrating durable, established store performance.
- **Recently Exercised Renewal Option |** Ahead of its scheduled expiration, the tenant proactively extended the lease through June 30, 2030 — a strong signal of continued commitment to this specific site.
- **Five Remaining 5-Year Options |** Renewal options carry the lease through 2055, each with a built-in 10% rent increase.
- **Top-Tier Placer Performance |** Ranks in the 58th percentile nationwide, 62nd percentile statewide, and 68th percentile within 15 miles among Family Dollar stores (Placer.ai), with ~115,400 annual visits.
- **Dense, Established Trade Area |** Positioned near Stirling Lafayette Shopping Center, Walmart Supercenter, Target, and Evangeline Plaza Shopping Center, all within approximately 2 miles.
- **New Infrastructure Investment Nearby |** LUS is building a new electric substation at this same intersection (Moss St & E Butcher Switch Rd).

FAMILY DOLLAR

ADDITIONAL PHOTOS


FAMILY DOLLAR

TENANT PROFILES

TENANT OVERVIEW

Company:	-Family Dollar
Founded:	-1959
Locations:	~8,350 stores as of April 2026
Total Revenue:	~$13.0 Billion (FY2025)
EBITDA:	$495 Million (FY2025)
Lease Rate:	-Typically structured as net-lease formats with long term commitments; many newer builds follow standard ~15-year initial term with renewal options and periodic rent escalations (specifics vary by deal)
Headquarters:	Chesapeake, Virginia
Website:	-familydollar.com

TENANT HIGHLIGHTS

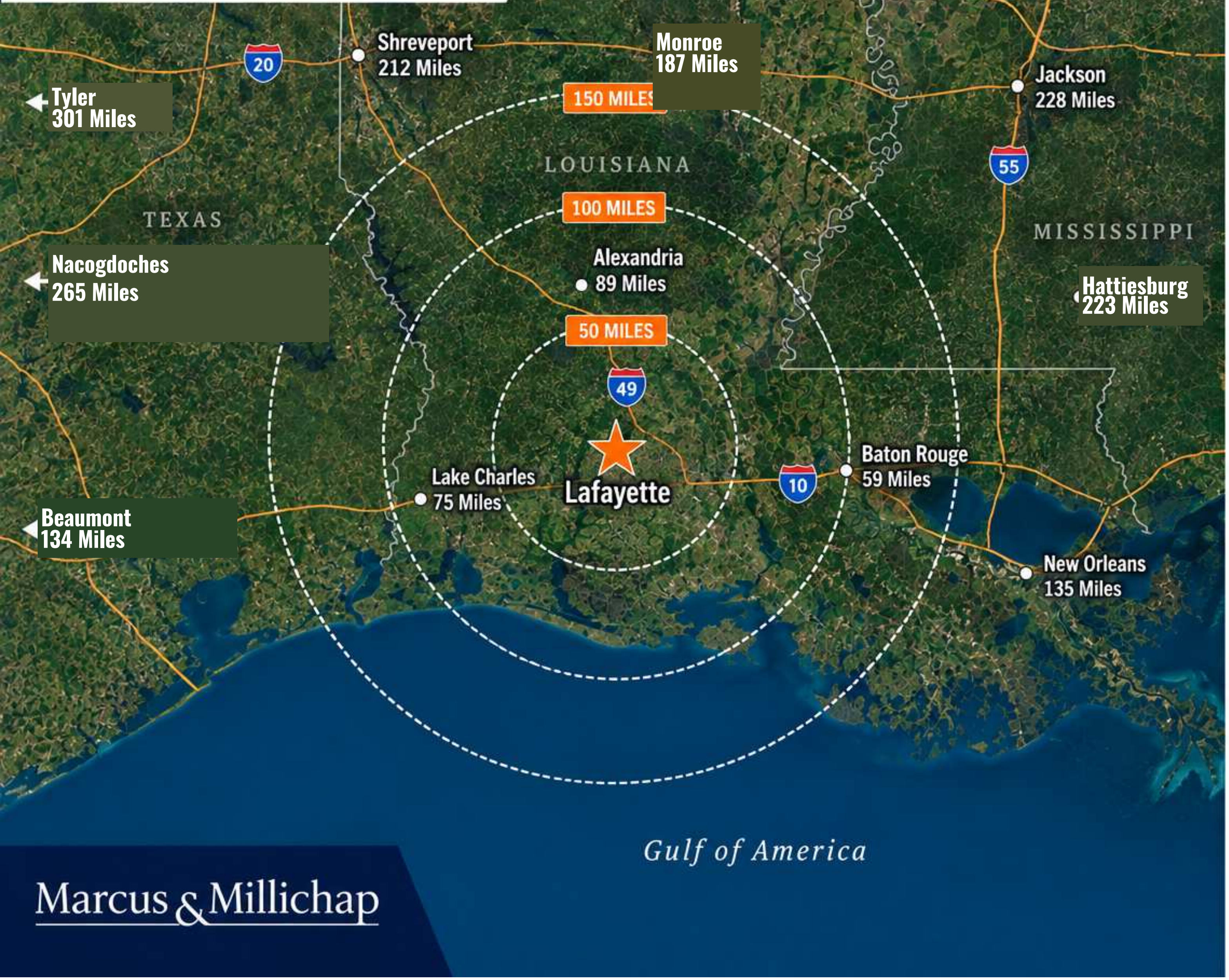
- **Established Value-Retail Brand |** Founded 1959, Family Dollar operates ~8,350 locations nationwide, serving everyday consumer needs in neighborhood settings.
- **Essential Goods Focus |** Offers household necessities, cleaning supplies, groceries, health & beauty items, baby care, and seasonal products at low prices.
- **Now a Standalone Company |** Completed its separation from Dollar Tree in July 2025; now operates independently under Chairman & CEO Duncan MacNaughton.
- **New Format Rollout |** Piloting a new extra-small-box (XSB) store format in 2026 designed for dense, high-density urban neighborhoods.
- **Strong Fiscal 2025 Performance |** Reported ~$13.0 billion in revenue and 2.5% same-store sales growth, with EBITDA of $495 million, 24% ahead of internal budget.
- **2026 Outlook |** Targeting ~25% EBITDA growth in fiscal 2026 as part of a multi-year plan to exceed $1 billion in EBITDA.
- **Defensive Investment Profile |** Proven durability across economic cycles; captures “trade-down” demand during periods of consumer tightening.

OVERVIEW

Founded in 1959, Family Dollar remains one of the most recognizable names in American discount retail. The company operates roughly 8,350 stores across the United States, serving predominantly low- to middle-income communities with value-priced household essentials. Headquartered in Chesapeake, Virginia, Family Dollar’s footprint spans nearly every state, with particular density across the Southeast, Texas, and Florida.

In July 2025, Family Dollar completed its separation from Dollar Tree, becoming an independent, standalone company under private ownership led by Brigade Capital Management and Macellum Capital Management. For fiscal 2025, the company reported approximately $13.0 billion in revenue, 2.5% same-store sales growth, and EBITDA of $495 million, exceeding internal budget by 24%. Heading into fiscal 2026 under Chairman & CEO Duncan MacNaughton, Family Dollar is targeting roughly 25% EBITDA growth and piloting a new extra-small-box (XSB) format for dense urban markets as part of its ongoing transformation plan.

LAFAYETTE, LOUISIANA
REGIONAL ACCESS MAP



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KEY DISTANCES

Baton Rouge, LA	59 miles
Lake Charles, LA	75 miles
Alexandria, LA	89 miles
New Orleans, LA	135 miles
Monroe, LA	187 miles
Shreveport, LA	212 miles
Jackson, MS	228 miles
Hattiesburg, MS	223 miles
Beaumont, TX	134 miles
Tyler, TX	301 miles
Nacogdoches, TX	265 miles

MAJOR DESTINATIONS

LAFAYETTE REGIONAL AIRPORT (LFT)
4 non-stop destinations
Dallas/Fort Worth, Charlotte, Atlanta, Houston — ~4 miles

PORT OF LAFAYETTE
Foreign Trade Zone, 2,000-acre site — ~6 miles

UNIVERSITY OF LOUISIANA AT LAFAYETTE
16,100 students (Fall 2025) — ~4 miles

OCHSNER LAFAYETTE GENERAL
475 staffed beds
Largest full-service acute-care medical center in Acadiana — ~3 miles

LOUISIANA AT A GLANCE

Population (State)	4,663,528
GDP (State)	$329 Billion
Total Employers	195,700
Major Highways	I-10, I-12, I-49, I-55
Ports	Port of New Orleans, Port of Baton Rouge, Port of Lake Charles, Port of Lafayette

LAFAYETTE, LOUISIANA
RETAIL & LOCATION MAP

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,718	26,214	71,608
Avg. HH Income	$76,400	$69,500	$62,900
Total Households	1,992	10,818	30,227
Daytime Population	5,668	30,391	78,904

MAJOR DESTINATIONS

LAFAYETTE REGIONAL AIRPORT (LFT) 4 non-stop destinations Dallas/Fort Worth, Charlotte, Atlanta, Houston	~4 miles
NORTHGATE MALL 100+ stores, dining and entertainment ~5.5 miles	
OCHSNER LAFAYETTE GENERAL 475 staffed beds Largest full-service acute-care medical center in Acadiana	~3 miles
UNIVERSITY OF LOUISIANA AT LAFAYETTE 16,100 students (Fall 2025)	~4 miles

TRAFFIC COUNTS

MOSS STREET	**9,796 VPD**

NEARBY SCHOOLS

Acadian Middle School 340 students	Adjacent
Evangeline Elementary School 604 students	~0.8 miles
Carencro High School 1,116 students	~2.5 miles

FAMILY DOLLAR

MARKET OVERVIEW

LAFAYETTE, LA

Situated in southwestern Louisiana, Lafayette is considered the epicenter of Cajun culture. The largest and most populous portion of French Louisiana's Acadiana region, the metro is known for its Cajun and Creole cuisine, entertainment, and Zydeco music. It is a hub for in-state trade, as Lafayette lies an hour west of Baton Rouge and roughly 130 miles from New Orleans. Metro population growth of 10,000 residents is expected by 2029, spread between the Acadia, Iberia, Lafayette, St. Martin, and Vermilion areas.

ECONOMY

- Oil field service companies maintain a sizable local presence. Frank's International, Island Operating Co., WHC, Schlumberger, and Baker Hughes each maintain payrolls of up to 1,000 workers.
- Lafayette is home to Stuller, the world's largest jewelry and setting manufacturer. The company employs more than 1,600 people.
- While the metro's oil industry has faced challenges, population growth has driven employment in education and health care, supporting the local economy. Lafayette General Health and Lafayette Parish School System account for a large portion of the jobs.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS

POPULATION
484K
Growth 2025-2029*
2.1%

HOUSEHOLDS
200K
Growth 2025-2029*
2.8%

MEDIAN AGE
38.0
U.S. Median:
40.0

MEDIAN HOUSEHOLD INCOME
$63,000
U.S. Median:
$78,200

** Forecast*

METRO HIGHLIGHTS

FRENCH CONNECTION

Lafayette maintains a Cajun population — descendants of French colonists expelled from the Maritime Provinces of Eastern Canada during the 18th century.

RAGIN' CAJUNS

The metro is home to the University of Louisiana at Lafayette. The college is the state's second largest, with a student population near 16,100.

ENERGY INDUSTRY

The region's oil and gas industries remain a foundation of the local economy, contributing to jobs and local tax revenues. Despite recent volatility, the sector supports thousands of jobs in the market.

4301 MOSS ST

EXCLUSIVELY LISTED BY

BROKER OF RECORD

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