

For Sale

NAIUCR Properties

NAICapital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Net-Leased Family Dollar

600 E Monticello St, Brookhaven, MS 39601

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INVESTMENT SUMMARY

Sale Price:	\$897,000
Address:	600 E. Monticello St. Brookhaven, MS
Building Size:	8,320 SF
Lot Size:	0.83 Acres
Price / SF:	\$107.81
Cap Rate:	8.24%
NOI:	\$73,921
Year Built:	2014
Renewals:	Six (6-year) Options
Option Increases:	10%

PROPERTY OVERVIEW

NAI UCR Properties is pleased to offer for sale a single-tenant, net-leased Family Dollar located at 600 E Monticello Street, Brookhaven, MS 39601. Delivered in 2014 as a build-to-suit, this 8,320-square-foot freestanding property has been exceptionally maintained and features minimal landlord responsibilities. Underscoring their long-term commitment to the site, Family Dollar recently exercised a lease extension, ensuring stable, passive income secured by a nationally recognized tenant. With built-in rent increase potential through future lease renewals, this asset represents a strong addition to any retail-focused investment portfolio seeking reliable cash flow and long-term upside.

LOCATION OVERVIEW

Located in the heart of Brookhaven, Mississippi, the subject property benefits from excellent accessibility and visibility in a well-established commercial corridor. Positioned just over a mile from Interstate 55, the site offers convenient regional connectivity and strong traffic counts, ideal for a national retailer like Family Dollar. The property is also situated less than half a mile from Brookhaven High School, drawing consistent foot traffic from students, faculty, and local families throughout the day. Surrounding the site is a dense concentration of residential neighborhoods, providing a strong and stable customer base within walking and short driving distance. This combination of nearby rooftops, educational institutions, and interstate access positions the property to serve both local residents and commuters alike, reinforcing its long-term retail viability.

Investment Profile



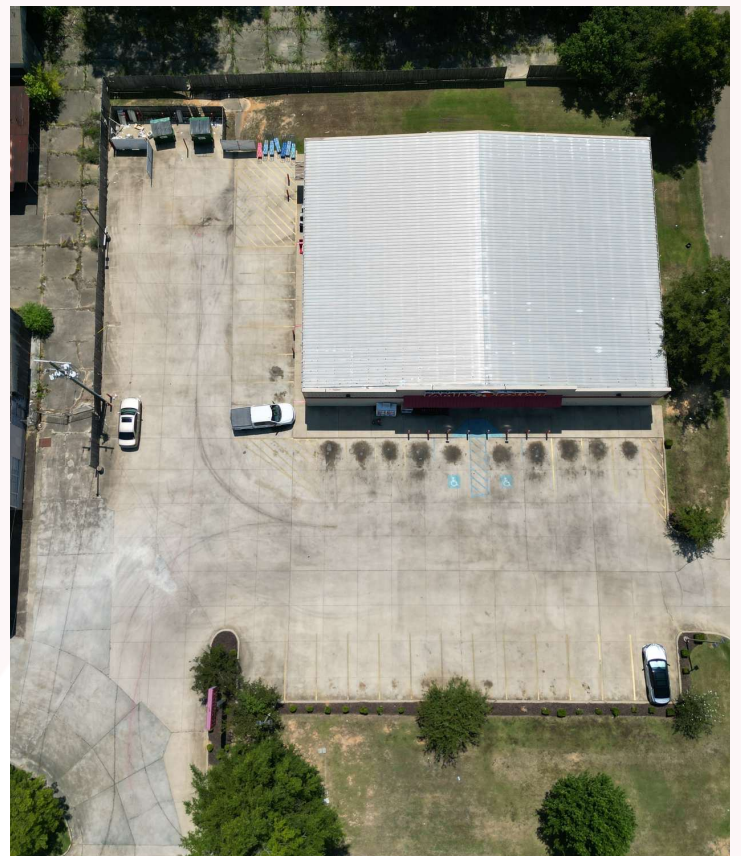
LEASE SUMMARY

Tenant:	Family Dollar Stores of Mississippi, LLC
Parent Company:	Family Dollar
Lease Structure:	NN (Double Net)
Rent:	\$73,921.00 per year
Lease Commencement:	July 1, 2014 *
Lease Expiration:	June 30, 2030 **
Term Remaining:	4 Years and 10 months
Renewal Options	Six (6 Years each)
Rent Increases:	10% in each Option
Roof, Structure, & Parking:	Landlord Responsibility
Taxes	Tenant Reimbursement
Insurance	Tenant Reimbursement
CAM:	Tenant Responsibility

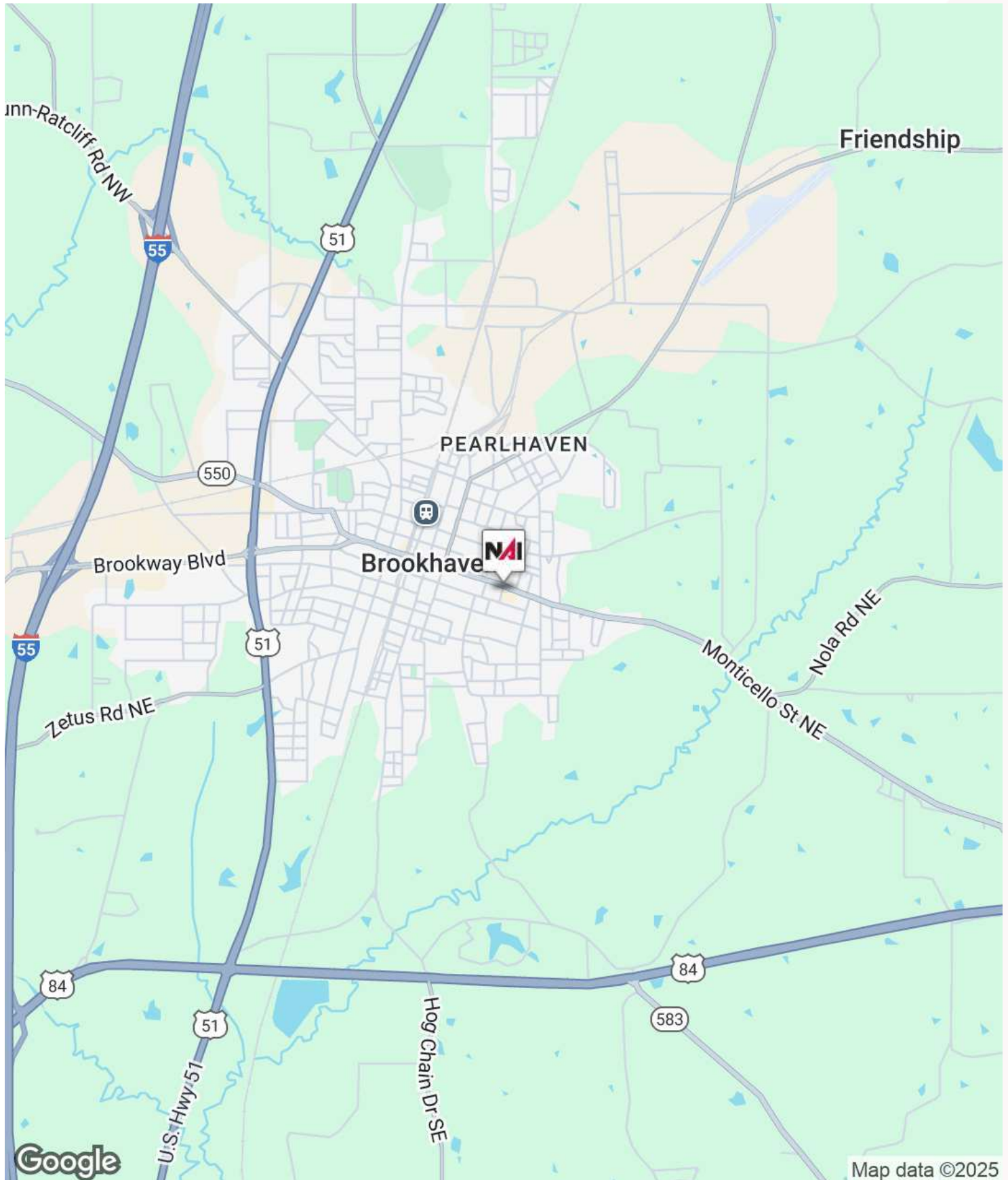
NOTES

- Property was built-to-suit. Lease executed 02/25/2013. Rent commenced 07/01/2014
- Original lease term was 10 years. Lease was amended to extend the original term

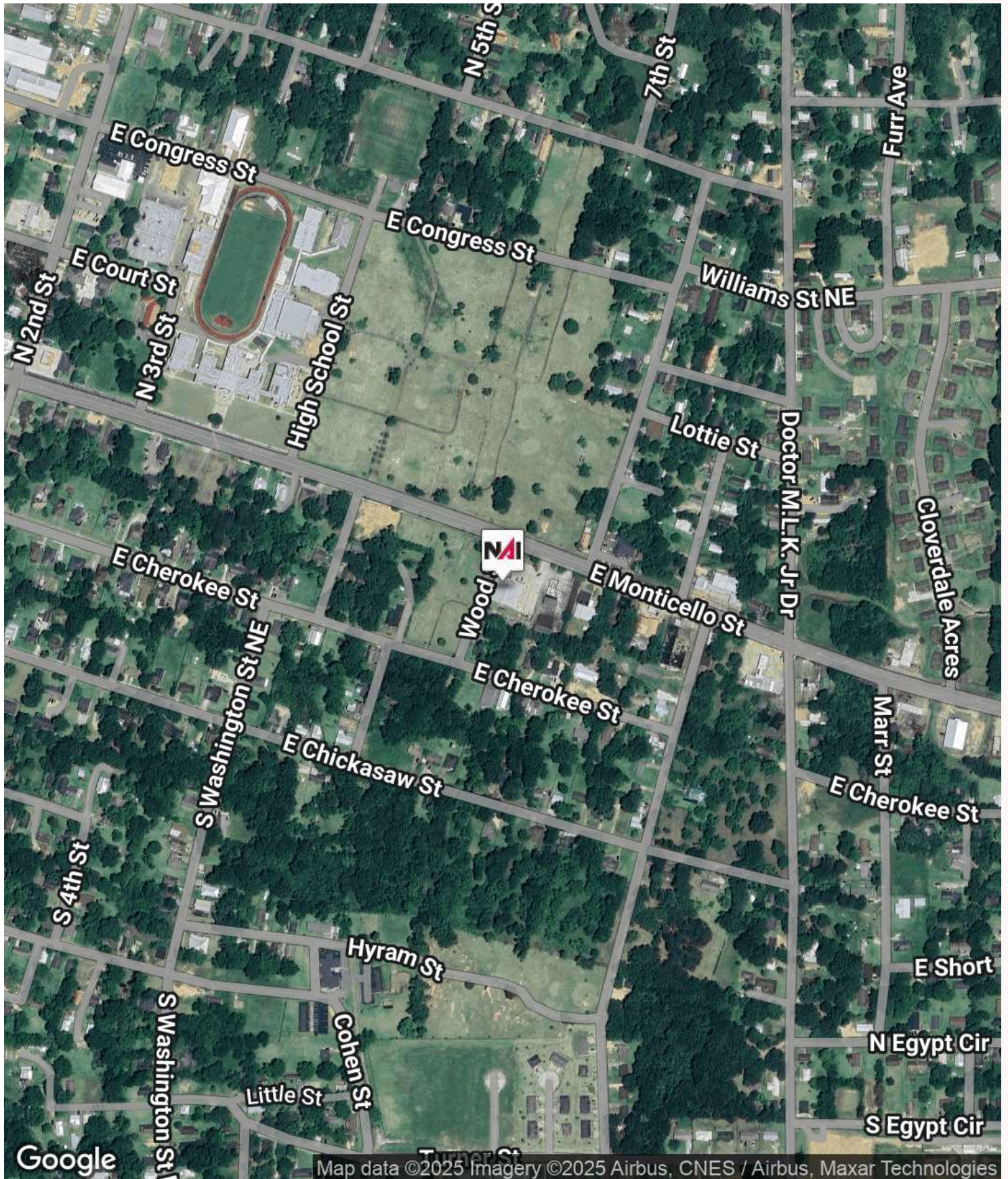
Additional Photos



Location



Location



Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

About the Tenant

Family Dollar



Founded in 1959 by 21-year-old entrepreneur Leon Levine, Family Dollar opened its first store in Charlotte, North Carolina. The brand quickly expanded throughout the South, opening stores in South Carolina (1961), Georgia (1962), and Virginia (1965). By 1969, there were 50 locations in Charlotte alone. Today, Family Dollar operates over 7,500 stores across the U.S., offering value-priced everyday essentials to underserved communities.

Tenant Highlights

- Company: Family Dollar
- Founded in 1959
- Headquartered in Matthews, NC
- Total Revenue of \$10.7 Billion
- Net Income of \$284.5 Million
- Operates in 46 States with over 8,000 stores
- Ranked #134 on Fortune 500

In July 2025, Dollar Tree sold Family Dollar to private equity firms Brigade Capital Management and Macellum Capital Management, reestablishing it as a standalone company under the leadership of Chairman and CEO Duncan MacNaughton. Beyond its retail mission, Family Dollar supports local communities through the FamilyHope Community Foundation, a grassroots initiative that partners with nonprofit organizations to aid families in need. The company's longstanding presence and community-driven approach reinforce its reputation as a resilient and essential retail tenant.

About The Location Brookhaven, MS

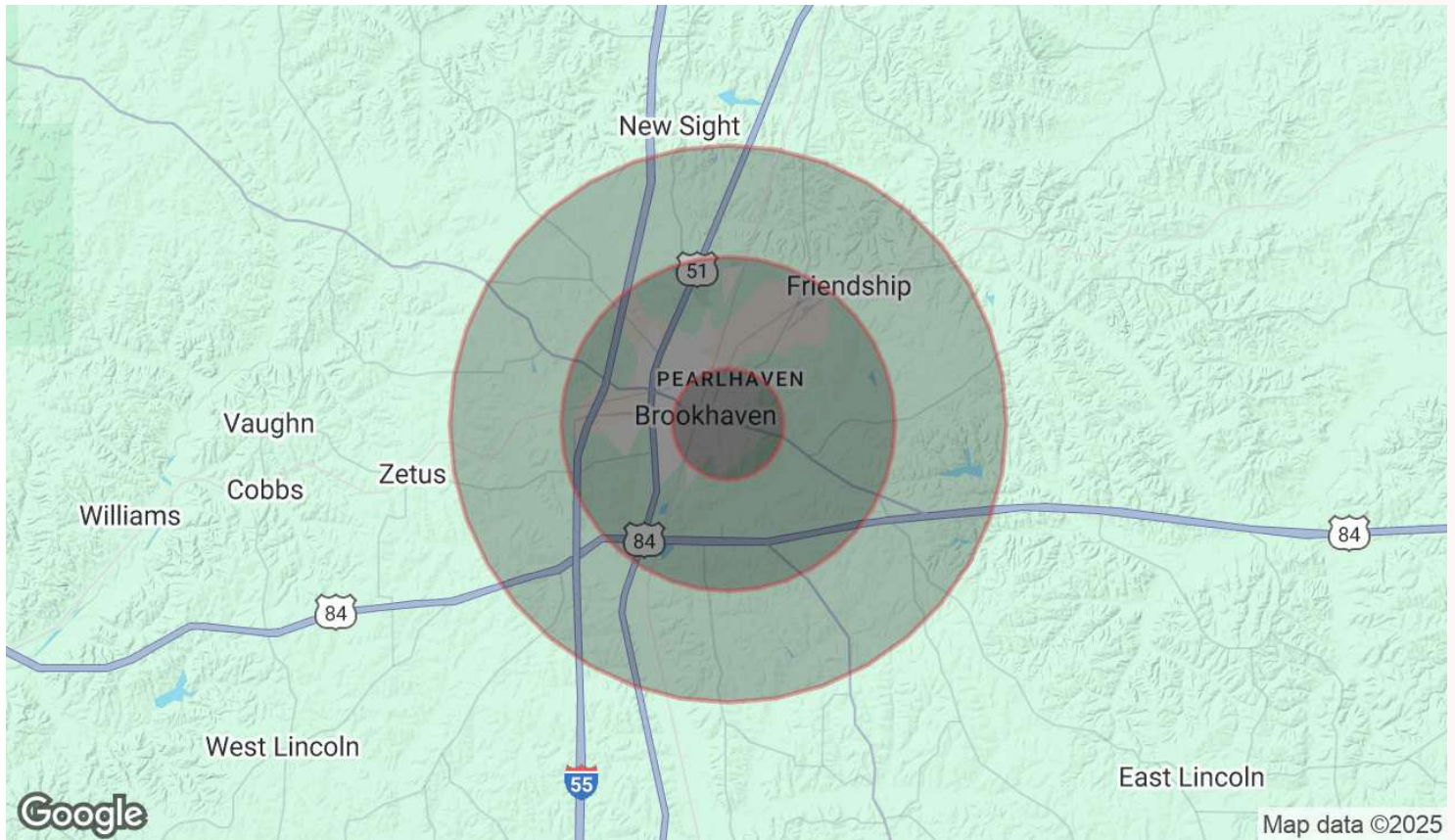


Located approximately 55 miles south of Jackson, Brookhaven is the county seat of Lincoln County, Mississippi, with a population of roughly 11,674 as of the 2020. The community's median household income rose to \$36,269 in 2023, signaling a 10.3% increase from the previous year . The local economy is grounded in healthcare, retail, education, and manufacturing—major employers include King's Daughters Medical Center, Delphi Automotive Systems, and McLane Southern.

Brookhaven benefits from strong transportation infrastructure: Interstate 55, U.S. Highways 51 and 84, rail service (including Amtrak), and general aviation access establish the city as a regional distribution hub . As the commercial center for Lincoln County, its retail trade serves a market area significantly larger than the city's own population

The city also features educational and cultural assets, notably the residential Mississippi School of the Arts, enhancing appeal to families and teaching professionals . Combined with its small-town character, steady economic fundamentals, and broad regional reach, Brookhaven offers a compelling backdrop for retail investment.





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,215	11,629	15,406
Average Age	39	41	41
Average Age (Male)	36	39	39
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,733	4,763	6,296
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$59,800	\$64,336	\$66,069
Average House Value	\$138,696	\$171,680	\$183,675

Demographics data derived from AlphaMap



ALLEN CARR, CCIM

Director of Brokerage

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PROFESSIONAL BACKGROUND

Originally from Memphis, Allen relocated to Jackson from the nation's capital in 2011. A graduate of the University of Mississippi, Allen earned a bachelor's degree in Real Estate and Finance. Upon Allen's graduation, he took his knowledge of real estate and finance to Washington D.C. where he worked for the nation's leading provider of commercial real estate research and information, CoStar Group.

After moving back South and 11 years working as a commercial agent for a local real estate company, Allen joined NAI UCR Properties where he brings a wealth of experience and expertise. With a proven track record of success throughout his career, Allen has established relationships and clients on a local, regional, and national level. He specializes in landlord/tenant representation for retail and industrial assets, investment sales, and distressed asset stabilization.

In 2018, Allen earned the prestigious Certified Commercial Investment Member (CCIM) designation. Widely regarded as the global standard of professional achievement in commercial real estate. A CCIM is proven proficient in theory and in practice, and has expertise in financial, market, and investment analysis in addition to negotiation.

EDUCATION

University of Mississippi, BA - 2010

MEMBERSHIPS

CCIM

Mississippi Commercial Association of REALTORS (Past President, 2020)

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