



FranklinStreet

Offering Memorandum



FAMILY DOLLAR TREE

2307 Billy Nance Boulevard, Clifton, TN 38425

2024 Year Built

Franklin Street Real Estate Services, LLC | A Licensed Tennessee Broker #265768 | P: 813.839.7300

TABLE OF CONTENTS



7 **PROPERTY INFORMATION**

Family Dollar Tree Overview 8

9 **MARKET OVERVIEW**

Clifton Overview 10
Regional Map 11
Area Demographics 12
Drive Time Demographics 13
Back Page 14

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take



FAMILY DOLLAR TREE

2307 Billy Nance Boulevard, Clifton, TN 38425



OFFERING SUMMARY

Sale Price: \$1,610,000

Cap Rate: 7.50%

NOI: \$120,750

Building Size: 10,500 SF

Year Built: 2024

Lot Size: 1.19 Acres

Parking Spaces 37

Zoning: Commercial

Lease Type: NNN(Roof and Structure)

Ownership: Fee Simple

Occupancy: 100%

Tenancy: Single

Lease Start: 3/23/2024

Lease End: 3/31/2034

Term Remaining: 10 years

Options 4 Five-Year Options

Increases \$0.50 PSF at each option

Parcel Number: 050 022.17



\$74,994 AVG. HHI

Within 5 miles of the Property



S&P BBB

Corporate Dollar Tree S&P Rating



PROPERTY SUMMARY



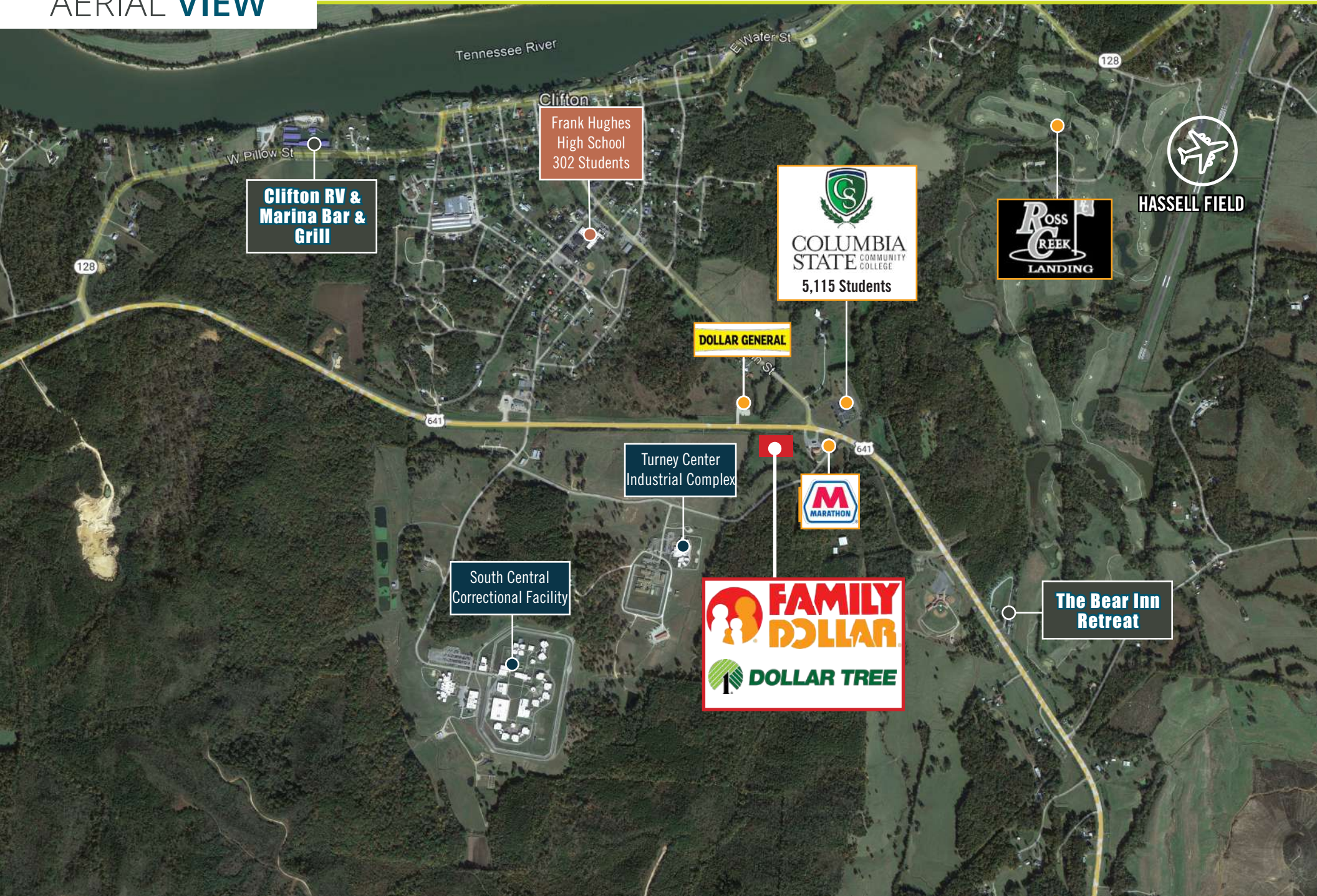
PROPERTY HIGHLIGHTS

- Brand new 2024 Family Dollar Tree with a new 10-year lease in place
- Proven Market: Tertiary Markets like Clifton are target markets for Family Dollar Tree combo stores, with comp sales that exceed 20%, providing higher gross profit margins
- NNN lease with landlord responsibilities being only roof and structure
- Average Household Income of \$74,994 within a 5-mile radius; Ideal for the Combo Store demographics
- Dollar Tree acquired Family Dollar in 2015; allowed for the combo store model to better compete with Dollar General in tertiary markets
- Located just across the street from Columbia State Community College: Just over 5,000 students enrolled, bringing consistent traffic to the area
- 4, 5-year options with \$.50 PSF increases at each option

PROPERTY DESCRIPTION

Franklin Street is pleased to present this Family Dollar Tree combo store in Clifton, Tennessee. Clifton is located in Wayne County in Southwestern Tennessee along the banks of the Tennessee River. The property is located on Billy Nance Boulevard, which serves as the major thoroughfare of Clifton and connects to neighboring town Clifton-Junction. Along Billy Nance Boulevard is the Clifton Highway Bridge, the only bridge that serves Clifton across the Tennessee River and the only bridge across the river until neighboring Savannah, 20 miles south. Clifton was originally developed as a river port, and the town still revolves around the river as a localized distribution hub and a tourist attraction. The TS Stribling Museum, dedicated to the famed American writer born and raised in Clifton, and Ross Creek Landing, a Jack Nicklaus signature golf course, serve as pillars for the tourism economy of Clifton. The property is located caddy corner to Columbia State Community College, which had just over 5,000 enrolled in its most recent public figures. Family Dollar Tree continues to roll out the combo store format into rural areas of the country to help fill immediate voids for local residents. The concept has over 1,200 stores open, with hundreds of markets identified for future sites. The combo store format is one that Dollar Tree, the parent company, plans to stay committed to for tertiary markets. This new construction Family Dollar Tree is on a newly executed 10-year NNN lease, with the only landlord responsibilities being to the roof and structure. Other retailers in the immediate vicinity include Dollar General, Wayne County Bank, and Marathon.

AERIAL VIEW



1

PROPERTY INFORMATION

Family Dollar Tree Overview 8



FAMILY DOLLAR TREE

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FAMILY DOLLAR TREE OVERVIEW



Company Website

<https://corporate.dollartree.com/about/our-brands/combo-stores>

Lease Type

NNN (Roof and Structure)

Guarantor

Corporate

Square Feet

10,500

Original Lease Term

10 years

Lease Term Remaining

10 years

Rent Increases

\$0.50 PSF at each option

Renewal Options

4, Five-year options

Rent Commencement Date

3/23/2024

Rent Expiration Date

3/31/2034



FAMILY DOLLAR TREE

Family Dollar Tree is a new concept that has taken off since Dollar Tree acquired Family Dollar in 2015. Designed to dominate tertiary markets, Family Dollar Tree target rural areas with 3,000-5,000 residents in low to middle income economies. Family Dollar Tree helps alleviate the long journey many small town residents would often have to make to purchase everyday necessities. The combo stores now have over 1,200 locations with plans to add hundreds more in the years to come. The two iconic brands work in tandem to offer an assortment of merchandise, from groceries to household and beauty items. While shoppers can find many items priced at \$1 or less, most items are priced below \$10, making shopping easy and convenient.

BASE RENT	LEASE YEARS	MONTHLY	ANNUAL
Primary Term	1-to-10	\$10,062.50	\$120,750

OPTION RENT	LEASE YEARS	MONTHLY	ANNUAL	INCREASE
Option 1	11-to-15	\$10,500	\$126,000	\$0.50 PSF
Option 2	16-to-20	\$10,937.50	\$131,250	\$0.50 PSF
Option 3	21-to-25	\$11,375	\$136,500	\$0.50 PSF
Option 4	26-to-30	\$11,812.50	\$141,750	\$0.50 PSF

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

2

MARKET OVERVIEW

Clifton Overview 10

Regional Map 11

Area Demographics 12

Drive Time Demographics 13



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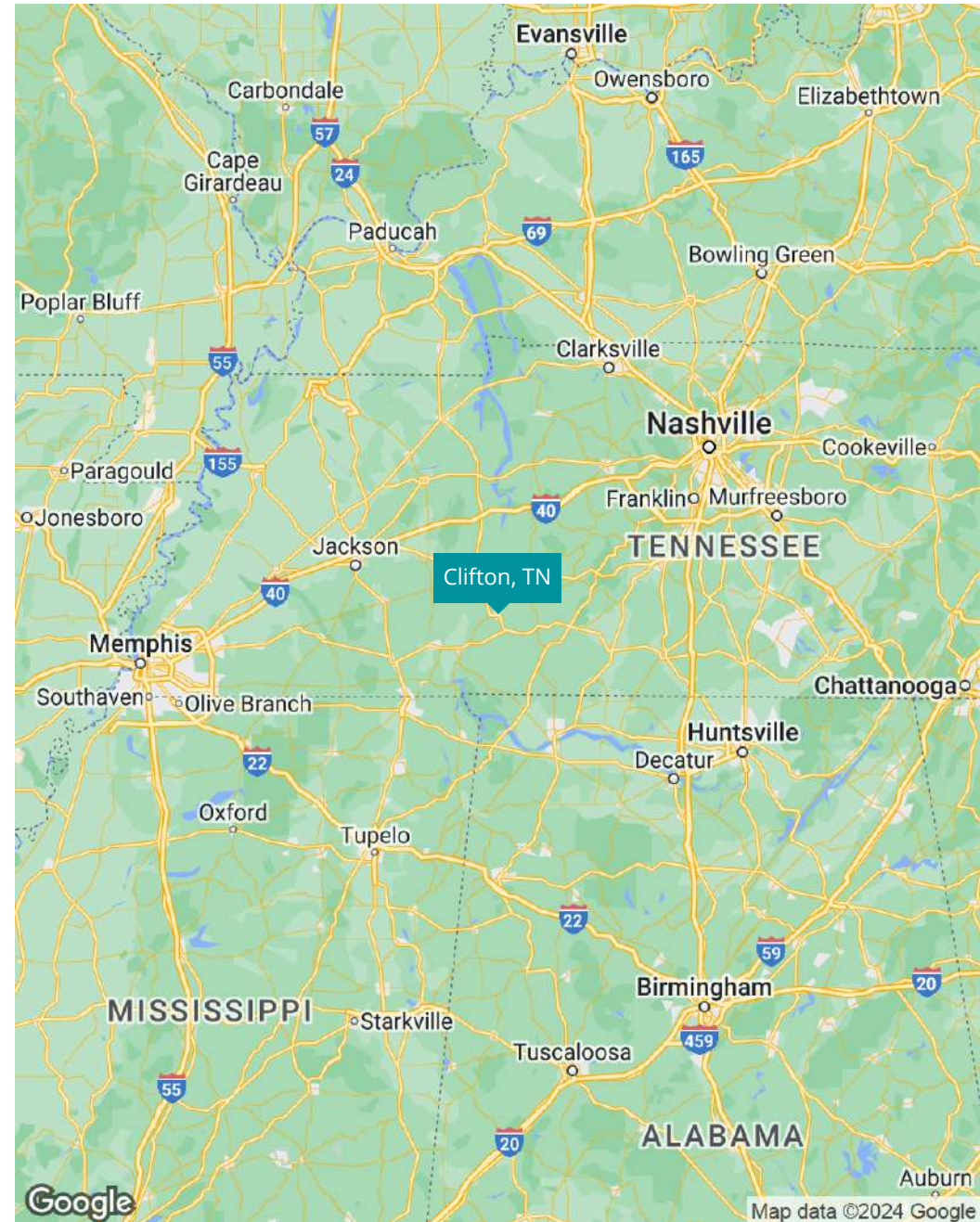
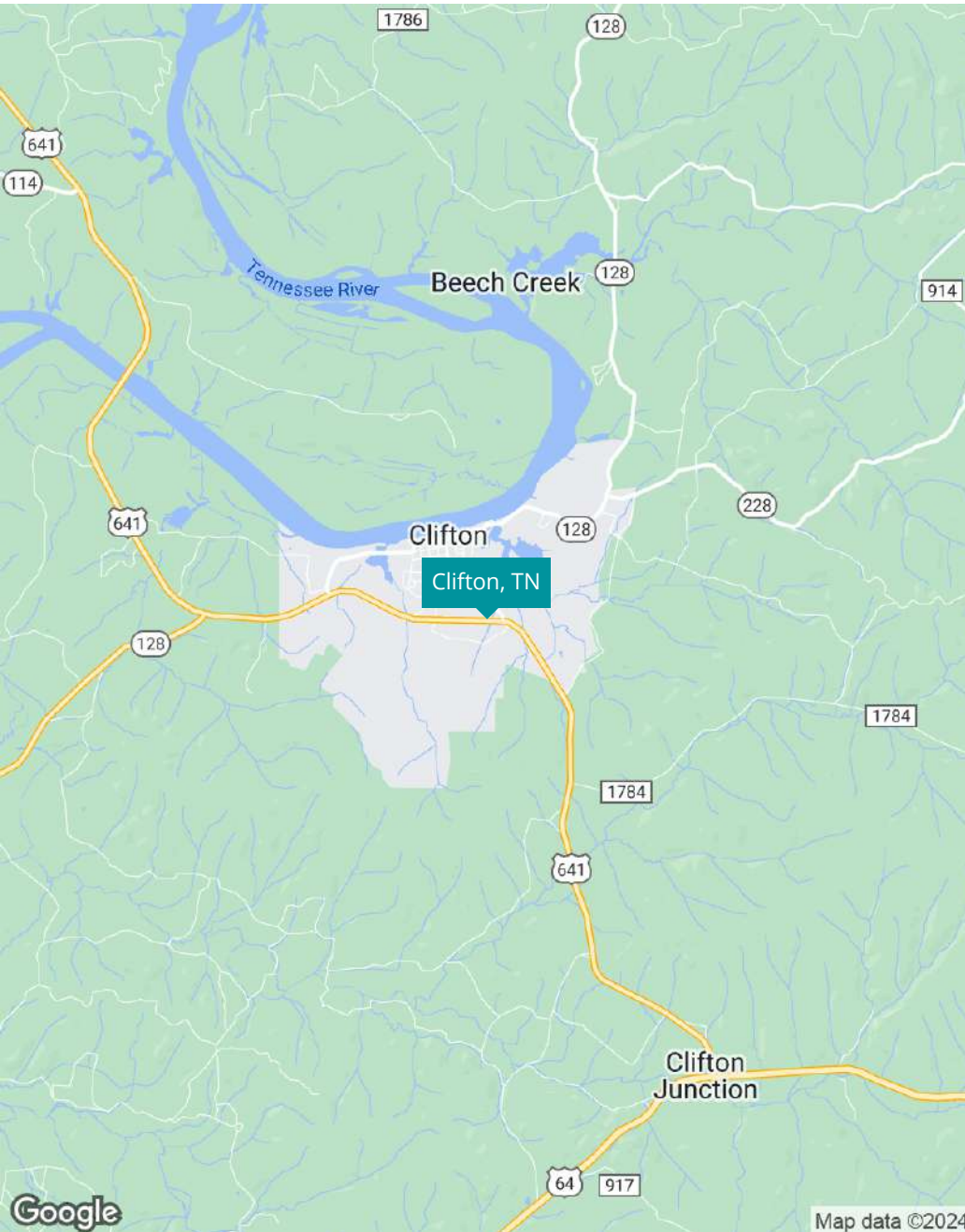
CLIFTON OVERVIEW

ABOUT CLIFTON

Nestled along the Tennessee River in Wayne County, Clifton, Tennessee, offers a unique blend of Southern charm, historical significance, and a burgeoning arts scene. Founded in the 19th century as a thriving river port, this small town boasts a rich past, a close-knit community, and stunning natural beauty. Clifton's demographics reflect a small-town American character. According to the 2022 census, the population sits around 2,537, with the median age leans slightly older, contributing to a slower pace of life. However, a growing number of young families and artists are drawn to Clifton's affordability and emerging cultural scene. Culturally, Clifton embraces its Southern roots. Friendly hospitality and a strong sense of community are hallmarks of life here. The annual Horseshoe Bend Festival in September exemplifies this spirit, bringing together locals and visitors for a celebration of food, music, and riverfront activities. Clifton's historic district, listed on the National Register of Historic Places, is a journey back in time. Beautifully preserved 19th-century buildings lining Main Street speak to the town's prosperous past as a river port. Visitors can explore antique shops, art galleries, and local eateries, each contributing to Clifton's unique character. Clifton is also home to the historic home of T.S. Stribling, the first Tennessean to win a Pulitzer Prize in literature, offers a glimpse into the town's literary heritage. Clifton's natural beauty provides ample opportunities for outdoor recreation. The Tennessee River beckons with possibilities for boating, fishing, and kayaking. Lush green spaces and hiking trails offer a chance to commune with nature, while the scenic Horseshoe Bend, overlooking the river, is a popular spot for picnics and breathtaking sunsets. Beyond Clifton, a short drive opens doors to further exploration. The Natchez Trace Parkway, a historic scenic route, winds through rolling hills and offers a glimpse into the region's past. Pickwick Landing State Park, located on the Tennessee-Mississippi border, provides opportunities for camping, boating, and exploring the nearby Pickwick Dam. Looking ahead, Clifton is poised for a bright future. The town's commitment to preserving its history while fostering a vibrant arts scene attracts new residents and visitors alike.



REGIONAL MAP

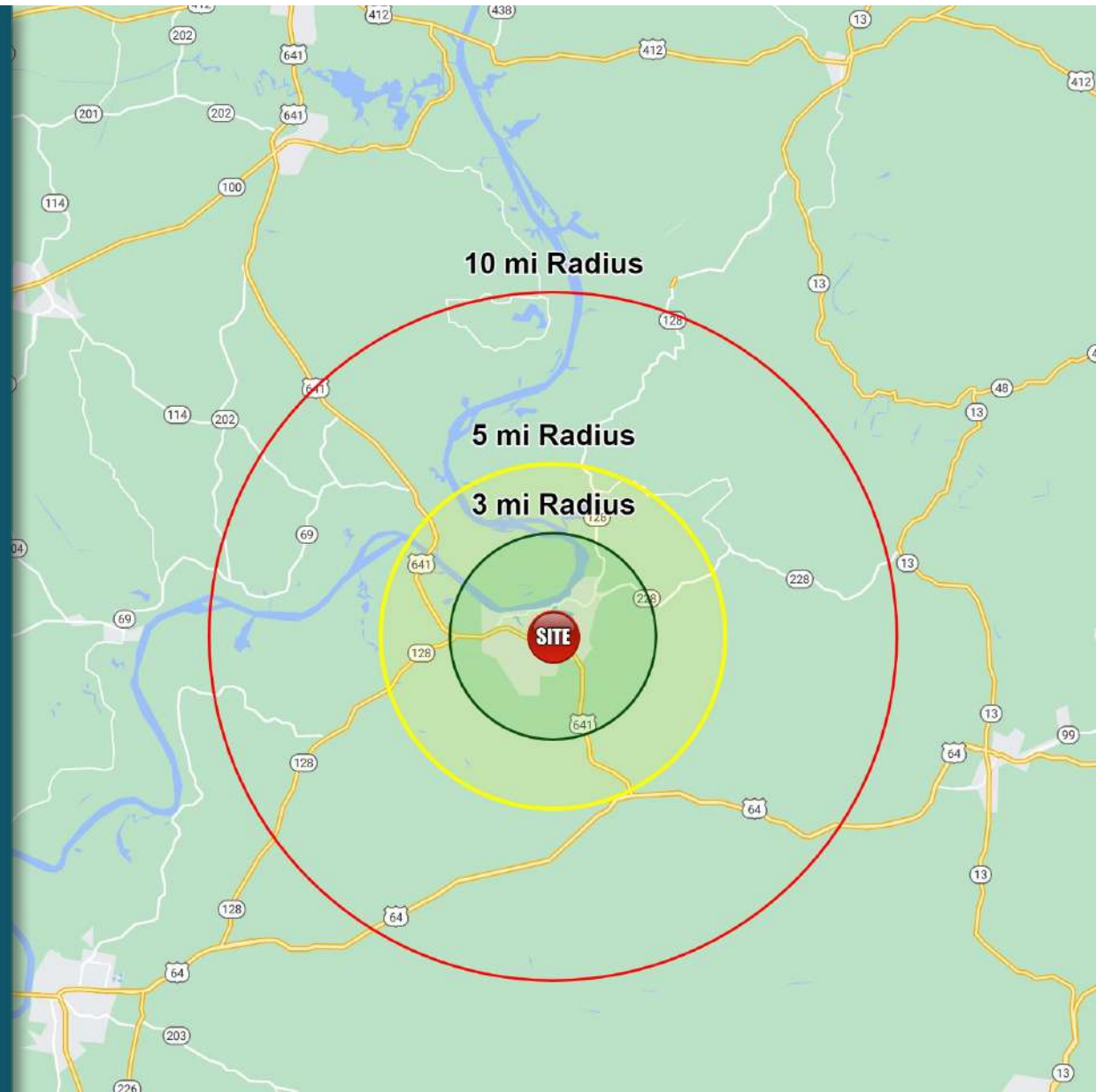


AREA DEMOGRAPHICS

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION			
Total population (2023)	2,701	3,342	6,227
Proj. Population (2028)	2,756	3,446	6,712
Census Population (2020)	516	668	1,665
Census Population (2010)	545	697	1,639
HOUSEHOLDS & INCOME			
Total households (2023)	548	743	1,890
Proj. Households (2028)	563	775	2,071
Avg. HHI (2023)	\$68,427	\$74,994	\$87,006
Median HHI (2023)	\$47,300	\$51,864	\$59,906
Avg. HH Net Worth (2023)	\$286,898	\$286,145	\$299,579

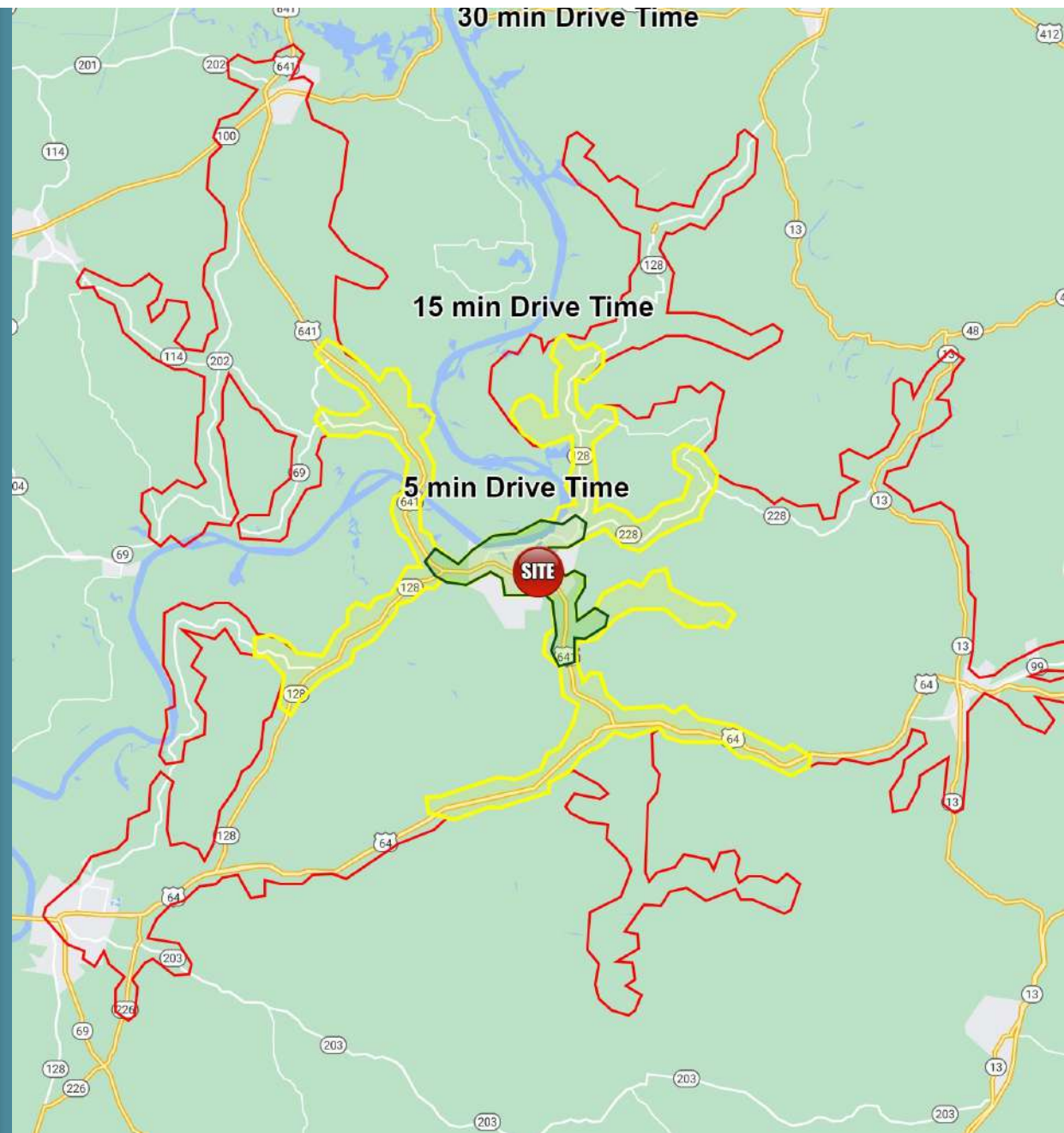
* Demographic data derived from REGIS-Online



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	15 MIN	30 MIN
POPULATION			
Total Population (2023)	2,525	3,163	17,088
Proj. Population (2028)	2,568	3,277	18,175
Census Population (2020)	2,616	3,105	17,238
Census Population (2010)	2,743	3,223	17,173
HOUSEHOLDS			
Total Households (2023)	481	726	6,304
Proj. Households (2028)	492	764	6,659
Census Households (2020)	470	648	6,310
Census Households (2010)	496	666	6,183
HOUSEHOLD INCOMES			
Avg. HHI (2023)	\$67,499	\$76,724	\$79,382
Median HHI (2023)	\$46,751	\$52,919	\$57,939
Avg. HH Net Worth (2023)	\$295,639	\$286,944	\$294,089



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