

# FAMILY DOLLAR®



**OFFERED  
FOR SALE**

\$1,349,625 | 8.00% CAP

116 MONROE AVE., ORTONVILLE, MN

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™

## EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present a single-tenant Family Dollar on Monroe Avenue in Ortonville, MN. This freestanding store is secured by a long-term, corporate-backed lease with multiple renewal options, providing durable, creditworthy income. Rent begins shortly after delivery or opening, and the lease includes standard delivery protections. The structure is designed for low-touch ownership: the tenant covers most operating expenses (including taxes and insurance) while the landlord's role is largely limited to roof, structure, and exterior. Positioned in the county seat's primary retail corridor serving everyday needs for surrounding communities, the asset offers stable, needs-based cash flow with national-tenant backing.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Base Term	1-10	\$107,970
1st Extension Term	11-15	\$113,870
2nd Extension Term	16-20	\$119,770
3rd Extension Term	21-25	\$125,670
4th Extension Term	26-30	\$131,570
5th Extension Term	31-35	\$137,470

*\*Term will be automatically extended one period at a time for five (5) extended terms of 5-Years each, unless Tenant gives written notice to Landlord at least 180 days prior to start of extended term*

<b>YEAR 1 NOI</b>	\$107,970
<b>CAP RATE</b>	8.00%
<b>LISTING PRICE</b>	\$1,349,625

## ASSET SNAPSHOT

<b>Tenant Name</b>	Family Dollar
<b>Signator/Guarantor</b>	Family Dollar Stores, LLC
<b>Address</b>	116 Monroe Ave, Ortonville, MN 56278
<b>Building Size (GLA)</b>	11,628
<b>Land Size</b>	0.66 Acres
<b>Year Built/Renovated</b>	2024
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof & Exterior Structure
<b>Lease Commencement Date</b>	9/30/24
<b>Lease Expiration Date</b>	9/30/34
<b>Remaining Term</b>	9 Years
<b>Renewal Options</b>	5 x 5-Years
<b>NOI</b>	\$107,970



**2,711** PEOPLE  
IN 3 MILE RADIUS

**\$78,458** AHHI  
IN 3 MILE RADIUS

**5,000** VPD  
ON US 12



### LONG TERM LEASE STRUCTURE

10-year initial term with five 5-year renewal options, demonstrating strong long-term confidence in this location



### PROTECTED TRADE AREA WITH MINIMAL COMPETITIVE LEAKAGE

Limited nearby big-box options keep everydayneeds dollars local, driving repeat visits and sticky market share



### CORPORATE GUARANTY

Backed by Family Dollar, LLC, which was recently acquired by Brigade Capital Management and Macellum Capital Management for just over \$1B



### NEW BRAND OWNERSHIP

The recent sale of Family Dollar will result in fresh capital, revitalized focus, and superior commitment to the brand



### REGIONAL DEMAND ANCHOR WITH CROSS-BORDER CAPTURE

Ortonville serves Big Stone County and nearby Milbank, SD—steady daily trips from hospital, schools, and government services



### VALUE-ORIENTED RETAIL STRENGTH

Family Dollar provides discount and everyday essential goods to cost-conscious consumers, generating consistent traffic through all economic cycles. Its Combo Store model further enhances market penetration by pairing value-driven grocery/essentials with seasonal and general merchandise



  
**Wireless  
World**

 **UNITED STATES  
POSTAL SERVICE**

  
**PIONEER  
MEAT MARKET**  
Est. 1877





ORTONVILLE FISHING PIER



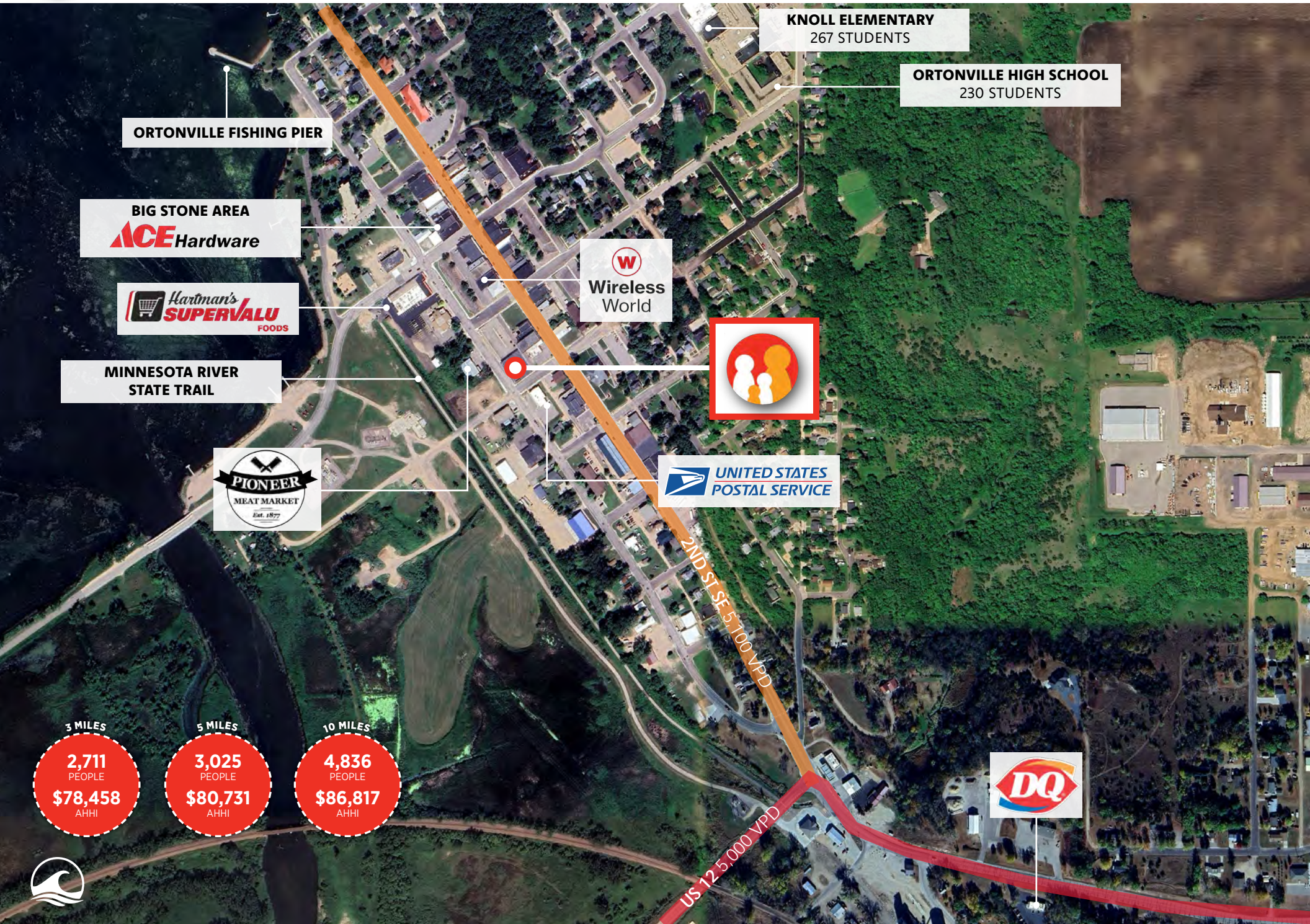
 UNITED STATES  
POSTAL SERVICE



 Hartman's  
**SUPERVALU**  
FOODS

 Wireless  
World





**KNOLL ELEMENTARY**  
267 STUDENTS

**ORTONVILLE HIGH SCHOOL**  
230 STUDENTS

**ORTONVILLE FISHING PIER**

**BIG STONE AREA**  
**ACE Hardware**

**Hartman's SUPERVALU**  
FOODS

**Wireless World**



**MINNESOTA RIVER STATE TRAIL**

**PIONEER MEAT MARKET**  
Est. 1877

**UNITED STATES POSTAL SERVICE**

2ND ST SE 5,700 VPD

3 MILES  
2,711 PEOPLE  
\$78,458 AHHI

5 MILES  
3,025 PEOPLE  
\$80,731 AHHI

10 MILES  
4,836 PEOPLE  
\$86,817 AHHI

**DQ**

US 12 5,000 VPD





ORTONVILLE

MINNEAPOLIS  
150 MILES

Ortonville, Minnesota anchors the southwest corner of the state on the MN/SD border at Big Stone Lake, serving as the Big Stone County seat and day-to-day retail/services hub for surrounding rural communities. The market draws steady traffic from regional healthcare, PK-12 schools, government services, recreation/tourism on the lake, and cross-border demand from nearby Milbank, SD. Limited competing big-box within convenient driving distance positions everyday-needs retail as a reliable, high-frequency trip driver.

The local economy blends healthcare, education, government, and ag-adjacent employment, with Ortonville Area Health Services (critical-access hospital) and the public school system among the largest institutional anchors. Grocery, hardware/outdoor, and convenience retail round out an essentials-focused tenant mix—well aligned with Family Dollar's value proposition and consistent, needs-based demand profile.





Family Dollar was founded in 1959 by Leon Levine in Charlotte, North Carolina. As of October 2025, the discount retailer operates roughly 7,400–7,600 stores across 49 U.S. states and territories. The chain focuses on providing affordable everyday goods — including groceries, household items, health and beauty products, apparel, and seasonal merchandise — typically priced between \$1 and \$10. Its stores are often located in underserved communities, emphasizing convenience and low prices for cost-conscious shoppers.

Financially, Family Dollar is owned by Dollar Tree, Inc., which classified the brand as a discontinued operation in 2024 as part of a strategic review. For the fiscal year ending February 2025, Family Dollar generated about \$13.25 billion in sales but posted a net loss of \$4.07 billion, largely due to goodwill impairments. In March 2025, Dollar Tree announced the sale of Family Dollar to a private-equity group for approximately \$1 billion, marking the retailer's transition to new ownership after years of underperformance.

## FAMILY DOLLAR QUICK FACTS

Founded	1959
Headquarters	Chesapeake, Virginia
Ownership	Private
Locations	8,000+
Guaranty	Corporate
Website:	<a href="https://www.familydollar.com/">https://www.familydollar.com/</a>





**OFFERED  
FOR SALE**

**\$1,349,625 | 8.00% CAP**

**116 MONROE AVE., ORTONVILLE, MN**

Exclusively Offered By



**LEAD ADVISORS**

**ZACK HILGENDORF**

Senior Vice President  
847.722.0865  
zhilgendorf@atlanticretail.com

**NICK HILGENDORF**

Associate  
847.414.4749  
nhilgendorf@atlanticretail.com

**IN-STATE BROKER**

**BRIAN BROCKMAN**  
Broker  
**LICENSE #: 40628602**  
Bang Realty, Inc  
bor@bangrealty.com  
513-898-1551

**NATIONAL TEAM**

**PATRICK WAGOR**

Partner  
561.427.6151  
pwagor@atlanticretail.com

**DAVID HOPPE**

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

**ERIC SUFFOLETTO**

Managing Director & Partner  
508.272.0585  
esuffoletto@atlanticretail.com

**DANNY GRIFFIN**

Vice President  
781.635.2449  
dgriffin@atlanticretail.com

**BEN OLMSTEAD**

Associate  
980.498.3296  
bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Family Dollar - Ortonville, MN (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.