



IN ASSOCIATION WITH PARASELL, INC.

A Licensed North Dakota Broker #3285

P: 949.942.6585

Family Dollar

1346 West Main Street, Valley City, ND

Building Size: 9,130 SF Year Built: 2007



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Meet the Rest of Our Team!



INVESTMENT OVERVIEW



As exclusive advisor, MMG Real Estate Advisors is pleased to present the exceptional opportunity to acquire a Family Dollar single-tenant retail property located at 1346 W Main St, Valley City, North Dakota. Offered at \$1,125,000 (\$123 per square foot), the property generates a strong net operating income (NOI) of \$81,400, delivering a cap rate of 7.24%. The property is fully leased to Family Dollar, a leading national discount retailer, and is strategically positioned in a thriving market area with steady customer demand.

The property benefits from a long-term lease that commenced in 2007, with the current lease term extending through June 30, 2028, and includes two five-year renewal options. The lease is structured as an NN+ lease, with the tenant responsible for roof, structure, and parking maintenance, reducing landlord responsibilities. Rent increases are scheduled every five years at 10%, ensuring long-term rent growth and providing built-in inflation protection for the investor.

Valley City's economy is supported by agriculture, manufacturing, and local commerce, reinforcing the property's role as an essential retail provider in the area. With full occupancy and limited competition from other retailers, this investment presents a secure, cash-flowing opportunity with stable long-term prospects and potential for property value appreciation.

Family Dollar

1346 West Main Street, Valley City, ND

Asking Price	\$1,125,000
NOI	\$81,400
Cap Rate	7.24%
Price/SF	\$123
Year Built / Remodeled	2007
Gross Leasable Area (SF)	9,130
Occupancy	100%
Lot Size (AC)	1.04
Ownership (Fee Simple or Ground Lease)	Fee Simple
APN / Tax Parcel	633430100
Drive Thru	No
Parking	35 plus 2 Handicapp



FINANCIAL ANALYSIS | PRICING

Asking Price	NOI	Cap Rate	Price / SF
\$1,125,000	\$81,400	7.24%	\$123



FINANCIAL ANALYSIS | LEASE ABSTRACT

Tenant	Family Dollar
Guarantor	Family Dollar
Lease Type (Gross/NNN/Abs.NNN)	NN+
Landlord Responsibilities	Roof, Structure and Parking
ROFR	None
Lease Commencement	2007
Lease Expiration	6/30/2028
Renewal Options (eg 4, 5-year)	4, 5-Year Options
Rent Increases	10% every 5 years
Lease Term Remaining	23 years



FINANCIAL ANALYSIS | RENT SCHEDULE

Term	Lease Period	Annualized Rent	Rent PSF	Rent Change	CAP Rate
Primary	2007 - 6/30/2017	\$75,000	\$8	-	6.67%
Option 1	7/1/2017 - 6/30/2023	\$81,400	\$9	8.53%	7.24%
Option 2	7/1/2023 - 6/30/2028	\$81,400	\$9	0.00%	7.24%
Second Extended Term	7/1/2028 - 6/30/2033	\$89,450	\$10	9.89%	7.95%
Third Extended Term	7/1/2033 - 6/30/2038	\$98,494	\$11	10.11%	8.76%
Fourth Extended Term	7/1/2038 - 6/30/2043	\$108,343	\$12	10.00%	9.63%
Fifth Extended Term	7/1/2043 - 6/30/2048	\$119,178	\$13	10.00%	10.59%
Sixth Extended Term	7/1/2048 - 6/30/2053	\$131,096	\$14	10.00%	11.65%



INVESTMENT HIGHLIGHTS



National
Discount Retail
Tenant



Top 15%
Sales Performer
Within the System



Strategic Main
Street Retail
Position



Diversified
Employment
Anchors



Connectivity and
Regional
Accessibility



Proactive
Development
Support

INVESTMENT STRATEGY



National Discount Retail Tenant With Stable Essential Demand

The property is leased to Family Dollar. Its necessity-based format drives repeat visits and supports consistent performance across economic cycles.



Top 15% Sales Performer Within the System

According to [Placer.ai](https://www.placer.ai), this location ranks in the top 15% of all Family Dollar stores nationwide by sales, reflecting strong local penetration, effective merchandising, and durable consumer demand relative to the broader portfolio.



Strategic Main Street Retail Position Serving a Regional Trade Area

Situated on W Main Street, Valley City's primary retail corridor, the store benefits from visibility and accessibility for ~6,500 city residents and a broader 10,000+ Barnes County population, capturing both local and surrounding rural shoppers.



INVESTMENT STRATEGY



Diversified Employment Anchors Supporting Household Income

The economy is anchored by education, healthcare, and manufacturing. Major employers include John Deere Seeding Group, Sanford/CHI Mercy Health, Valley City Public Schools, and Valley City State University, providing stable wages that underpin consistent retail spending.



Connectivity and Regional Accessibility

Valley City benefits from direct access to Interstate 94 and proximity to Fargo (~60 miles east), enhancing commuter flow, logistics, and regional draw, which expands the effective trade area and supports long-term retail stability.



Proactive Local Economic Development Support

The Valley City-Barnes County Development Corporation actively promotes business retention, expansion, and community investment, reinforcing economic resilience and helping sustain commercial activity and consumer demand within the immediate retail corridor.

TENANT OVERVIEW



Family Dollar is a national discount retail chain serving value-oriented shoppers across urban, suburban, and rural communities throughout the United States. Founded in 1959 and headquartered in Chesapeake, Virginia, the chain operates more than 7,600 stores nationwide, supported by a multi-state distribution network and tens of thousands of employees. Family Dollar stores typically occupy approximately 9,000 to 11,000 gross square feet, a format that accommodates a full assortment of consumables, household essentials, cleaning supplies, basic apparel, seasonal merchandise, and grocery items. This format fits well in single-tenant freestanding buildings or end-cap positions in neighborhood shopping centers, generating consistent, necessity-based traffic and serving as a reliable retail anchor for surrounding tenants.

Following a major portfolio optimization under former parent Dollar Tree, Family Dollar completed a one-time restructuring and rightsizing effort that removed underperforming stores from the system. With that process now complete, the company entered a new era in July 2025 when it was acquired by Brigade Capital Management and Macellum Capital Management in a \$1 billion divestiture, creating a leaner, more efficient standalone retailer positioned for renewed operational strength. This transition brought fresh capital, a dedicated retail-turnaround leadership focus, and strategic initiatives aimed at improving merchandising, store standards, and in-store technology. Early post-divestiture moves—such as expanded partnerships with last-mile providers like Uber Eats—signal a targeted effort to increase convenience, broaden customer reach, and modernize the brand's value-retail positioning.

For landlords and commercial real-estate investors, today's Family Dollar represents a significantly streamlined, recapitalized, and refocused national retailer anchored in essential-goods demand. With a stabilized store base, strong brand recognition, consistent day-to-day traffic patterns, and a revitalized strategic direction under private-equity ownership, Family Dollar now stands as a credit-enhanced, necessity-driven tenant capable of delivering long-term occupancy stability and reliable foot-traffic to neighborhood and community retail centers.



\$27.6 BILLION
ANNUAL SALES

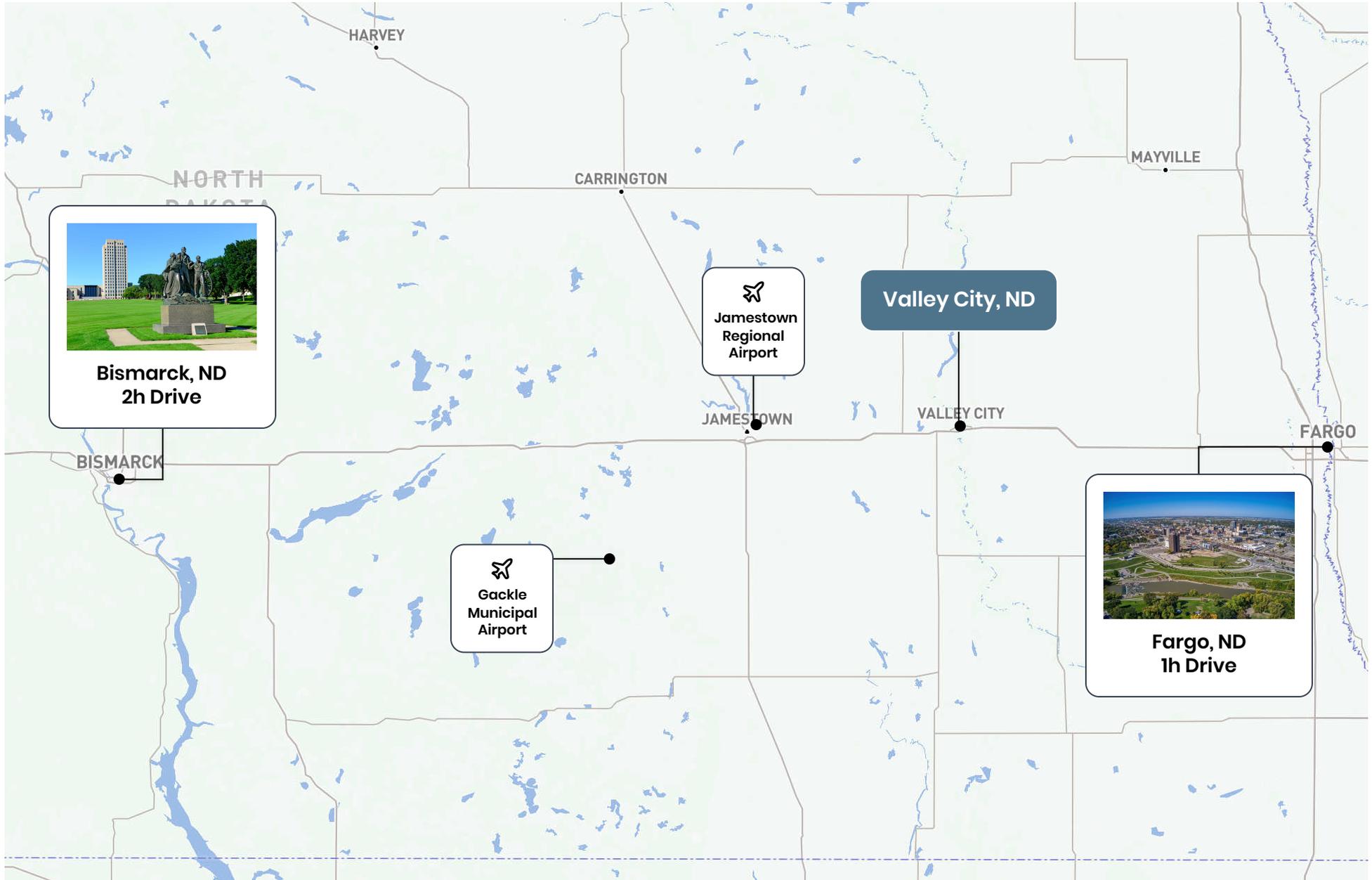
30,000+
EMPLOYEES

7,600+
NATIONWIDE STORES

AMENITIES MAP

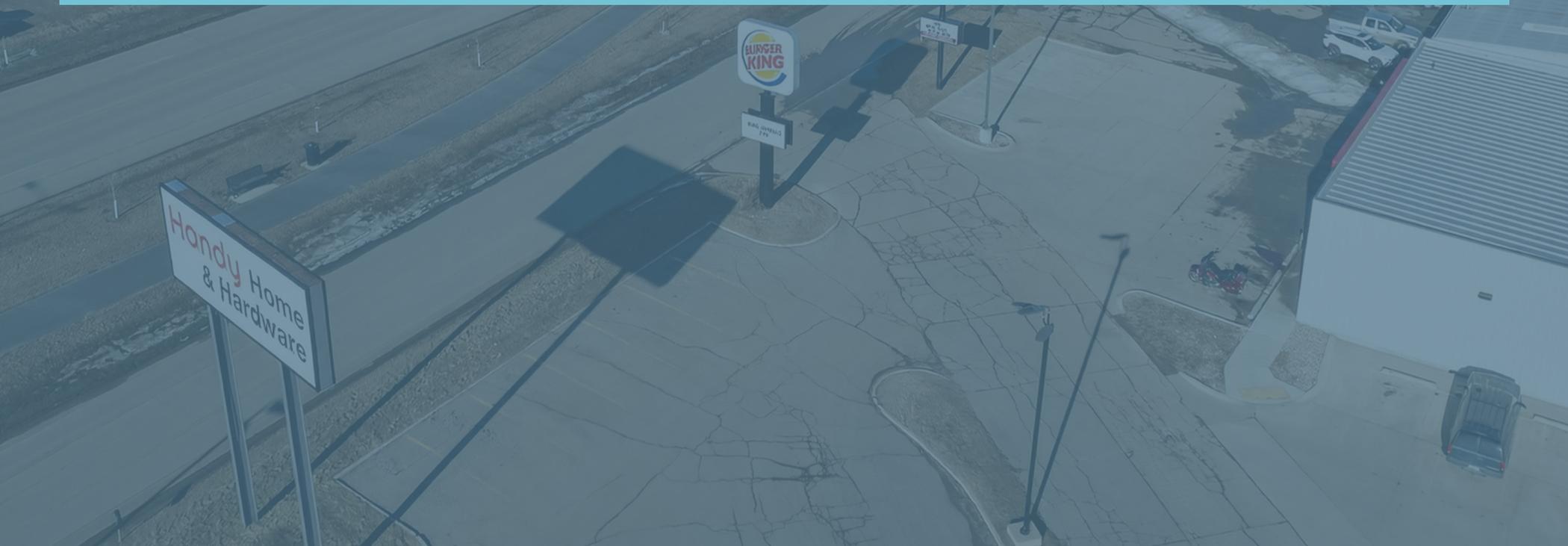


TRANSPORTATION MAP





MARKET OVERVIEW



VALLEY CITY

Valley City is best known as the “City of Bridges,” a nickname that comes from its dramatic setting in the Sheyenne River valley and the way a series of bridges knit together the hills, parks, and downtown. The signature landmark is the Hi-Line Railroad Bridge, a steel viaduct built for rail traffic in the early 1900s that stretches about 3,860 feet and rises roughly 160 feet above the river, making it one of the most visually striking engineering features in the region. The river corridor and bluffs give the area a distinctive topography for North Dakota, creating scenic drives, trail access, and viewpoints that feel more “valley town” than typical plains community.

Beyond the bridges, Valley City is a regional hub for events and recreation tied to agriculture and the outdoors. The North Dakota Winter Show, held annually in Valley City, is one of the area’s best-known draws, centered on livestock and agricultural programming and bringing in thousands of visitors. The community’s character is also shaped by its historic downtown, civic parks around the river, and an easy day-trip connection to larger employment and amenities in the Fargo–Moorhead and Jamestown orbit, which helps support local retail, dining, and services while keeping a quieter, small-city pace.



Source: Snapshot Images

2025 Households by Income

	1 mile	3 miles	5 miles
Household Income Base	2,737	3,142	3,291
<\$15,000	12.9%	12.3%	12.0%
\$15,000 – \$24,999	10.4%	10.1%	9.8%
\$25,000 – \$34,999	6.9%	6.7%	6.8%
\$35,000 – \$49,999	11.5%	11.3%	11.2%
\$50,000 – \$74,999	17.8%	17.8%	17.8%
\$75,000 – \$99,999	11.2%	11.6%	11.7%
\$100,000 – \$149,999	17.0%	17.3%	17.7%
\$150,000 – \$199,999	8.8%	9.0%	9.0%
\$200,000+	3.5%	3.9%	4.1%
Average Household Income	\$79,147	\$81,378	\$82,725

Employment Segmentation

	1 mile	3 miles	5 miles
Services	20.7%	19.9%	19.7%
Blue Collar	26.6%	26.2%	26.1%
White Collar	52.8%	53.9%	54.2%

2025 Daytime Population

	1 mile	3 miles	5 miles
Workers	3,310	4,151	4,236
Residents	3,108	3,529	3,723
Total	6,418	7,680	7,959

Median HHI

	1 mile	3 miles	5 miles
2025	\$58,545	\$60,254	\$61,400
2030	\$62,439	\$64,788	\$66,107
2025-2030 Annual Rate	6.7%	7.5%	7.7%

Median Age

	1 mile	3 miles	5 miles
2025	40.8	41.5	42

Educational Attainment

	1 mile	3 miles	5 miles
Bachelor's	24.2%	24.3%	24.4%
Professional	7.9%	7.9%	7.7%
Total	32.1%	32.2%	32.1%



DISCLAIMER AND CONFIDENTIALITY AGREEMENT

All interested buyers are hereby advised that the ownership of Family Dollar is soliciting offers exclusively through MMG Real Estate Advisors and ParaSell, Inc. Any offer submitted by a prospective buyer may be accepted or rejected at the sole discretion of the Owners. As part of the offer process, the Owners will evaluate a number of factors beyond price and terms, including, without limitation, the experience, financial capacity, and track record of prospective purchasers.

This Offering Memorandum has been prepared exclusively by MMG Real Estate Advisors and ParaSell, Inc., based on information provided by the Owner. The information contained herein is confidential and is provided solely for the purpose of evaluating a potential acquisition of the Property. This material may not be used for any other purpose or disclosed to any other party without the express written consent of MMG Real Estate Advisors and ParaSell, Inc.

While the information contained in this Offering Memorandum is believed to be reliable, it does not purport to contain all material information regarding the Property. Prospective purchasers should not rely upon this Offering Memorandum as a substitute for a thorough and independent investigation of the financial condition, operating history, leases, physical condition, environmental matters, or any other aspect of the Property relevant to an investment decision. MMG Real Estate Advisors and ParaSell, Inc. have not conducted an independent investigation of the Property's operating history, financial records, physical condition, environmental status, or tenant matters, nor have they conducted any in-depth inspection that might reveal potential risks.

Accordingly, MMG Real Estate Advisors and ParaSell, Inc. make no representation or warranty, express or implied, as to the accuracy, completeness, or reliability of the information contained herein. Prospective purchasers are strongly encouraged to conduct their own independent investigation of the Property and to consult with their own legal, tax, financial, and other professional advisors to determine the suitability of the investment.

MMG Real Estate Advisors and ParaSell, Inc. further recommend that each prospective purchaser conduct a comprehensive review of every financial, legal, and physical aspect of the Property to determine whether the asset meets their individual objectives and expectations.

No commission or finder's fee shall be payable to any party by the Owners, MMG Real Estate Advisors or ParaSell, Inc., or any affiliate or agent thereof, in connection with the sale of the Property unless otherwise agreed to in writing by the Owners. Any compensation payable to a buyer's broker shall be paid solely by the purchaser and shall not be paid by the seller or the seller's exclusive agents.

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