

INTERACTIVE OFFERING MEMORANDUM

FAMILY DOLLAR



EXCLUSIVELY LISTED BY

KYLE MATTHEWS

BROKER OF RECORD

LIC NO. 80041 (GA)

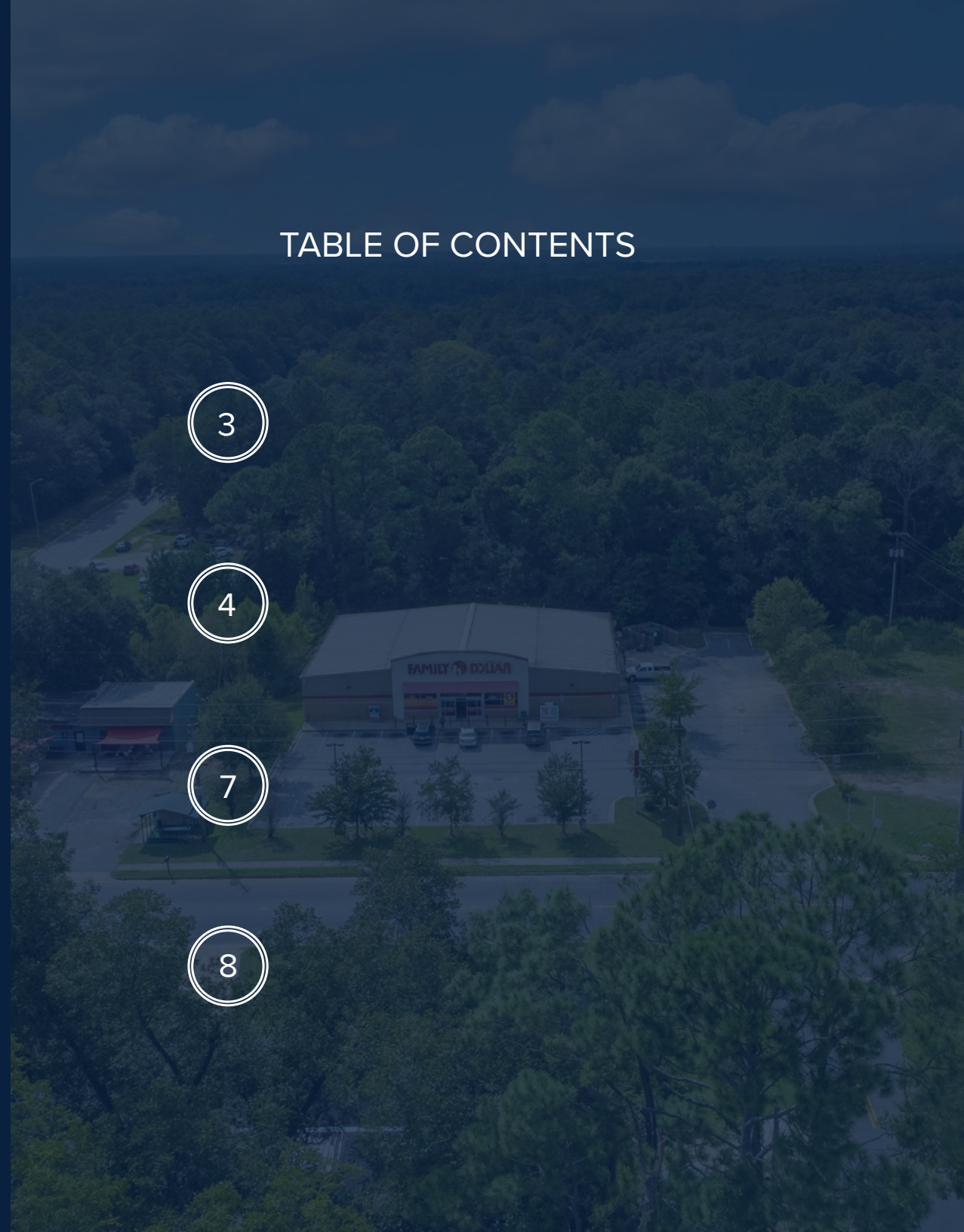
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INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- 2016 built to suit construction for Family Dollar
- 5-Mile Population in excess of 61,458 residents
- Extremely rare ABS NNN lease – Zero landlord responsibilities
- Strategically located off HWY 300, which sees over 65,000 VPD
- Close proximity to Albany State University (±6000 Students)
- Attractive 10% rental increase in 2026
- Adjacent to Albany Middle School (±840 students)
- Six, 5-Year Options with 10% increases at each option
- National Tenant with Corporate Guaranty

TENANT

- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Dollar Tree boasts an investment-grade credit rating of BBB-
- Dollar Tree has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability



FINANCIAL OVERVIEW



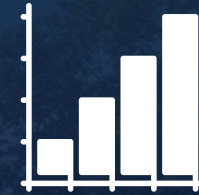
\$1,394,645

LIST PRICE



\$106,690

NOI



7.65%

CAP RATE

BUILDING INFO

[Redacted]	
Address	1505 N Maple St Albany, GA 31705
GLA	±8,320 SF
Cap Rate	7.65%
Year Built	2016
Lot Size	±1.20 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	9/1/2016
Lease Expiration Date	9/30/2031
Term Remaining on Lease	±8 Years
Increase	10% in 2026 & Options
Options	Six, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 9/30/2026	\$8,890.86	\$106,690.32		7.65%
10/1/2026 - 9/30/2031	\$9,779.94	\$117,359.28	10.00%	8.41%
Option 1	\$10,757.94	\$129,095.28	10.00%	9.26%
Option 2	\$11,833.73	\$142,004.76	10.00%	10.18%
Option 3	\$13,017.10	\$156,205.20	10.00%	11.20%
Option 4	\$14,318.81	\$171,825.72	10.00%	12.32%
Option 5	\$15,750.70	\$189,008.40	10.00%	13.55%
Option 6	\$17,325.77	\$207,909.24	10.00%	14.91%

FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan
 patrick.flanagan@matthews.com
 (214) 550-0277



Knights Inn
 McDonald's
 FOOD LION
 AMERICAN FREIGHT FURNITURE - MATTRESS
 Walgreens
 Walmart



FLINT RIVER MUNICIPAL GOLF COURSE



PAUL EAMES SPORTS COMPLEX

FAMILY DOLLAR
 SUBJECT PROPERTY

MOLSON Coors
 Miller

± 600 Employees

tara foods
 Kroger
 INTERSTATE WAREHOUSE SERVICES

± 65,000 VPD

300

ALBANY MIDDLE SCHOOL
 849 STUDENTS

RAM MITSUBISHI MOTORS NISSAN
 HONDA WRANGLER Jeep HYUNDAI
 CHRYSLER DODGE

COATS & CLARK

DOUGHERTY COUNTY SCHOOL
 676 STUDENTS

LONG JOHN SILVERS
 Exxon Krystal
 SUBWAY
 O'Reilly AUTO PARTS

PHOEBE PUTNEY MEMORIAL HOSPITAL

691 BEDS

MAVIS DISCOUNT TIRE
 Krispy Kreme
 COOK-OUT Hardee's
 Staples Wendy's
 Walgreens

KFC
 BURGER KING
 TRUIST
 Days Inn
 GOODYEAR
 DUNKIN'

FLINT RIVER AQUARIUM



Loves

RAC
 Rainbow CITITRENDS
 Advance Auto Parts
 Checkers
 AutoZone

KFC
 BURGER KING
 TRUIST
 Days Inn
 GOODYEAR
 DUNKIN'



CAPTAIN D'S
 KFC
 DQ
 Econo Lodge
 PAPA JOHN'S

Walmart

GAYLEY AVE ± 35,000 VPD

Krystal

U-HAUL

ALBANY STATE UNIVERSITY
 ± 6,000 Students

± 40,000 VPD

19

piggly wiggly
 HIBBETT

Hilton Garden Inn
 WAFFLE HOUSE

Chick-fil-A

TACO BELL
 McDonald's
 CITITRENDS
 O'Reilly AUTO PARTS
 Exxon
 WAFFLE HOUSE
 ROSES
 Wendy's

BURGER KING
 SYNOVUS
 Advance Auto Parts

UPS CUSTOMER CARE CENTER

Rainbow
 CITGO
 Walgreens
 Hardee's
 Little Caesars
 AutoZone

McDonald's
 BURGER KING
 Popeyes
 SUBWAY

RIVERSIDE PARK

ALBANY TECHNICAL UNIVERSITY
 ± 3,000 Students

FOOD LION
 SUBWAY
 Advance Auto Parts
 BURGER KING
 CIRCLE K

MORNINGSIDE ELEMENTARY SCHOOL
 846 STUDENTS

PROCTER & GAMBLE PAPER PRODUCTS PLANT
 642 EMPLOYEES

MARINE CORPS LOGISTICS BASE - ALBANY
 4,016 EMPLOYEES

BANKS BOILER
 NTW
 NATIONAL TIRE WHOLESALE

300



TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000

A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America’s leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation’s fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



16,000+

LOCATIONS



\$28.3B

2022 REVENUE



1959

FOUNDED

AREA OVERVIEW



ALBANY, GA

Albany, Georgia, is a charming city nestled in the southwestern region of the state. With a rich history and a vibrant community, Albany offers a unique blend of Southern hospitality and cultural diversity. Known for its stunning natural landscapes, the city is surrounded by lush farmland and boasts the Flint River running through its heart, making it a haven for outdoor enthusiasts. Albany is also a hub for healthcare, education, and agriculture, with Phoebe Putney Memorial Hospital and Albany State University playing pivotal roles in the city's growth and development. The city's downtown area is a testament to its history, with beautifully preserved historic buildings, shops, and eateries that offer a taste of the past while embracing the present. Albany's warm and welcoming residents make it a wonderful place to call home, and its commitment to community and tradition ensures that it remains a cherished destination for visitors and a source of pride for its residents.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	4,868	24,529	60,819
Current Year Estimate	4,905	24,807	61,458
2020 Census	4,796	25,721	65,501
HOUSEHOLD	3-MILE	5-MILE	7-MILE
Five Year Projection	1,371	8,240	22,288
Current Year Estimate	1,384	8,352	22,605
2020 Census	1,361	8,733	24,386
INCOME	3-MILE	5-MILE	7-MILE
Average Household Income	\$29,898	\$36,324	\$44,728

REGIONAL MAP



COLUMBUS, GA

±87 MILES

SUBJECT PROPERTY

±87 MILES

TALAHASSEE, FL

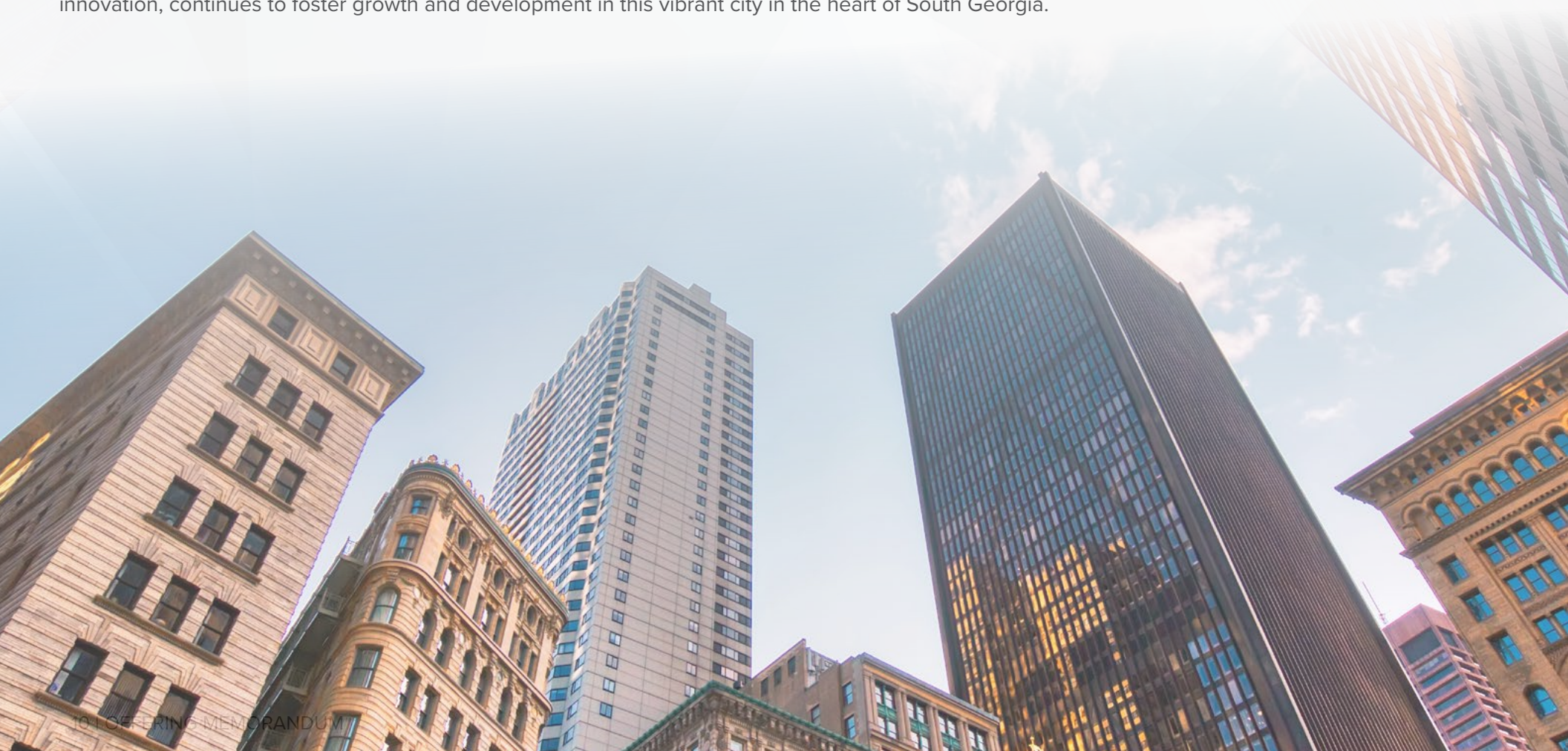


ECONOMY

The economy in Albany, Georgia, is characterized by a diverse mix of industries that contribute to its stability and growth. Agriculture has long been a cornerstone of the local economy, with the region known for its production of peanuts, pecans, cotton, and other crops. This agricultural heritage is complemented by a strong presence in manufacturing, particularly in food processing, paper and pulp, and aerospace industries. Albany is home to some major manufacturing facilities, providing employment opportunities for the local workforce.

In recent years, healthcare and education have also become prominent economic drivers. Phoebe Putney Memorial Hospital, one of the region's largest employers, plays a pivotal role in both healthcare services and job creation. Albany State University contributes to the economy by providing education and training opportunities, as well as by attracting students and faculty to the area.

The city's strategic location along major transportation routes, including Interstate 75 and a rail system, facilitates trade and logistics, further enhancing its economic prospects. While Albany faces economic challenges like any other community, its diversified economy, coupled with a spirit of resilience and innovation, continues to foster growth and development in this vibrant city in the heart of South Georgia.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1505 N Maple Street, Albany, GA 31705** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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