

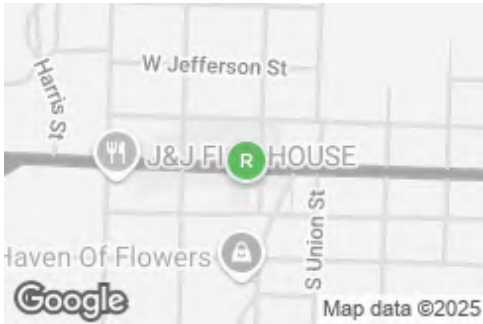
NNN Family Dollar (Going Dark) Bolivar, T...

605 W Market St, Bolivar, TN, 38008

Retail: Freestanding For Sale

Prepared on December 18, 2025

1 of 1 Listings



Listing Details | Retail For Sale

Total Available Space	8,344 SF	Gross Sched. Rents	\$109,037
Asking Price	\$1,400,000	Tax Year	2026
Listing Price Per SF	\$167.79	Vacant	Yes
Cap Rate (Actual)	7.79%	Vacant Date	1/31/2026
NOI	\$109,037	Available Date	Now
Total Income	\$109,037	Days On Market	30 days
Terms	Cash	Date Listed	11/18/2025
Investment	NNN	Last Modified	12/18/2025
Signage	None	Listing ID	43861841
Show Instructions	Call broker	Parking Spaces	26

Description

A Family Dollar located on a main commercial corridor in Bolivar, Tennessee. Built in 2015 and approx. 8,344 square feet on a 0.82-acre parcel. While the store is scheduled to go dark at the end of January 2026, it remains under a corporate-guaranteed absolute NNN lease with over five years remaining and no landlord responsibilities. Rent payments and all expenses will continue to be paid by Family Dollar, including a 10% rent increase starting April 1, 2026.

The asset offers passive income and strong value-add potential through re-tenanting or a lease buy-out. 1031 opportunity in a tax-free state.

Offered at an 8% Cap Rate on 10% rent increase starting April 1, 2026. 7.8% cap on 2026 rent.

Bolivar is the county seat of Hardeman County, TN and is between Nashville and Memphis.

Property Features

Location Details

Address	605 W Market St, Bolivar, TN, 38008
Zoning	B-1
County	Hardeman

Parcels	070P N 00900
Name	605 W Market St

Building Details

Sub Type	Freestanding
Building Status	Existing
Building Size	8,344 SF
Land Size	0.82 Acres / 35,719 SF
Number of Buildings	1
Number of Floors	1
Year Built	2015
Occupancy Type	Single Tenant
Parking Spaces	26

Parking Ratio	-
Retail Space	8,344 SF
Rentable Space	8,344 SF
Number of Tenants	1
Air Conditioned	Yes
Heated	Yes
Water	Yes
Sanitary Sewer	Yes
Natural Gas	Yes

Owner Contact Information

Legal Owner Not Available	True Owner Not Available
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Property Listings

1 Listing | 8,344 SF | \$1,400,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Net Leased to Family Dol...	-	8,344 SF	\$1,400,000	Now

Additional Photos





Contact



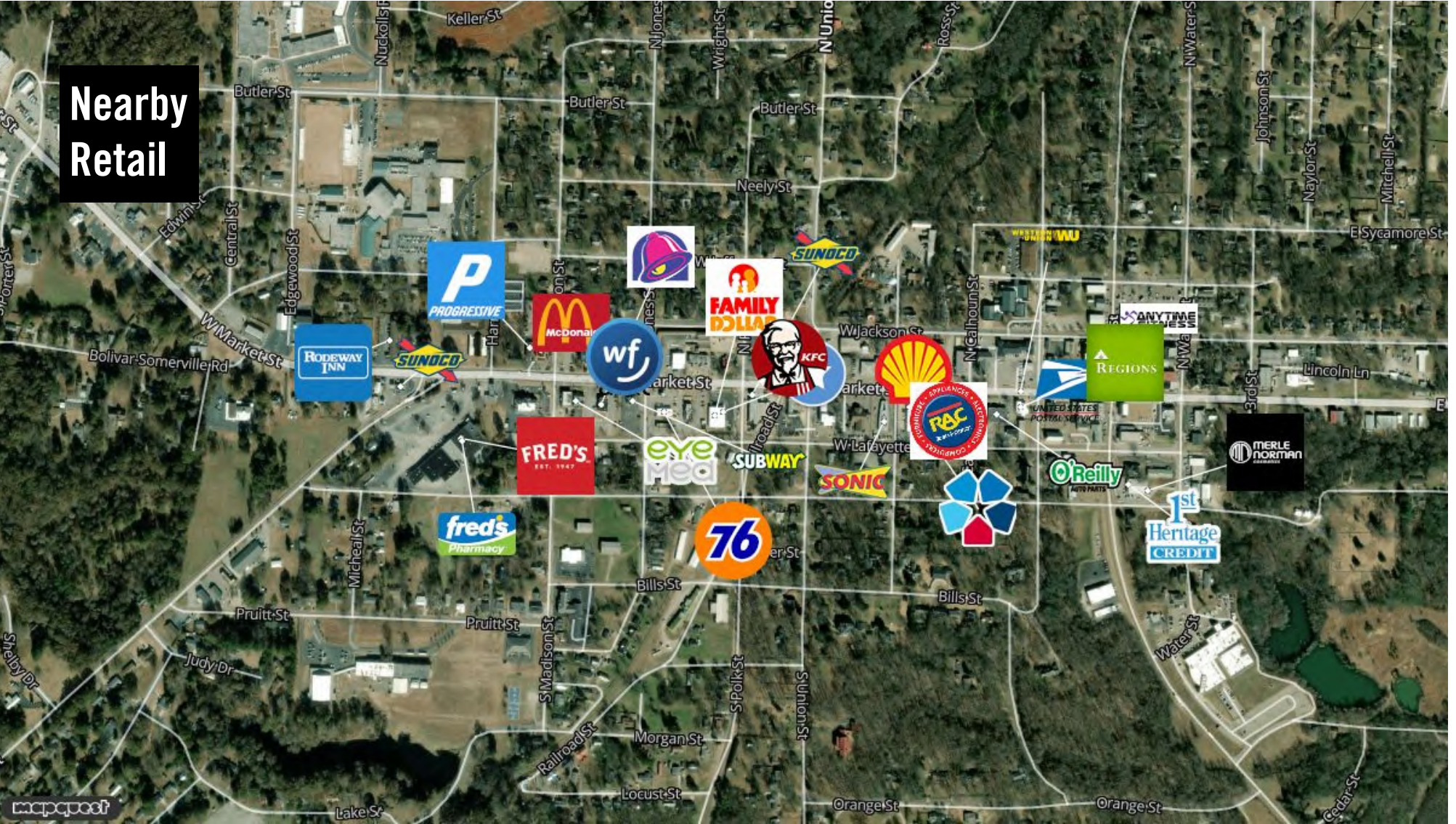
Steve Goldman
865-705-8675
sgoldman@gprknoxville.com



Goldman Partners Realty, LLC

605 W Market St

Nearby
Retail



Family Dollar - Market St., Bolivar, TN

Lease Synopsis

Bldg Size: 8,344 SF
Price: \$ 1,400,000 167.79/SF

15-Year Initial Term

Years	Monthly	Annual	Start	End	Orig. Yrs at this Rent	Cap Rate
1-10	\$ 8,452.50	\$ 101,430.00	12/4/2015	3/31/2026	10.25	7.25%
11-15	\$ 9,297.75	\$ 111,573.00	4/1/2026	3/31/2031	5	7.97%

(6) 5-Year Optional Extension Terms

	Monthly	Annual	Start April 1	End March 31	# of Yrs at this rent	Cap Rate
1	\$10,227.50	\$ 122,730.00	2031	2036	5	8.77%
2	\$11,250.25	\$ 135,003.00	2037	2042	5	9.64%
3	\$12,375.25	\$ 148,503.00	2043	2048	5	10.61%
4	\$13,612.75	\$ 163,353.00	2049	2054	5	11.67%
5	\$14,974.00	\$ 179,688.00	2055	2060	5	12.83%
6	\$16,471.42	\$ 197,657.04	2061	2066	5	14.12%

REFERENCES

Rent Commencement Letter (dated: 12/31/2015)

Initial Term Lease: Paragraph 2 (Pg. 2), Schedule 1 (Pg. 33)

Optional Terms Lease: Paragraph 9 (Pg. 10) and Schedule 1 (Pg. 34)

Offered Exclusively by:



Goldman Partners Realty, LLC
109 Circle Ln
Knoxville, TN 37919

Steve Goldman, CCIM
Principal Broker/Firm Owner
Cell/Text: 865-705-8675
sgoldman@gprknoxville.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

Updated: 11/18/2025

Proforma - Family Dollar-Bolivar, TN - For Reference Only

LANDLORD PERSPECTIVE

Prepared 12/18/2025

LANDLORD
CASH FLOW
THROUGH
REMAINING
LEASE TERM

	2026	2027	2028	2029	2030	2031	
	RENT (NNN)						
Jan.	\$ 8,452.50	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	
Feb.	\$ 8,452.50	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	
Mar.	\$ 8,452.50	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	
Apr.	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	
May	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	
Jun.	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	
Jul.	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	
Aug.	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	
Sep.	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	
Oct.	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	
Nov.	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	
Dec.	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	\$ 9,297.75	
TOTAL RENT	\$ 109,037.25	\$ 111,573.00	\$ 111,573.00	\$ 111,573.00	\$ 111,573.00	\$ 27,893.25	
Landlord Expenses	\$0	\$0	\$0	\$0	\$0	\$0	
NOI	\$ 109,037.25	\$ 111,573.00	\$ 111,573.00	\$ 111,573.00	\$ 111,573.00	\$ 27,893.25	\$ 583,222.50
List Price	\$ 1,400,000	\$ 1,400,000					
Cap Rate	7.8%	8.0%					

Proforma - Family Dollar-Bolivar, TN - For Reference Only

FAMILY DOLLAR PERSPECTIVE

ESTIMATED COSTS THROUGH REMAINING LEASE TERM

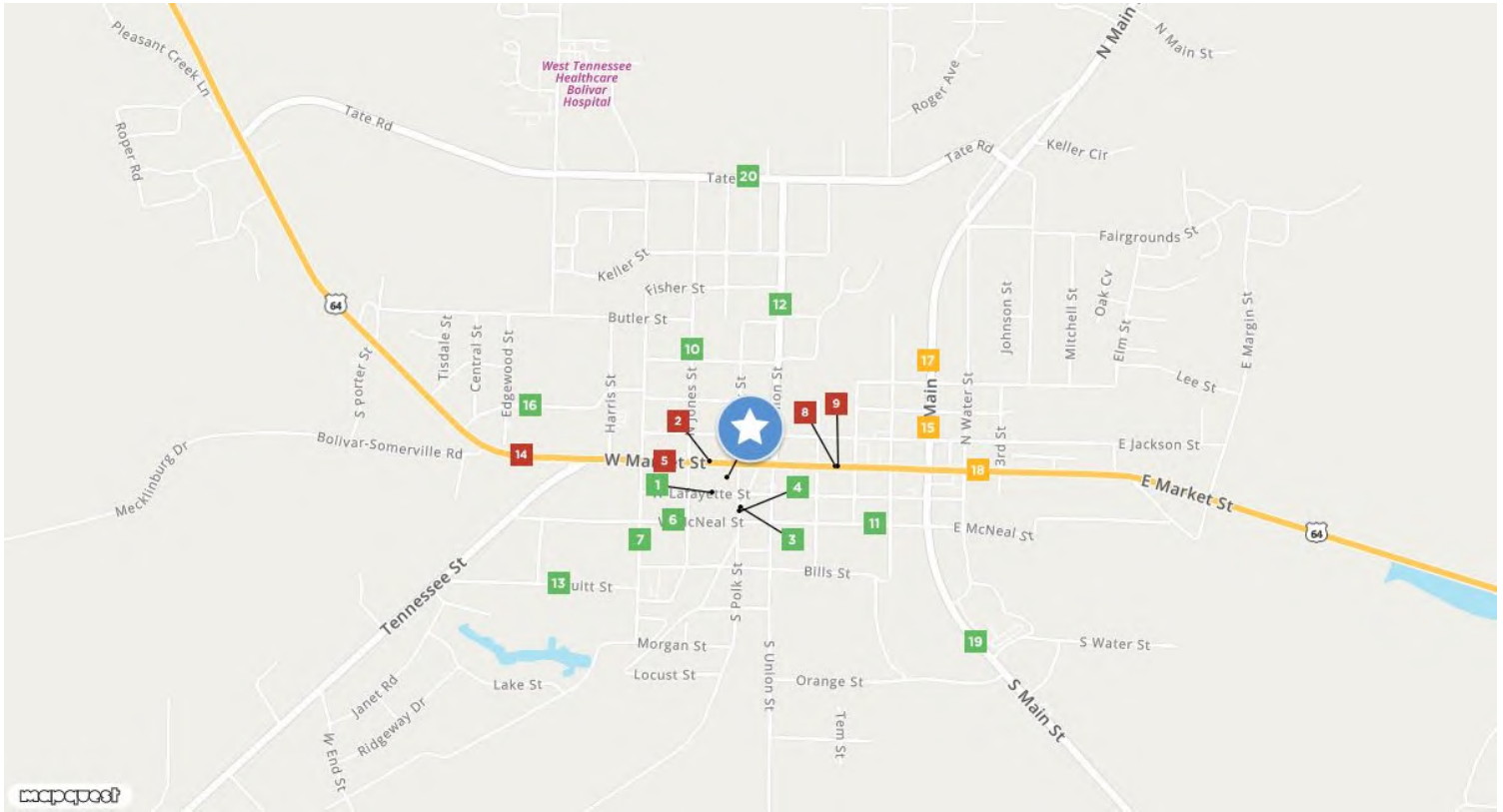
TENANT EXPENSES	2026	2027	2028	2029	2030	2031	TOTALS
	RENT (NNN)						
RENT (12 Months)	\$ 109,037.25	\$ 111,573.00	\$ 111,573.00	\$ 111,573.00	\$ 111,573.00	\$ 27,893.25	\$ 583,222.50
<i>The expenses below are all estimates by Listing Agent</i>							
Property Taxes ¹	\$ 8,342.54	\$ 8,342.54	\$ 8,342.54	\$ 8,342.54	\$ 8,342.54	\$ 8,342.54	\$ 50,055.24
Insurance	\$ 5,000.00	\$ 5,250.00	\$ 5,512.50	\$ 5,788.13	\$ 6,077.53	\$ 6,381.41	\$ 34,009.56
Utilities	\$ 3,000.00	\$ 3,150.00	\$ 3,307.50	\$ 3,472.88	\$ 3,646.52	\$ 3,828.84	\$ 20,405.74
Property Management	\$ 5,000.00	\$ 5,250.00	\$ 5,512.50	\$ 5,788.13	\$ 6,077.53	\$ 6,381.41	\$ 34,009.56
Repairs/Maint/Ldscp	\$ 5,000.00	\$ 5,250.00	\$ 5,512.50	\$ 5,788.13	\$ 6,077.53	\$ 6,381.41	\$ 34,009.56
TOTAL EXPENSE NIC Rent	\$ 26,342.54	\$ 27,242.54	\$ 28,187.54	\$ 29,179.79	\$ 30,221.65	\$ 31,315.61	\$ 172,489.67
Rent (From Above)	\$ 109,037.25	\$ 111,573.00	\$ 111,573.00	\$ 111,573.00	\$ 111,573.00	\$ 27,893.25	\$ 583,222.50
TOTAL - RENT & OTHER EXP	\$ 135,379.79	\$ 138,815.54	\$ 139,760.54	\$ 140,752.79	\$ 141,794.65	\$ 59,208.86	\$ 755,712.17

Footnotes

¹ - Actual Property Taxes	2025	
City	\$2,641.86	
County	\$5,700.68	
TOTAL	\$8,342.54	<-- Tenant Expense

605 W Market St

Traffic Counts



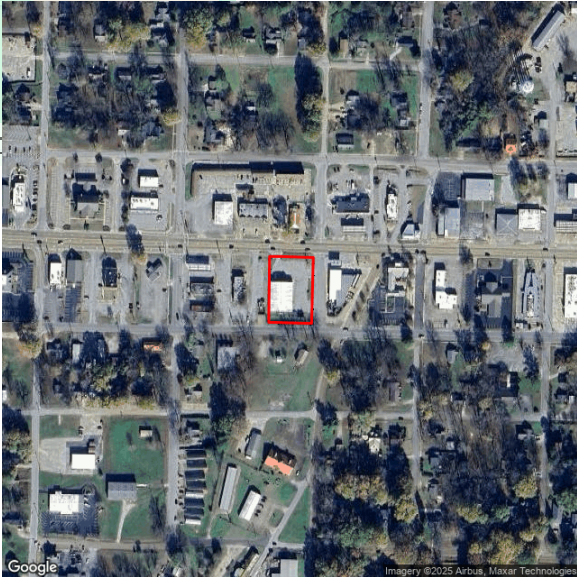
5327 1 S Jones St Year: 2023 3,044 Year: 2022 2,935 Year: 2021 2,935	W Market St 2 N Polk St Year: 2003 16,180 Year: 1999 16,900 Year: 1998 17,470	POLK ST-BOLIVAR 3 W McNeal St Year: 2019 2,236 Year: 2018 2,706	Polk Street 4 W McNeal St Year: 2022 2,041 Year: 2021 2,041 Year: 2003 2,590	SR015 5 S Madison St Year: 2023 14,469 Year: 2022 13,953 Year: 2021 13,953
0A627 6 S Jones St Year: 2023 220 Year: 2022 548 Year: 2021 548	5326 7 W McNeal St Year: 2023 1,365 Year: 2022 1,275 Year: 2021 1,275	W Market St 8 S Lauderdale St Year: 2003 13,860 Year: 1999 14,150 Year: 1998 15,190	SR015 9 S Lauderdale St Year: 2023 12,773 Year: 2022 12,317 Year: 2021 12,317	3490 10 Neely St Year: 2023 3,562 Year: 2022 3,435 Year: 2021 3,435
0A627 11 S Washington St Year: 2023 132 Year: 2022 139 Year: 2021 139	0A457 12 Butler St Year: 2023 1,346 Year: 2022 1,298 Year: 2021 1,298	0A665 13 Michael St Year: 2023 796 Year: 2022 768 Year: 2021 768	SR015 14 Edgewood St Year: 2023 13,036 Year: 2022 12,571 Year: 2021 12,571	SR018 15 E Jackson St Year: 2023 5,425 Year: 2022 5,231 Year: 2021 5,231
5329 16 Edgewood St Year: 2023 629 Year: 2022 607 Year: 2021 607	N Main St 17 W Sycamore St Year: 2003 8,420 Year: 1999 8,250 Year: 1998 8,590	E Market St 18 N Water St Year: 2003 7,390 Year: 1999 6,970 Year: 1998 7,010	S Main St 19 Orange St Year: 1999 4,930 Year: 1998 6,440	3488 20 Paula St Year: 2023 4,124 Year: 2022 5,054 Year: 2021 5,054



Demographic Report



605 W Market St

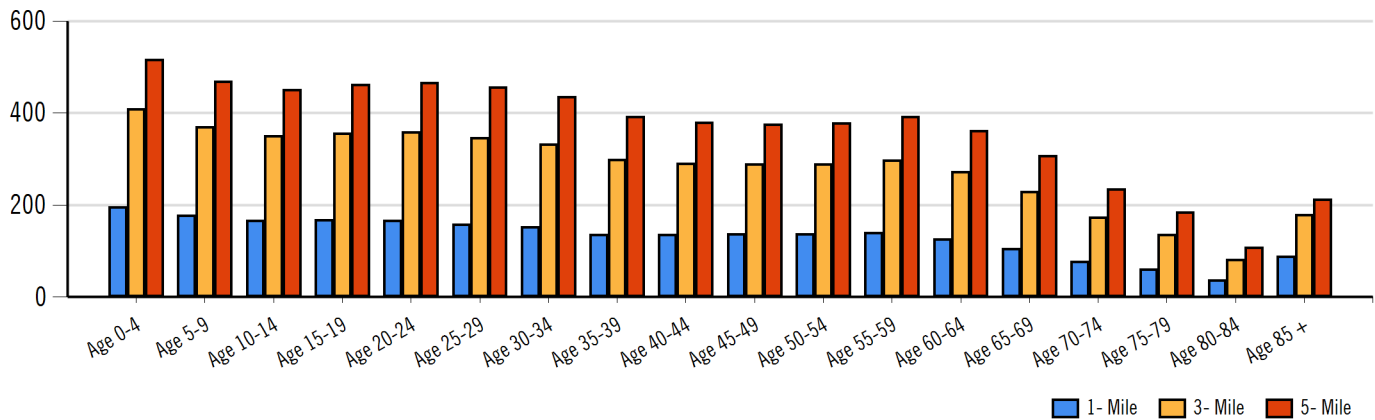


Population

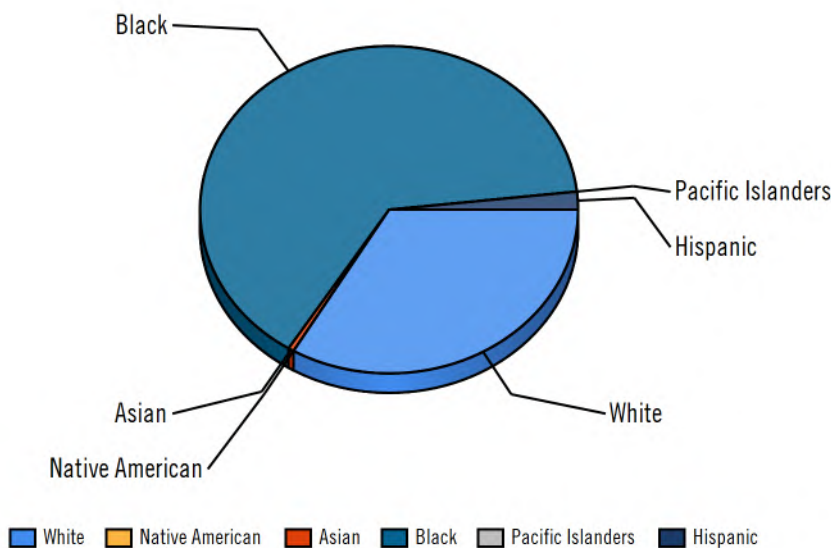
Distance	Male	Female	Total
1- Mile	1,124	1,267	2,391
3- Mile	2,404	2,679	5,083
5- Mile	3,150	3,456	6,606



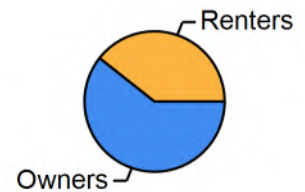
Population by Distance and Age (2020)



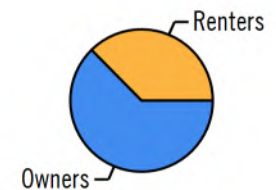
Ethnicity within 5 miles



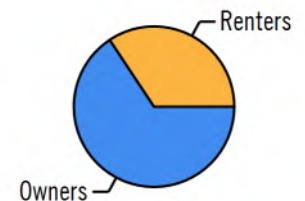
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	842	104	6.56 %
3-Mile	1,791	219	5.51 %
5-Mile	2,344	282	5.42 %

605 W Market St

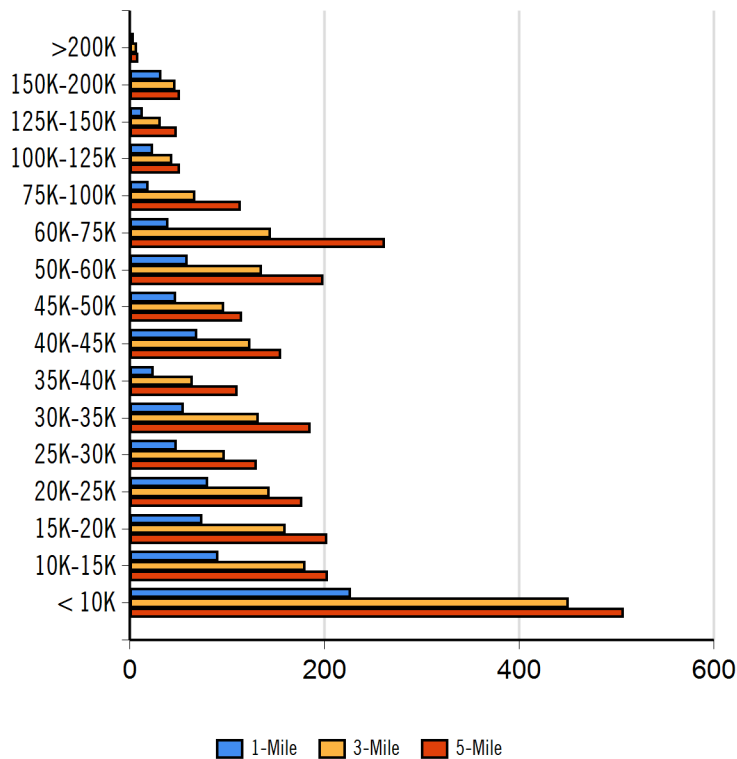
Goldman Partners Realty, LLC

109 Circle Ln Knoxville, TN 37919 | 865-705-8675

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	17	4	8	82	13	119	29	24	27	322	55	88	45
3-Mile	36	8	32	183	25	208	64	41	58	686	120	208	100
5-Mile	46	9	67	244	34	240	93	43	82	876	148	281	146

Household Income



Radius	Median Household Income
1-Mile	\$21,307.33
3-Mile	\$29,049.86
5-Mile	\$28,366.11

Radius	Average Household Income
1-Mile	\$33,784.00
3-Mile	\$38,752.57
5-Mile	\$40,236.22

Radius	Aggregate Household Income
1-Mile	\$33,362,801.24
3-Mile	\$71,993,310.59
5-Mile	\$100,062,822.48

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,510	3,231	4,235
High School Grad	558	1,180	1,568
Some College	172	416	617
Associates	34	71	98
Bachelors	76	188	283
Masters	52	110	156
Prof. Degree	16	31	33
Doctorate	6	12	13

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	60 %	51 %	54 %
Teen's	64 %	54 %	54 %
Expensive Homes	0 %	0 %	7 %
Mobile Homes	43 %	50 %	72 %
New Homes	35 %	42 %	57 %
New Households	45 %	38 %	40 %
Military Households	0 %	6 %	11 %
Households with 4+ Cars	23 %	25 %	28 %
Public Transportation Users	3 %	2 %	2 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



605 W Market St

Goldman Partners Realty, LLC

109 Circle Ln Knoxville, TN 37919 | 865-705-8675

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	33,357,587		71,186,965		95,280,499	
Average annual household	35,588		37,507		37,817	
Food	4,910	13.80 %	5,068	13.51 %	5,096	13.48 %
Food at home	3,403		3,499		3,518	
Cereals and bakery products	477		494		498	
Cereals and cereal products	171		177		178	
Bakery products	306		317		319	
Meats poultry fish and eggs	723		730		732	
Beef	169		170		170	
Pork	125		131		132	
Poultry	139		139		139	
Fish and seafood	119		116		116	
Eggs	58		59		60	
Dairy products	337		342		344	
Fruits and vegetables	669		694		699	
Fresh fruits	99		102		103	
Processed vegetables	135		140		140	
Sugar and other sweets	126		130		131	
Fats and oils	105		110		110	
Miscellaneous foods	630		652		655	
Nonalcoholic beverages	305		312		314	
Food away from home	1,507		1,568		1,578	
Alcoholic beverages	227		243		244	
Housing	13,804	38.79 %	14,396	38.38 %	14,490	38.32 %
Shelter	8,303		8,625		8,671	
Owned dwellings	4,103		4,508		4,567	
Mortgage interest and charges	1,986		2,161		2,187	
Property taxes	1,336		1,493		1,517	
Maintenance repairs	780		853		862	
Rented dwellings	3,663		3,560		3,544	
Other lodging	537		556		560	
Utilities fuels	3,414		3,603		3,634	
Natural gas	305		320		322	
Electricity	1,452		1,512		1,522	
Fuel oil	117		128		129	
Telephone services	1,024		1,095		1,108	
Water and other public services	515		546		551	
Household operations	817	2.30 %	879	2.34 %	890	2.35 %
Personal services	197		217		222	
Other household expenses	620		662		668	
Housekeeping supplies	482		492		496	
Laundry and cleaning supplies	139		140		140	
Other household products	263		276		279	
Postage and stationery	79		76		75	
Household furnishings	786		795		796	
Household textiles	69		64		63	
Furniture	170		161		160	
Floor coverings	19		18		18	
Major appliances	102		118		118	
Small appliances	75		75		75	
Miscellaneous	350		357		360	
Apparel and services	1,065	2.99 %	1,045	2.79 %	1,047	2.77 %
Men and boys	172		174		176	
Men 16 and over	131		137		140	
Boys 2 to 15	41		36		35	
Women and girls	408		397		396	



605 W Market St

Goldman Partners Realty, LLC			109 Circle Ln Knoxville, TN 37919 865-705-8675		
Women 16 and over	341	327	325		
Girls 2 to 15	67	70	70		
Children under 2	83	82	81		

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	33,357,587		71,186,965		95,280,499	
Average annual household	35,588		37,507		37,817	
Transportation	4,747	13.34 %	5,111	13.63 %	5,173	13.68 %
Vehicle purchases	936		1,017		1,032	
Cars and trucks new	388		457		471	
Cars and trucks used	530		536		536	
Gasoline and motor oil	1,675		1,778		1,793	
Other vehicle expenses	1,813		1,998		2,027	
Vehicle finance charges	113		129		131	
Maintenance and repairs	656		686		692	
Vehicle insurance	831		959		977	
Vehicle rental leases	211		223		226	
Public transportation	322		316		319	
Health care	2,637	7.41 %	2,962	7.90 %	3,016	7.98 %
Health insurance	1,828		2,023		2,053	
Medical services	460		549		565	
Drugs	260		293		301	
Medical supplies	88		95		96	
Entertainment	1,974	5.55 %	2,155	5.75 %	2,188	5.79 %
Fees and admissions	308		326		329	
Television radios	818		881		890	
Pets toys	714		783		798	
Personal care products	468		482		486	
Reading	41		43		44	
Education	985		889		871	
Tobacco products	377		392		396	
Miscellaneous	571	1.60 %	606	1.62 %	609	1.61 %
Cash contributions	933		1,044		1,044	
Personal insurance	2,844		3,066		3,108	
Life and other personal insurance	108		123		125	
Pensions and Social Security	2,736		2,942		2,983	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	1,543	1,832	-13.59 %	495	987	933	610	460
3-Mile	2020	3,719	4,318	-13.94 %	1,033	2,545	2,663	1,056	1,320
5-Mile	2020	4,502	5,271	-15.04 %	1,222	3,107	3,311	1,191	1,624
1-Mile	2023	1,504	1,832	-15.38 %	481	964	915	589	551
3-Mile	2023	3,659	4,318	-15.25 %	1,013	2,507	2,643	1,016	1,473
5-Mile	2023	4,458	5,271	-15.62 %	1,205	3,081	3,308	1,150	1,793

