467 NC-58

Trenton, NC 28585

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Property Overview

Family Dollar
467 NC-58, Trenton, NC 28585

Investment Highlights

Property Highlights

- Offered at $835,622, reflecting a 9.25% capitalization rate
- **±5.50 Years of Term Remaining** on the current lease, with four (4) additional five-year renewal options and scheduled rent increases throughout the option periods.
- **Attractive Rental Escalations:** A 15.25% rent increase at the first option period, followed by 10% increases at each subsequent renewal, enhancing long-term yield.
- **Established Tenancy Since 2008:** Family Dollar has operated at this location for over 15 years and has exercised two lease extensions, underscoring the site's performance and tenant's commitment.
- **Corporate Guarantee:** Lease is backed by Family Dollar, a subsidiary of Dollar Tree, Inc. (NASDAQ: DLTR), providing credit-backed income security.
- **±8,000 SF Freestanding Building** on a ±0.86-acre parcel featuring a concrete lot and approximately 29 surface parking spaces, ensuring strong customer accessibility.
- **NN+ Lease Structure:** Landlord responsibilities are limited to roof, structure, and repair/replacement of the parking lot, offering passive investment characteristics
- **Strategic Eastern North Carolina Location:** Positioned approximately ±30 miles from Greenville, ±35 miles from Goldsboro, and ±20 miles from Jacksonville, with access to multiple regional economic hubs.
- **Regional Retail:** Located along NC-58, a primary north–south arterial, the site benefits from consistent daily traffic connecting neighboring rural communities to major retail centers.
- **Essential Retailer with a Captive Trade Area:** Serves as a vital retail destination for surrounding rural populations who depend on Trenton for daily goods and services.

467 NC-58
Trenton, NC 28585

±8,000 SF
GLA

2008
Year Built

±7,300
Vehicles Per Day

±0.86
AC

Property Overview

Physical Description

Address	467 NC-58
City	Trenton
State	NC
Zip Code	Trenton
Property Type	Retail
Land Use	Misc. Commercial
Parcel Number	4488-93-0365-00
Year Built	2008
Building Size	±8,000 SF
Lot Size	±0.86 AC
Lot Type	Concrete Lot
Parking Spaces	±29
RPSF Building	$9.96
PPSF Building	$104.45
PPSF Land	$22.31

Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	1,212	2,015	7,334
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	501	831	3,046
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$80,537	$77,890	$76,316

Financial Overview

Family Dollar
467 NC-58, Trenton, NC 28585

Financial Overview

$835,622 List Price	**9.25%** Cap Rate	**$104.45** Price Per SF

Lease Overview

Tenant Trade Name	Family Dollar
Type Of Ownership	Fee Simple
Lease Type	NN
Lease Guarantor	Corporate
Original Lease Term	10 Years
Term Remaining	±5.50 Years
Rent	$79,695
Rent Commencement	1/1/2008
Lease Expiration	12/31/2031
Options	Four, 5-Year Options
Increases	15.25% in Option 1 & 10% Thereafter
Landlord Responsibilities	Roof, Structure, Lot Repair & replacement

Financial Overview

Lease & Return

Start	End	Term	Annual Rent	Scheduled Increases	RPSF
1/1/2025	12/31/2031	Primary	$79,695	-	$9.96
1/1/2032	12/31/2036	1	$91,839	15.24%	$11.48
1/1/2037	12/31/2041	2	$101,023	10.00%	$12.63
1/1/2042	12/31/2046	3	$111,125	10.00%	$13.89
1/1/2047	12/31/2051	4	$122,238	10.00%	$15.28
	Averages		**$101,184**	**11.31%**	**$12.65**

Pro Forma Operating Statement

Item	PSF	Annual $
Income		
Scheduled Rent	$9.96	$79,695
Projected Expenses		
Roof Reserve	$0.15	$1,200
Lot Reserve	$0.10	$800
General Reserves	$0.05	$400
Total Pro-Forma OpEx/SF	**$0.30**	**$2,400**
Net Operating Income (NOI)	**$9.66**	**$77,295**

Tenant Summary

Year Founded
1959

Headquarters
Matthews, NC

Ownership Status
Public

Employees
60,000+

Locations
8,000+

Credit Rating
S&P: BB+ | Moody's: Ba1

Annual Revenue
$31 Billion

Tenant Overview

Family Dollar, a subsidiary of Dollar Tree, Inc., is a leading operator of neighborhood discount stores offering everyday essentials, household goods, groceries, apparel, and seasonal products at affordable prices.

Headquartered in Matthews, North Carolina, Family Dollar operates more than 8,000 stores across the United States, strategically located in urban and rural communities to provide convenient access to low-cost merchandise.

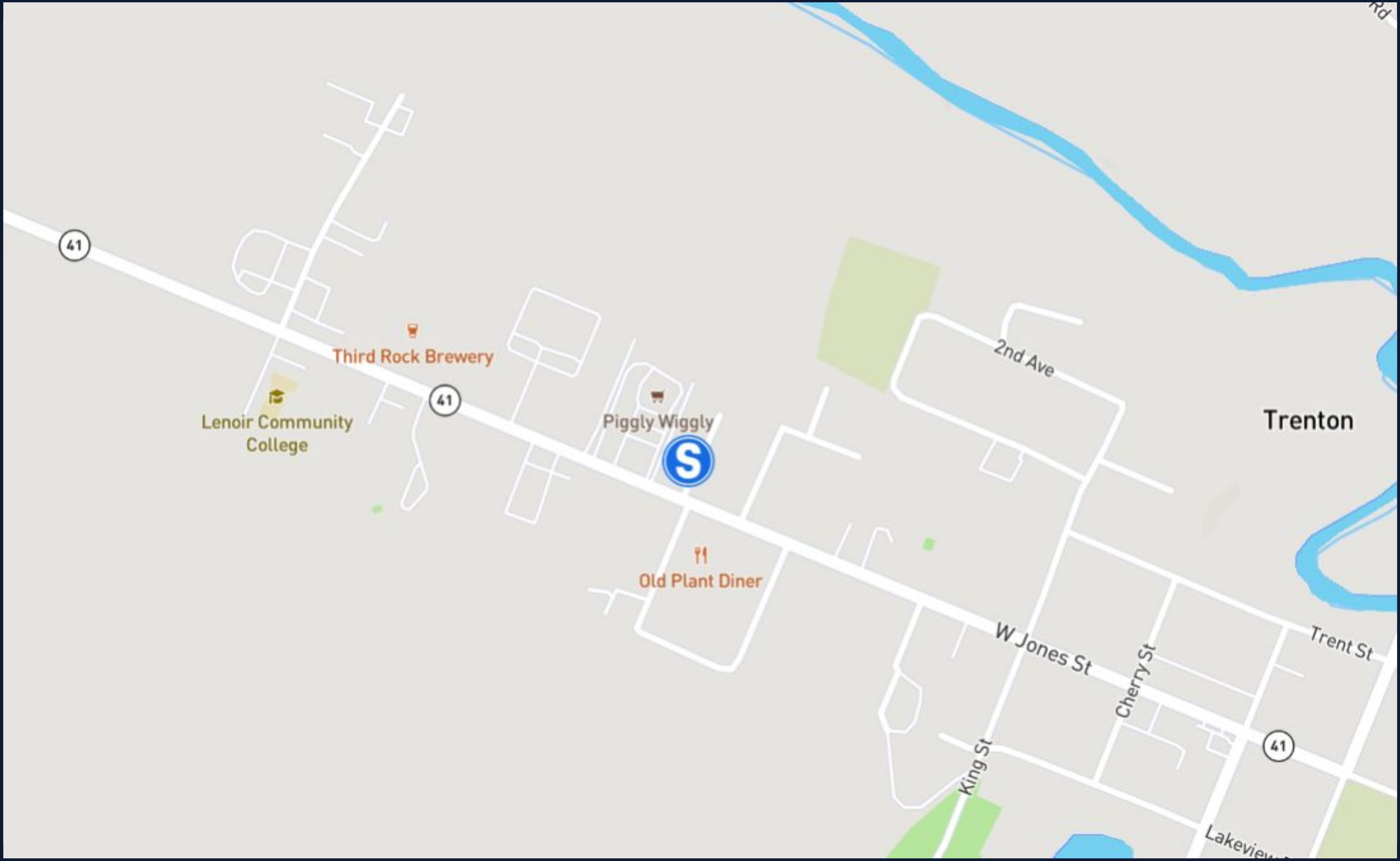
Why Invest in Family Dollar?

- **Financial Stability:** Part of Dollar Tree, Inc., a Fortune 200 company with combined annual revenue over $31 billion, delivering consistent growth and cash flow.
- **Extensive National Footprint:** One of the largest small-box discount retailers in the U.S., with strong presence in underserved markets where affordable shopping options are in high demand.
- **Credit Profile:** Backed by Dollar Tree's improving credit outlook and investment in operational efficiencies, with strong liquidity and stable financing capacity.
- **Growth Opportunities:** Active investment in store renovations, merchandise mix optimization, and distribution network improvements to drive long-term growth.
- **Market Position:** Recognized as a value-focused retail leader, Family Dollar provides essential products to cost-conscious consumers, reinforcing its position as a critical neighborhood shopping destination.


UNITED STATES POSTAL SERVICE
E
piggly wiggly
bp 76
SUBWAY
Ford
Trenton Volunteer
Fire Department
Trent River Apartments
±24 Units
Meherrin
FAMILY DOLLAR
Subject Property
41 ± 7,300 VPD
DOLLAR GENERAL
FRESENIUS MEDICAL CARE

Market Overview

Family Dollar
467 NC-58, Trenton, NC 28585



Trenton, NC

Market Demographics

218	Total Population
$36,667	Median HH Income
112	# of Households
43.8%	Homeownership Rate
52%	Employed Population
23.1%	% Bachelor's Degree
40	Median Age
$140,300	Median Property Value

Local Market Overview

Trenton, NC is a well-established community that offers a consistent residential base and a balanced mix of households. With a median household income above $36,000 and more than 100 households, the area provides a reliable consumer foundation. Employment levels represent over half of the population, underscoring the presence of an engaged workforce.

The community also reflects steady educational attainment, with nearly a quarter of residents holding a bachelor's degree or higher. A median age of 40 years highlights a blend of working professionals, families, and experienced residents, contributing to both stability and continuity.

Property values in the area average around $140,000, supporting a strong base for homeownership and reinforcing long-term community investment. Together, the income profile, employment activity, educational levels, and housing market indicate a supportive environment for retail, service, and commercial opportunities.

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