

(DARK)

FAMILY DOLLAR

605 W Market St, Bolivar, TN 38008

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWS™

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PROPERTY OVERVIEW

Dark Family Dollar
605 W Market St Bolivar, TN 38008



INVESTMENT HIGHLIGHTS

Property Highlights

- **Strategic Retail Corridor Location:** Positioned along West Market Street (US-64), Bolivar's primary commercial artery, the property benefits from proximity to established traffic generators, including Burger King, Walmart Supercenter, and AutoZone.
- **Corporate Lease Guaranty:** The lease is backed by Family Dollar, supporting contractual rental income for the remaining five years of the lease term.
- **Potential Lease Buyout Opportunity:** With the tenant no longer operating at the site but continuing to pay rent, investors may have the opportunity to pursue a negotiated lump-sum lease buyout.
- **Absolute NNN Lease Structure:** The lease provides for no landlord responsibilities related to roof, structure, taxes, or maintenance during the remaining term.
- **Below Replacement Cost Basis:** The 2015-built, 8,000+ SF retail shell offers investors, tenants, or owner-users a cost-efficient alternative to ground-up construction in today's elevated cost environment.
- **Tennessee Tax Advantage:** Located in an income tax-free state, the asset may appeal to out-of-state and 1031 exchange investors seeking Sunbelt retail real estate exposure.



Walmart
Supercenter



Bolivar General Hospital
±25 Beds

Ridgecrest Apartments
±254 Units

Pecan Grove Luxury Apartments
±80 Units

Raines East Apartments
±64 Units

CARQUEST

Bolivar Elementary
±663 Students

Bolivar Central High
±663 Students

HIBBETT
SPORTS



ANYTIME FITNESS

TSC TRACTOR SUPPLY CO

W Market St ± 13,700 VPD



Subject Property

Tennessee St

Bolivar Middle School
±296 Students

Google Earth

W Market St ± 13,700 VPD

S Polk St

W Lafayette St



Dark Family Dollar

605 W Market St, Bolivar, TN 38008

±8,320 SF

GLA

2015

Year Built

±13,700

VPD

W Market St

\$141.16

Price Per SF



FINANCIAL SUMMARY

\$1,174,453

List Price

9.50%

Cap Rate

\$141.16

Price Per SF

±0.83 AC

Lot Size

Property Details

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	15 Years
Rent Commencement Date	12/4/2015
Lease Expiration Date	3/31/2031
Term Remaining on Lease	±5 Years

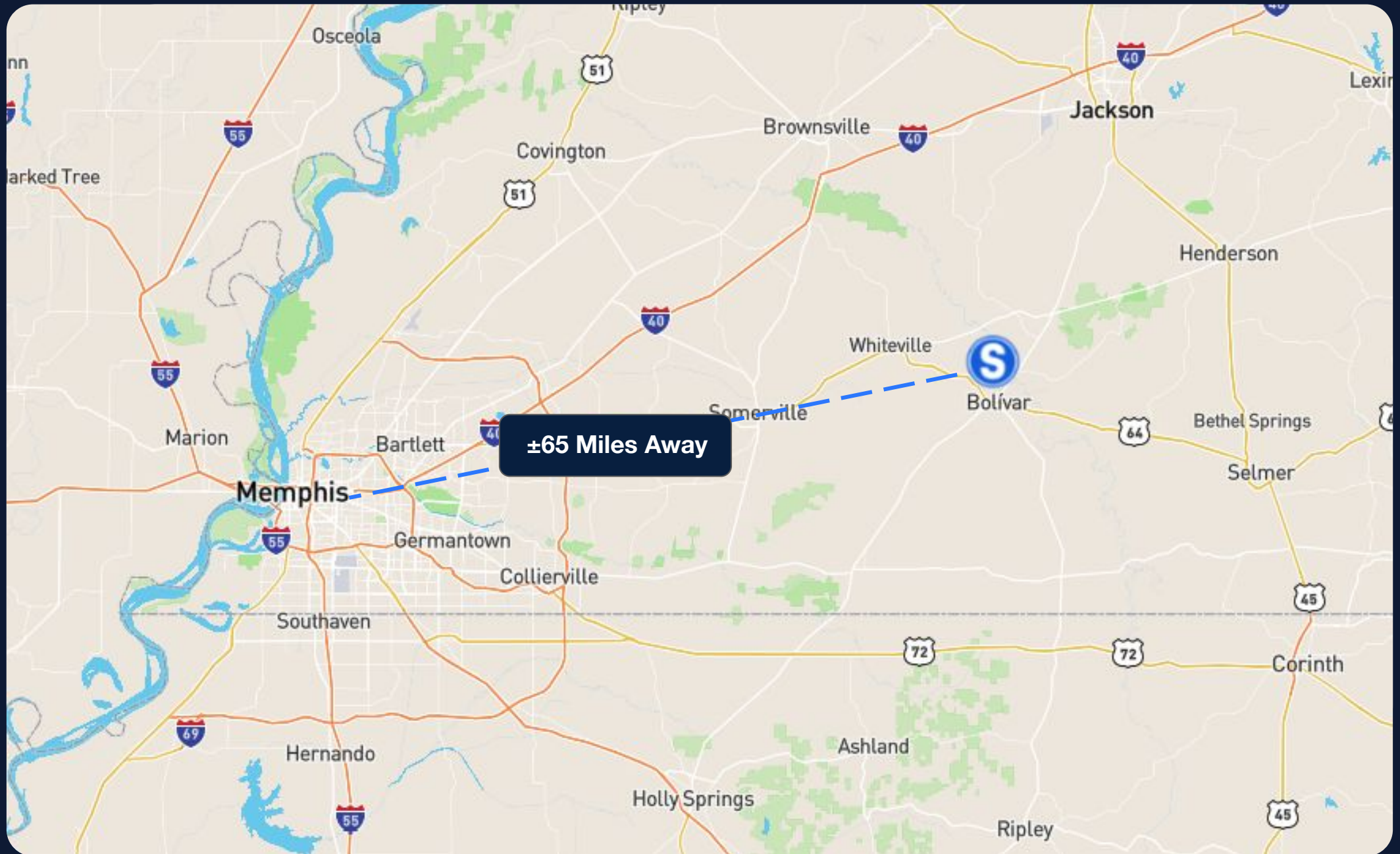
Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current-2031	\$9,297.75	\$111,573.00	\$13.41	9.50%



MARKET OVERVIEW

Dark Family Dollar
605 W Market St Bolivar, TN 38008



Bolivar, TN



Memphis, TN | 65 Miles

Local Market Overview

Bolivar, Tennessee serves as the county seat of Hardeman County and functions as a regional hub for commerce, healthcare, and education within West Tennessee. The area benefits from a stable population base supported by local institutions and surrounding rural communities that rely on Bolivar for retail goods and essential services. Median household incomes remain modest relative to national averages, but steady employment in healthcare, education, manufacturing, and government sectors provides consistent consumer demand. Retail properties in Bolivar tend to perform based on necessity-driven tenancy, with grocery, pharmacy, and service-oriented businesses forming the backbone of the local retail environment.

The city's location along U.S. Route 64 enhances accessibility and positions Bolivar as a convenient stop between Memphis and smaller regional markets. This connectivity supports commuter traffic and regional draw, particularly for daily needs retail and quick-service dining. While growth is measured rather than rapid, the area's affordability, low competition density, and reliance on brick-and-mortar retail create a dependable environment for long-term tenancy. Retail assets benefit from limited new development, helping stabilize occupancy and maintain consistent leasing fundamentals.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	6,107	7,502	16,398
Current Year Estimate	6,345	7,774	16,783
2020 Census	6,577	8,021	16,976
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,383	2,864	5,215
Current Year Estimate	2,511	3,013	5,427
2020 Census	2,668	3,186	5,634
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$56,601	\$58,610	\$67,995

MEMPHIS, TN



Local Market Overview

The Memphis market offers unique strategic advantages for broader commercial real estate investment. The metro serves as a major freight and logistics hub thanks to its central location along the Mississippi River and convergence of interstate, rail, and air routes — creating consistent employment demand and ancillary services clustering. In the surrounding region, median household income has risen to just over \$51,000, supporting consumer-based commercial activity and service-oriented employment.

At the same time, although the city proper has experienced slight population declines in recent years, the broader metro remains connected by strong infrastructure, giving properties with good access and visibility potential upside from repositioning, value-add, or adaptive-use strategies. Residential affordability remains relatively strong compared with many alternative markets, supporting workforce housing and Retail/Office demand in commuter-adjacent locations.



ECONOMY

Memphis is one of the largest metropolitan areas in the Southeast. Because Memphis has been such an important city for transportation and shipping, it is attractive to businesses, especially those producing goods shipped nationwide. The city has historically been one of the largest shipping hubs in the Mid-South, dating back to the Civil War. As transportation methods developed, Memphis has continued to hold significance as a transportation hub.

Now the city is home to the second- largest cargo airport in the world, Memphis International Airport, and the world's busiest domestic airport with 4.3 million metric tonnes. Memphis International Airport and Memphis have had huge significance in the railroad industry. The city has the 3rd largest rail center in the U.S. behind Chicago and St. Louis. It is also one of only four U.S. cities with five Class 1 railroads.

Many of Memphis's residents are blue-collar, hard workers. The most common industries within this area are Transportation and Warehousing, Construction, and Manufacturing. Within those, the most common occupations are Material Moving, Construction, and Extraction. The unemployment rate has started to decrease with the overall household income increasing since early 2000.

Top Employers



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 605 W Market St, Bolivar, TN, 38008 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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™. 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.

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