



2594 Main St | Springfield, MA 01107

Retail
Investment Opportunity
Offering Memorandum

ABS NNN | 10% Increase in 2028 | Recently Extended Lease



MATTHEWS™



Exclusively Listed By



Josh Bishop

EVP & Senior Director

(315) 730-6228

josh.bishop@matthews.com

License No. 688810 (TX)



Scotty Latimer

VP & Associate Director

(858) 866-6166

scotty.latimer@matthews.com

License No. 790608 (TX)

Kyle Matthews | Broker of Record | Broker Lic. No.: 1000083-RE-RB (MA)

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Property Overview



\$2,168,922

List Price

±10 Years

Lease Term Remaining

Absolute NNN

Lease Type

±8,137 SF

GLA

±1.03 AC

Lot Size

2018

Year Built

Investment Highlights

Lease & Location Highlights

- 2018 build-to-suit construction for Family Dollar
- Absolute NNN lease with zero landlord responsibilities
- 10% rental increase in October 2028, and 8% increases in all six option periods
- Family Dollar recently extended the lease early, proving their long term commitment to the location
- Located on Main St and ±1 Mile from Downtown Springfield, MA
- ±5-mile population in excess of 227,108
- Nearby national tenants include Big Lots, Firestone, Chipotle, Dunkin Donuts, USPS, Taco Bell, and many more
- Corporately guaranteed lease from Family Dollar Corporation

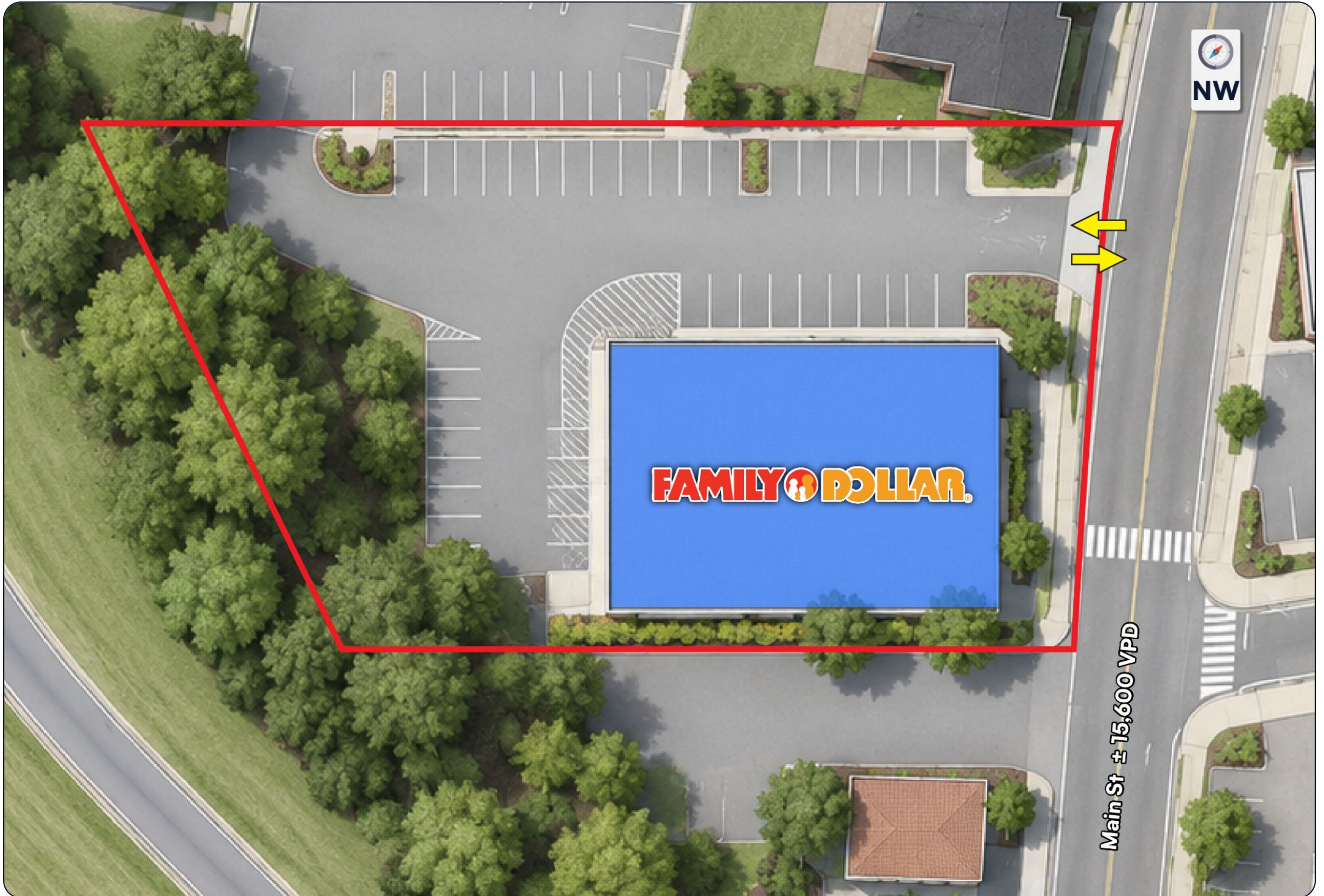
Tenant Highlights

- Family Dollar was purchased in July 2025 by Brigade Capital Management, Macellum Capital Management, and Arkhouse Management Co
- Family Dollar has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability
- Family Dollar operates in over 8,000 locations across 46 states

Aerial Map



Site Plan



Financial Overview

2594 Main St | Springfield, MA 01107



Financial Summary

\$2,168,922

List Price

8.00%

Cap Rate

2018

Year Built

±15,600 VPD

Main St

±1.03 AC

Lot Size

Tenant Summary



Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Abs NNN
Landlords Responsibilities	None
Original Lease Term	15 Years
Rent Commencement Date	3/21/2018
Lease Expiration Date	9/30/2036
Term Remaining on Lease	±10 Years
Increases	10% in Year 11; 8% in Each Option
Options	Six, 5-Year Options

Annualized Operating Data

Year	Monthly Rent	Annual Rent	Rent Increases	Cap Rate
Current - 9/30/2028	\$14,459.48	\$173,513.76	-	8.00%
10/1/2028 - 9/30/2036	\$15,905.43	\$190,865.16	10.00%	8.80%
Option 1	\$17,177.87	\$206,134.44	8.00%	9.50%
Option 2	\$18,552.10	\$222,625.20	8.00%	10.26%
Option 3	\$20,036.27	\$240,435.24	8.00%	11.09%
Option 4	\$21,630.17	\$259,670.04	8.00%	11.97%
Option 5	\$23,370.30	\$280,443.60	8.00%	12.93%
Option 6	\$25,239.92	\$302,879.04	8.00%	13.96%

Tenant Overview

Year Founded
1959

Headquarters
Chesapeake, VA

Lease Guarantor
Corporate

Employees
±100,000

Locations
8,000+

Annual Revenue
\$31 Billion



8,000+ Stores Across 48 States



Tenant Overview

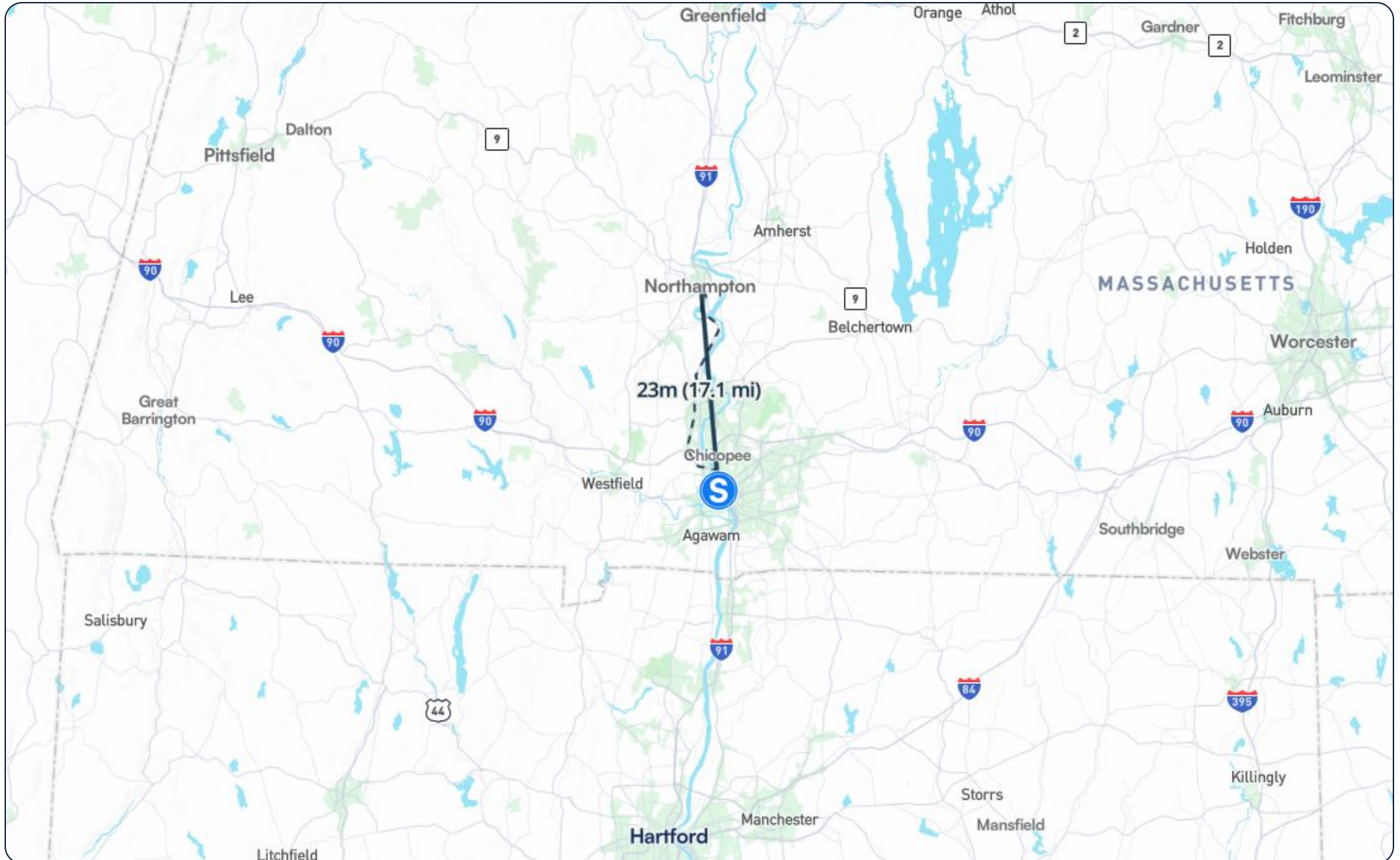
Family Dollar Stores, Inc. is a nationally recognized discount retailer serving value-oriented consumers through a broad assortment of consumables, household goods, and essential merchandise at accessible price points. With a long-standing presence in neighborhood-centric locations, the brand has built strong recognition as a convenient, quick-trip destination for budget-conscious shoppers.

Why Invest in Family Dollar?

- **Private Equity Sponsorship with Turnaround Upside** - Family Dollar is now backed by Brigade Capital Management, Macellum Capital Management, and institutional partners, providing fresh capital and experienced retail-focused leadership. This ownership structure is actively pursuing operational improvements and portfolio optimization, creating meaningful upside potential through a disciplined turnaround strategy.
- **Scaled National Footprint with Infill Market Penetration** - With approximately 8,000+ locations across 48 states, Family Dollar benefits from a dense, neighborhood-oriented footprint in underserved urban and rural markets. This scale provides strong last-mile accessibility and consistent foot traffic, supporting stable store-level performance and long-term real estate relevance.
- **Necessity-Based Retail Model Driving Resilient Demand** - The company's focus on consumables, household essentials, and low-price-point merchandise positions it as a non-discretionary retailer. This model historically performs well across economic cycles, benefiting from increased demand during periods of inflation and consumer trade-down.
- **Operational Repositioning and Store Investment Initiatives** - Under new ownership, Family Dollar is executing a comprehensive strategy focused on store upgrades, merchandising refinement, and closure of underperforming locations. These initiatives are expected to enhance store productivity, improve margins, and strengthen the overall brand positioning in the competitive discount retail sector.

Market Overview

2594 Main St | Springfield, MA 01107



Springfield, MA

Market Demographics

153,695

Total Population

\$81,317

Average HH Income

4.9%

Retail Vacancy Rate

68,850

of Households



Local Market Overview

Springfield serves as the economic hub of Western Massachusetts and benefits from a diverse employment base anchored by healthcare, education, government, and tourism. The city's strategic location along the I-91 corridor provides connectivity throughout New England, supporting consistent consumer traffic and regional retail demand.

Retail fundamentals remain stable, with national and regional tenants concentrated along major commercial corridors including Boston Road, Memorial Avenue, and Riverdale Street. Strong traffic counts, dense surrounding population, and limited new retail development have helped maintain healthy occupancy levels across well-located shopping centers.

The subject property's trade area is supported by more than 217,000 residents within a five-mile radius and average household incomes exceeding \$80,000. Continued investment throughout the Springfield market, combined with steady consumer spending and a growing regional visitor base, positions the area as an attractive location for retail operators and investors seeking long-term stability.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	17,945	115,822	217,925
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	7,131	45,289	85,641
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$44,068	\$65,598	\$80,253
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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 2594 Main St | Springfield, MA 01107("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.

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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.

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