

DARK FAMILY DOLLAR

2912 Coleman Rd | Memphis, TN 38128

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



Jackson Dollar

Associate

(615) 258-7516

Jackson.Dollar@matthews.com

License No. 383099 (TN)



Tanner Sanford

Associate Vice President

(865) 419-0016

tanner.sanford@matthews.com

License No. 370826 (TN)



Clay Smith

SVP & Director

(615) 412-1630

clay.smith@matthews.com

License No. 361676 (TN)

Broker Of Record

Hutt Cooke

Broker Lic. No.: 356505 (TN)

Firm Lic. No.: 263667 (TN)

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Property Overview

Dark Family Dollar
2912 Coleman Rd | Memphis, TN 38128



Investment Highlights

Property Highlights

- Freestanding Retail Building | ±0.92 AC | Built in 2002
- High Traffic Counts – Strong visibility and access along Coleman Rd with approximately 22,000 VPD.
- Excellent Access – Conveniently located just 5 minutes from I-240.
- Strong Retail Corridor – Nearby traffic drivers include ALDI, Kroger, Sonic, Wendy's, KFC, and Taco Bell.
- Solid Population Density – Over 43,000 residents within the 38128 zip code support a steady local consumer base.
- Flexible Value-Add & Owner-User Potential – Ideal opportunity for repositioning, redevelopment, or owner occupancy.
- Favorable Zoning – Zoned CMU-2, allowing for a wide range of retail, office, medical, and service uses.
- Adaptive Reuse Opportunity – Existing open-box layout provides flexibility for various business concepts.

Upside Highlights

- NNN Lease Potential – Well-suited for an Absolute NNN or Double-Net lease structure, allowing expenses such as taxes, insurance, and CAM to be passed through to the tenant.
- Low Cost of Entry – Market lease rates in the area average around \$7.00/SF/YR NNN, creating an attractive opportunity for operators and franchisees expanding into Northeast Memphis.
- No Restrictive Outparcel Covenants – Freestanding 0.92-acre site offers flexibility for tenant use, signage, and operating hours without restrictive REA approvals.





Starbucks
Bojangles
tropical CAFE
Chick-fil-A

Raleigh Springs Market Place

save a lot
DUTCH BROS
SUBWAY
HIBBETT SPORTS
metro by T-Mobile

Covington Springs

Walmart Supercenter
Kroger
REGIONS
BURGER KING
Wendy's

TRUIST
WHATABURGER
Glide XPRESS
Valvoline

Craigmont High School
±867 Students

Rivergrove Apartments
±158 Units

ALDI

THE HOME DEPOT

Marshalls
STARBUCKS

Epping Crest / River Bluff Estates
±50 New Single Family Homes

Stage Rd ± 22,000 VPD

SONIC Exxon

FAMILY DOLLAR
Subject Property

Jamesbridge Apartments
±414 Units

± 40,000 VPD

Kennedy Baseball Fields

± 42,000 VPD

Elrod Sports Fields

± 110,000 VPD

The Abington Apartments
±385 Units

Downtown Memphis
±20 Minutes away

SUPERLO FOODS

sam's club

Sifford St

Chelsea Ave

Covington Pike

Lagrange Rd

Thomas Rd

Covington

Swille Rd

204

14

14

14

40

2912 Coleman Rd
Memphis, TN 38128

±8,048 SF
GLA

2002
Year Built

±22,000
Stage Road Vehicles Per Day

\$600,000
List Price



Market Overview

Dark Family Dollar
2912 Coleman Rd | Memphis, TN 38128



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.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,737	63,625	168,546
Current Year Estimate	9,512	68,727	181,366
2020 Census	9,668	70,447	185,950
Growth Current Year-Five-Year	-8.15%	-7.42%	-7.07%
Growth 2020-Current Year	-1.61%	-2.44%	-2.47%

Households	1-Mile	3-Mile	5-Mile
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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 **2912 Coleman Rd, Memphis, TN, 38128** ("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:

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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.

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.