

**Retail
Investment Opportunity**
Offering Memorandum



FAMILY  DOLLAR

17 W Washington St, Chattahoochee, FL 32324

MATTHEWS™

Exclusively Listed By



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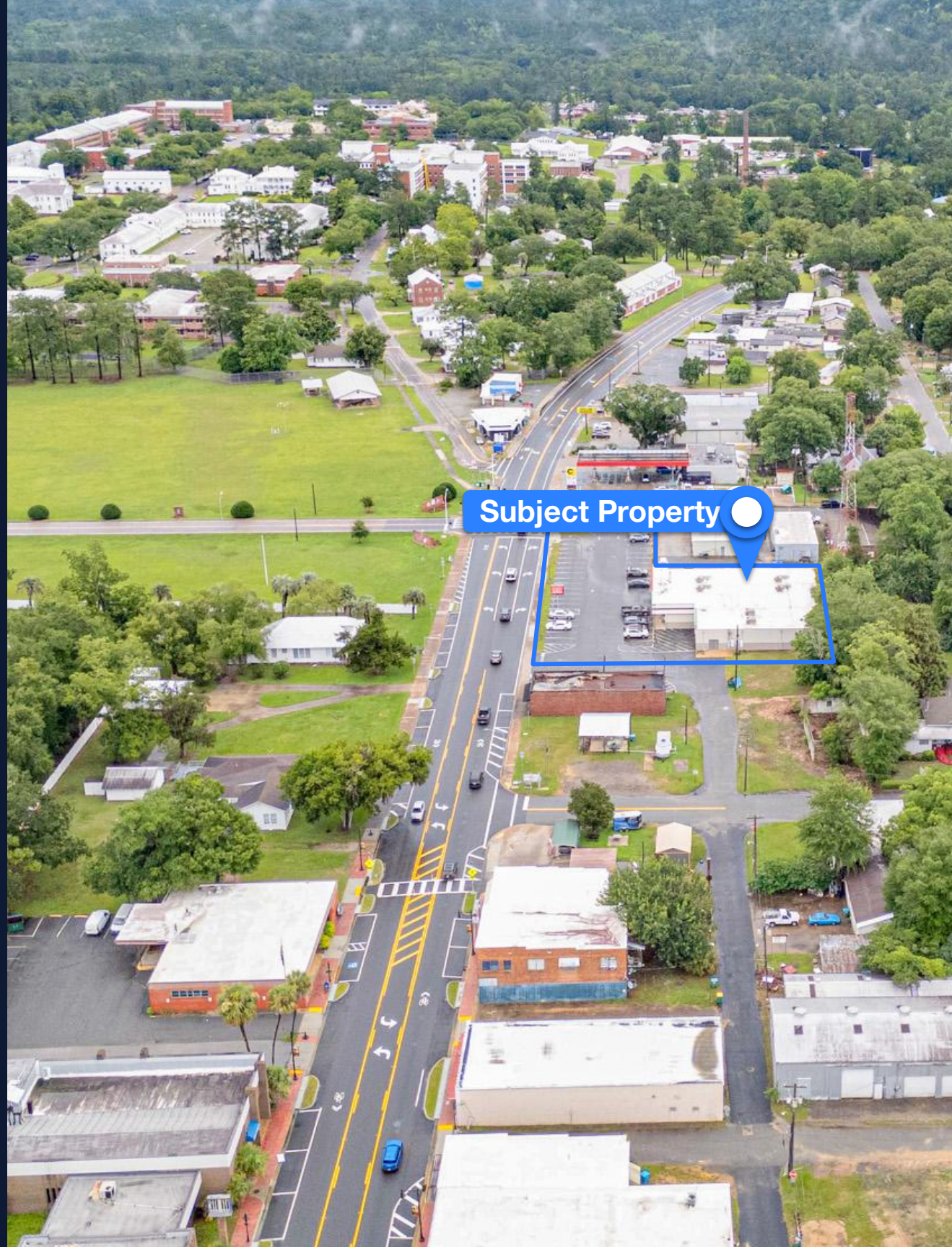
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 Subject Property

Table of Contents

- 04** Property Overview
- 10** Financial Overview
- 12** Tenant Overview
- 13** Market Overview

Property Overview

Family Dollar

17 W Washington St, Chattahoochee, FL 32324



Investment Highlights

Property Highlights

- **Early Corporate Commitment (Top-Performing Store):** Demonstrating high confidence in this location, Family Dollar executed a lease extension two full years before their original expiration date. This fresh 10-year term provides guaranteed cash flow through September 30, 2036.
- **Ideal 1031 Exchange Target:** With over a decade of guaranteed term remaining, a passive lease structure, and an income-tax-free Florida location, this asset is a highly secure safe haven for 1031 exchange investors looking to seamlessly transition into reliable yield.
- **Attractive Yield & Price Point:** Strategically priced at \$1,558,518, the property offers an attractive 6.75% capitalization rate with a flat, guaranteed annual rent of \$105,200.04 (\$8,766.67 per month) through the base term.
- **Long-Term Upside & Inflation Hedge:** The lease provides outstanding long-term security with thirty (30) years of options remaining, broken down into six, 5-year extended terms. Investors benefit from a 5% rent increase at the start of each of these option periods, ensuring steady yield growth.
- **Strategic Florida-Georgia Line Location:** Situated at 17 West Washington Street in the historic river town of Chattahoochee, FL. Positioned right on the state line near the convergence of the Chattahoochee and Flint Rivers, the property successfully draws a consistent, cross-border consumer base from both Florida and Georgia.
- **Passive NN Lease Structure:** The Double Net (NN) lease limits landlord responsibilities primarily to the roof and structure. The tenant is responsible for day-to-day maintenance and reimburses the landlord for real estate taxes and property insurance.
- **Corporate Guarantee:** The lease is officially backed by Family Dollar Stores of Florida, LLC, providing the financial security and peace of mind of a nationally recognized essential retailer.





Chattahoochee River

Pippin's Tire & Auto Services
Tire Shop



Bleachers & Blayke's Billiards
Restaurant



Eastbank Campground



Georgia
Florida



FAMILY DOLLAR
Subject Property

W Washington St



Gas Station

Main St





Main St



**FAMILY
DOLLAR**



W Washington St

17 W Washington St
Chattahoochee, FL 32324

±10,104 SF
GLA

1958/2014
Year Built/Renovated

NN+
Lease Type

\$154.00
Price Per SF



Property Photos



Financial Overview

Family Dollar

17 W Washington St, Chattahoochee, FL 32324



Financial Summary

\$1,558,519

List Price

6.75%

Cap Rate

\$154.00

Price Per SF

±0.87AC

Lot Size

Property Details

Tenant	Family Dollar
Address	17 W Washington St Chattahoochee FL 32324
NOI	\$105,200
Year Built/Renovated	1958/2014
SF	±10,104
Acreage	±0.87
Today's Date	6/15/2026
Rent Commencement	01/08/2021
Lease Expiration	09/30/2036
Lease Term Remaining	±10 Years
Renewal Options	Six 5-Year
LL Responsibilities	Roof + Structure
Expense Structure	NN+

Annualized Operating Data

Rent Period	Annual Rent	PSF	Monthly Rent	% Increase
Current-2036	\$105,200	\$10.41	\$8,767	5.00%
10/01/2036-9/30/2041	\$110,460	\$10.93	\$9,205	5.00%
10/01/2041-9/30/2046	\$115,983	\$11.48	\$9,665	5.00%
10/01/2046-9/30/2051	\$121,782	\$12.05	\$10,149	5.00%
10/01/2051-9/30/2056	\$127,871	\$12.66	\$10,656	5.00%
10/01/2056-9/30/2061	\$134,265	\$13.29	\$11,189	5.00%
10/01/2061-9/30/2066	\$140,978	\$13.95	\$11,748	5.00%



TENANT OVERVIEW

Year Founded
1959

Headquarters
Matthews, NC

Ownership Status
Private

Employees
60,000+

Locations
8,000+

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.

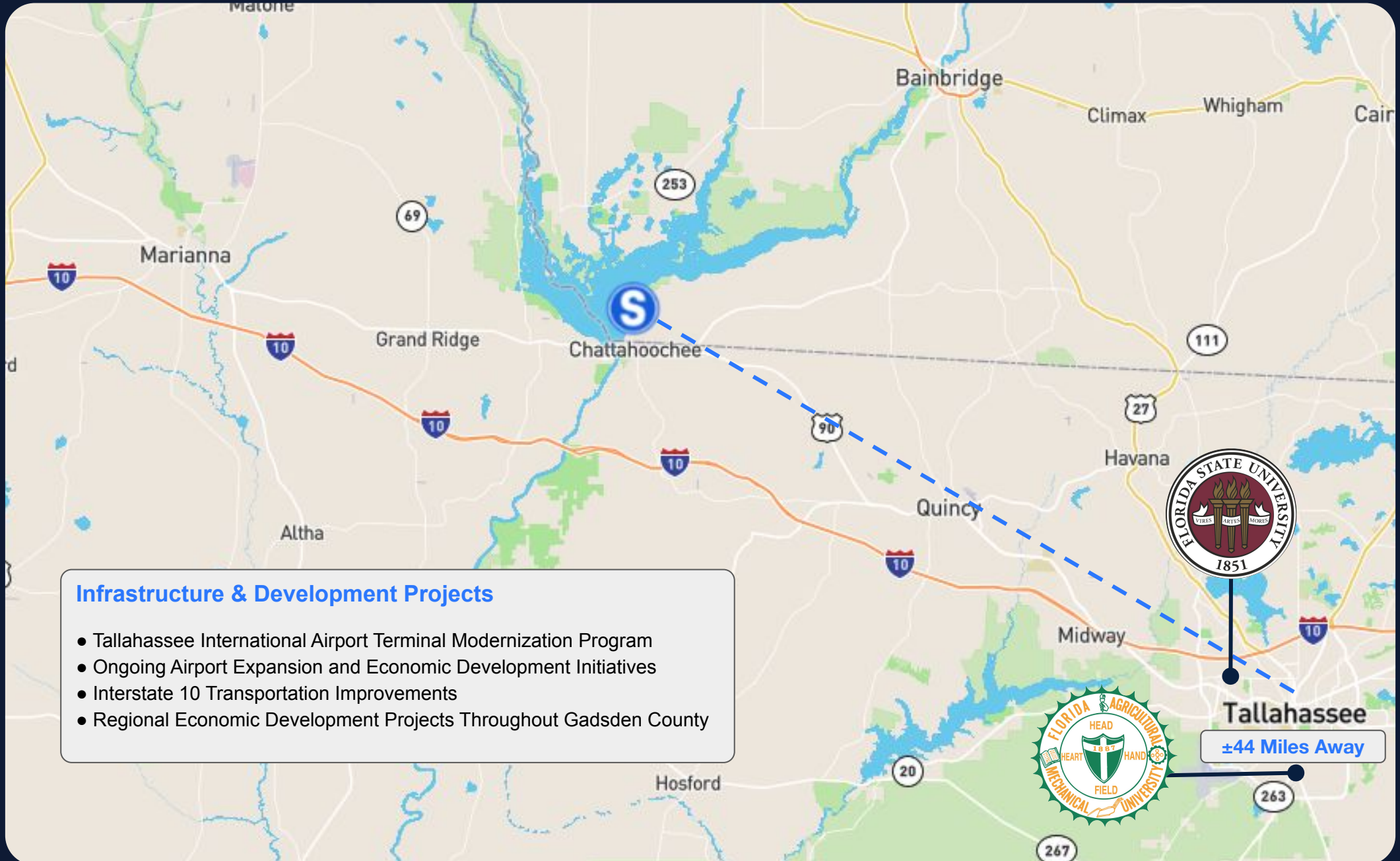
Why Invest in Family Dollar?

- **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.

Market Overview

Family Dollar

17 W Washington St, Chattahoochee, FL 32324



Chattahoochee, FL

Major Industries

- Government Services
- Healthcare & Social Services
- Transportation & Logistics
- Education
- Retail Trade
- Professional Services



Local Market Overview

Situated in Florida’s western Panhandle along the Georgia border, Chattahoochee serves as a strategic gateway between Tallahassee, Dothan, and Southwest Georgia. The community benefits from direct access to Interstate 10 and U.S. Highway 90, providing efficient connectivity throughout the Southeast. While modest in population, the area functions as an important regional employment center due to government, healthcare, correctional, and educational institutions located within Gadsden County. Affordable housing costs and a low cost of living continue to support household stability and workforce retention.

For retail users and investors, the market is characterized by limited competition, stable local demand, and a highly visible corridor serving residents, government employees, and travelers moving between Florida and Georgia. The proximity to Tallahassee expands access to a broader regional consumer base while maintaining the advantages of a smaller community environment. Continued investment throughout the Tallahassee region, coupled with transportation infrastructure and economic development initiatives in Gadsden County, supports long-term commercial activity and reinforces the area's role as a local service and retail destination.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	5,648	7,622	15,753
2020 Census	5,297	7,157	14,600
Growth 2020-Current Year	6.62%	6.49%	7.89%
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	1,492	2,086	5,541
2020 Census	1,451	2,023	5,106
Growth 2020-Current Year	2.86%	3.12%	8.52%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$68,827	\$68,458	\$67,605



Tallahassee, FL MSA

±16.6B
Regional GDP

±44 Miles Away
Tallahassee, FL MSA

±1M Annual Passengers
Tallahassee International Airport

Economic Drivers

Regional Government, Healthcare, and Transportation Infrastructure Anchor the Local Economy

Strategic location along Interstate 10 provides connectivity to Tallahassee, Georgia markets, and the broader Southeast.

Chattahoochee benefits from its position within the Tallahassee economic sphere while maintaining a distinct role as a governmental, healthcare, and institutional employment center within Gadsden County. The local economy is supported by public-sector employment, healthcare services, education, transportation, and regional logistics activity. Interstate 10 serves as a primary commercial corridor, facilitating trade and workforce mobility throughout North Florida and Southwest Georgia. Ongoing economic development efforts continue to attract investment to industrial, commercial, and transportation-related sectors.

Florida State University

Florida State University (FSU) is one of Florida's premier public research institutions and a central economic and cultural driver within Tallahassee. Founded in 1851, FSU enrolls more than 44,597 students annually and offers a broad range of undergraduate, graduate, and doctoral programs, with nationally recognized strengths in business, law, medicine, engineering, and the arts. The university is a significant regional employer and research hub, supporting innovation, sponsored research activity, and workforce development across North Florida. Beyond academics, FSU's athletic programs—particularly football—generate substantial tourism, hospitality demand, and community engagement, further reinforcing its impact on local housing, retail, and service sectors.



Florida A&M University

Florida A&M University (FAMU) is a nationally recognized public historically Black university (HBCU) and a vital component of Tallahassee's educational and economic landscape. Established in 1887, FAMU enrolls more than 9,000 students and is known for strong programs in pharmacy, engineering, business, journalism, and health sciences. The university plays a significant role in advancing workforce development and expanding access to higher education across the region and state. As a major employer and cultural institution, FAMU supports local housing demand, neighborhood retail activity, and community engagement, while its research initiatives and professional schools contribute meaningfully to Tallahassee's diversified economic base.



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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 **17 W Washington St, Chattahoochee, FL, 32324** ("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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