FAMILY DOLLAR

56330 National Rd | Bridgeport, OH 43912

Retail
Investment Opportunity

Offering Memorandum

Exclusively Listed By

Nathan Fitzgibbons
Associate
(858) 351-3544
nathan.fitzgibbons@matthews.com
License No. 2244861 (CA)

Cade Norland
VP & Associate Director
(949) 662-2265
Cade.Norland@matthews.com
License No. 02120126 (CA)

Keegan Mulcahy
Market Leader
(310) 955-1782
Keegan.Mulcahy@matthews.com
License No. 02067187 (CA)

BOR Name
Broker of Record
Broker Lic. No. BRKP.2024002419 (OH)
Firm Lic. No. REC.2022007141 (OH))

MATTHEWS™

Table of Contents

Investment Highlights

Property Highlights

- **Corporate Tenant** - The lease is signed by Family Dollar Stores of Ohio, Inc. Family Dollar operates over 7,100 locations across the country with a reported revenue of ~$13B in the last Fiscal Year.
- **Absolute NNN** – This is a rare absolute NNN lease for Family Dollar with zero landlord responsibilities, offering 100% passive income to a prospective purchaser.
- **Passive Value-Add Investment** — This asset represents an ideal play for an investor seeking high-yield, low-risk corporate income in the short term, paired with the long-term upside of inheriting a well-maintained, freestanding commercial building.
- **Attractive Increase Schedule** - 10% rental increases in each of the Six, 5-year options, which is beneficial to an owner as it increases their annual cash flow and helps hedge against inflation.
- **Essential Retail** - Family Dollar stores often serve as community "essential retail anchors" in secondary and tertiary markets where discount retail is mission-critical for local consumers.
    - These locations can be less susceptible to e-commerce disruption relative to non-essentials retail.
- **Recession Resistant Tenant** - Discount retail historically performs well during economic uncertainty, benefitting from resilient demand as consumers seek value and affordable essentials.
    - Dollar store tenants often see consistent traffic due to price-sensitive consumer demographics.
- **Strategic Access & High Visibility Corridor** - Strategically positioned along National Road (US-40) boasting a traffic count of 13,330 Vehicles Per Day (VPD). This benefits an owner by having strong traffic moving past their property.


N
Kroger
Wendy's
± 30,902 VPD
Ohio River
7
DaVita
Pizza Hut
North Park Apartments
±103 Units
Taco Bell
Bob Evans Restaurant
A-1 Industries
For all your refinishing needs!
Bridgeport High School
±198 Students
AutoZone
Perkins
Perkins Field
Stadium
Ohio
West Virginia
Marathon
Burger King
KFC
Bridgeport
Madison Elementary
±231 Students
Kroger
70
National Rd ± 12,070 VPD
± 30,000 VPD
Wheeling
Bridgeport Equipment & Tool Sales & Rentals
Family Dollar
Subject Property
Wheeling University
Wheeling University
±774 Students
±163 Employees
Domino's
enterprise
Bridgeport Shopping Plaza
Riesbeck's Food Markets
Big Lots
Wheeling Island
Hotel & Casino
±2 M Annual Visitors
Lowe's
470
± 42,670 VPD

*Boundary Lines to be confirmed by buyer

56330 National Rd
Bridgeport, OH 43912

±7,600 SF*
GLA

2013
Year Built

±12,070
Vehicles Per Day

Absolute NNN
Lease Type

*Buyer to confirm GLA with survey

Financial Summary

$1,314,176 List Price	**8.50%** Cap Rate	**±0.98 AC*** Lot Size

Property Details

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Tenant	Family Dollar Stores of Ohio, Inc
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15+ Years
Lease Commencement Date	10/14/2013
Lease Expiration Date	6/30/2029
Term Remaining on Lease	±3 Years
Rent Increases	10% Every 5-Years
Options	Six, 5-Year Options Remaining

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Rent Increases	Cap Rate
Current Term (Through 6/30/2029)	$9,308.75	$111,705.00	10.00%	8.50%
1st Option Period	$10,239.63	$122,875.50	10.00%	9.35%
2nd Option Period	$11,263.59	$135,163.05	10.00%	10.29%
3rd Option Period	$12,389.95	$148,679.36	10.00%	11.31%
4th Option Period	$13,628.94	$163,547.29	10.00%	12.44%
5th Option Period	$14,991.83	$179,902.02	10.00%	13.69%
6th Option Period	$16,491.02	$197,892.22	10.00%	15.06%

*Buyer to confirm Lot Size with survey

TENANT SUMMARY

Year Founded
1959

Headquarters
Chesapeake, VA

Lease Guarantor
Corporate

Employees
±100,000

Locations
7,100+

Annual Revenue
$31 Billion

7,100+ Stores Across 48 States

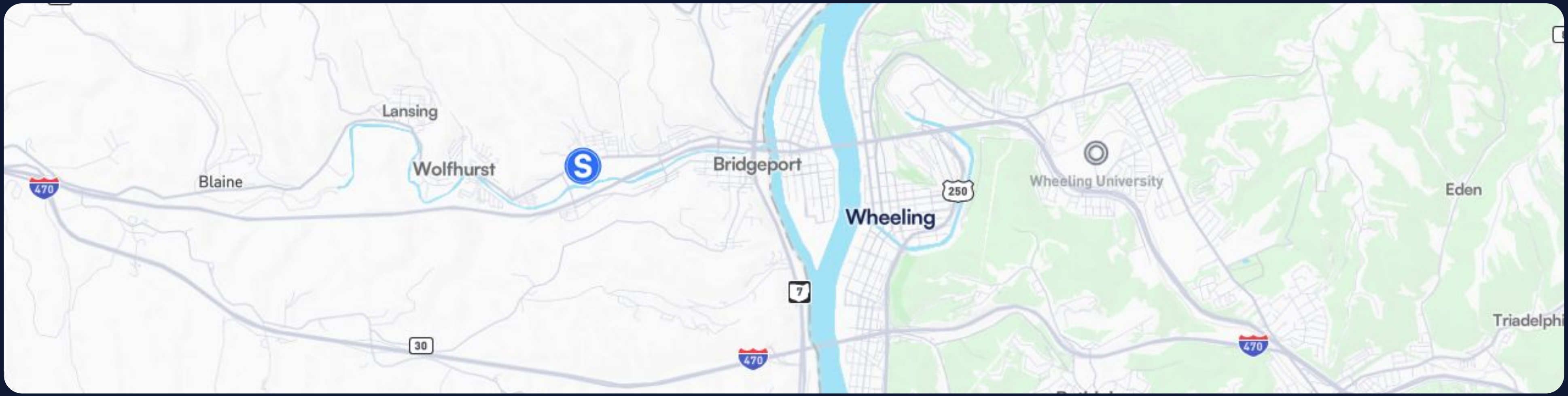
Tenant Overview

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 7,100+ 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.

Bridgeport , OH



Local Market Overview

Bridgeport, Ohio is a well-positioned community in eastern Belmont County along the Ohio River, directly across from Wheeling, West Virginia. As part of the Wheeling metropolitan area, the village benefits from immediate access to Interstate 70, U.S. Route 40, and major regional transportation corridors, providing convenient connectivity throughout eastern Ohio, western Pennsylvania, and northern West Virginia. This strategic location supports regional commerce while offering businesses and residents access to a broad labor force and consumer base.

The local economy is supported by healthcare, manufacturing, retail, logistics, and public sector employment, with additional opportunities throughout the greater Wheeling region. Belmont County continues to see investment in energy, industrial development, and transportation infrastructure, strengthening the area's economic foundation. Bridgeport's proximity to major employers, shopping destinations, healthcare facilities, and recreational amenities contributes to its long-term appeal for residents, businesses, and commercial investment.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,413	19,004	46,151
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	1,137	8,982	21,131
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$67,898	$67,184	$77,062

Available as a Portfolio

Tenant	Address	Price	Cap Rate	Term Remaining
Family Dollar	56330 National Rd Bridgeport, OH 43912	$1,314,176	8.50%	±3 Years
Family Dollar	616 S Carpenter Ave Kingsford, MI 49802	$1,021,538	8.45%	±3 Years
Family Dollar	120 E Broadway Ave Muskegon Heights, MI 49444	$1,188,436	8.50%	±5 Years
Family Dollar	8390 State Road 64 Georgetown, IN 47122	$1,392,899	8.45%	±4 Years
Family Dollar	3912 Dixie Hwy Erlanger, KY 41018	$1,754,143	8.45%	±3 Years
Dark Family Dollar	9290 Lavonia Rd Carnesville, GA 30521	$931,123	9.50%	±4.5 Years
Dark Family Dollar	7775 US Highway 2 Iron River, WI 54847	$1,062,211	9.50%	±3 Years
Dollar Tree	412 E Walton St Willard, OH 44890	$1,284,862	8.00%	±3 Years

MATTHEWS™

Exclusively Listed By

Nathan Fitzgibbons
Associate
(858) 351-3544
nathan.fitzgibbons@matthews.com
License No. 2244861 (CA)

Cade Norland
VP & Associate Director
(949) 662-2265
Cade.Norland@matthews.com
License No. 02120126 (CA)

Keegan Mulcahy
Market Leader
(310) 955-1782
Keegan.Mulcahy@matthews.com
License No. 02067187 (CA)

Matt Wallace | Broker of Record | Broker Lic. No.: BRK.2024002419 (OH) Firm Lic. No.: REC.2022007141 (OH)