

DARK FAMILY DOLLAR

30030 Walker Rd N | Walker, LA 70745

**Retail
Investment Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

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Property Overview

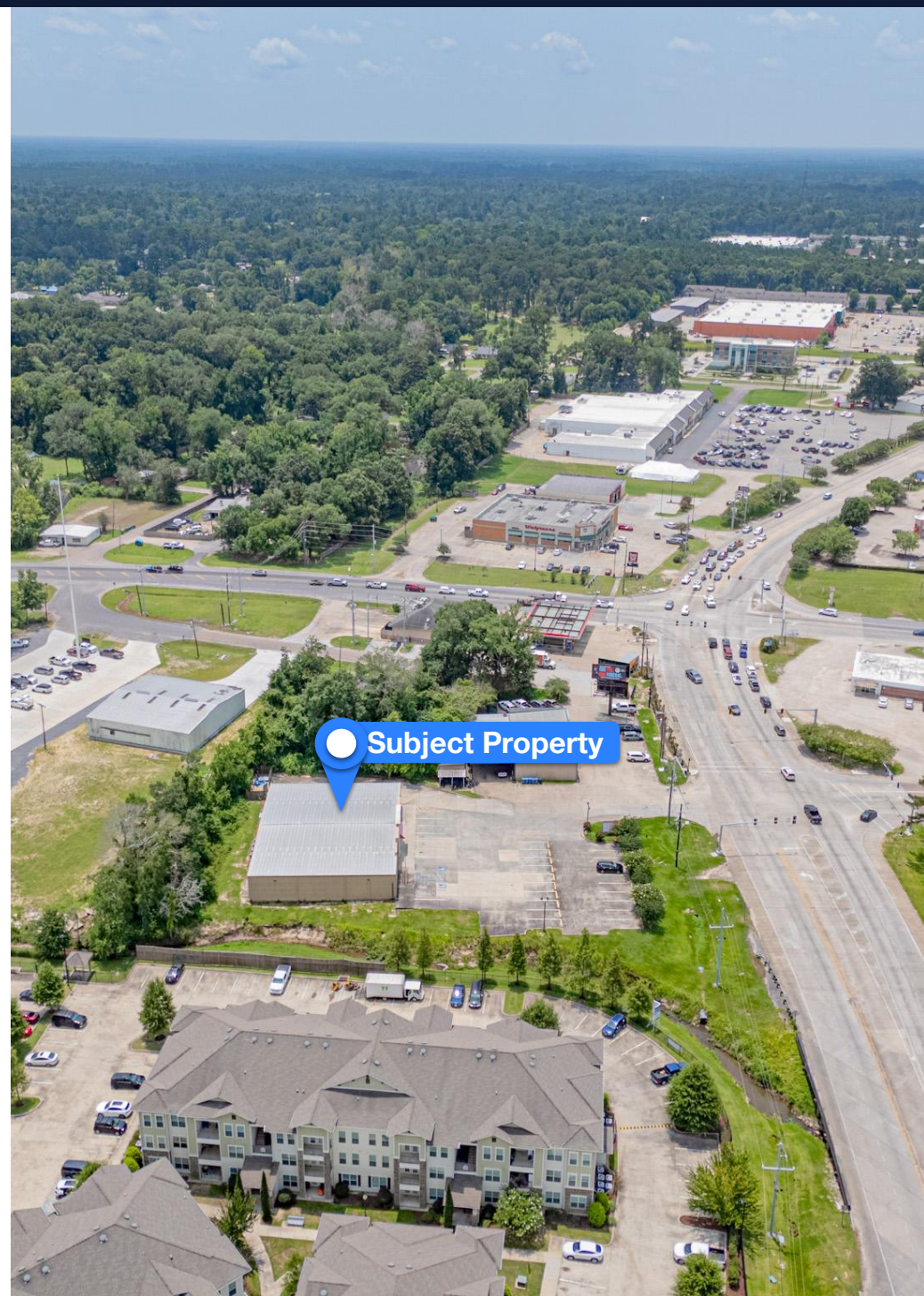
Dark Family Dollar
30030 Walker Rd N Walker, LA 70745



Investment Highlights

Property Highlights

- Premium Cap Rate & Immediate Upside: Offered at a highly attractive 10% capitalization rate based on the current income, with an accessible asking price of \$1,058,190.
- **Upcoming Rent Bump** (November 2026): While the current rent is \$105,819, the lease features a scheduled CPI-based rent increase (capped at 6%) arriving this November.
- Guaranteed Corporate Cash Flow: Family Dollar has vacated the premises but remains fully obligated to pay the rent for the remaining three years of the initial lease term.
- Corporate Guarantee: The lease is fully backed by a corporate guarantee from Family Dollar Stores, Inc., ensuring maximum financial security and rent continuity despite the store being dark.
- Absolute NNN Lease: The property operates under an absolute triple-net lease, meaning the tenant remains responsible for all taxes, insurance, and maintenance without any landlord responsibilities, set-offs, or deductions.
- Strategic Frontage: Located at 30030 Walker Rd North, Walker, LA 70785, the site sits on a primary local thoroughfare, offering excellent visibility and accessibility for future retail or commercial users.
- Flexible Repositioning Potential: The existing discount-retail footprint and clear-span box layout make this an ideal, move-in-ready retrofit opportunity for auto parts retailers, local medical clinics, or regional hardware stores.
- Commercial/Industrial Clearances: Environmental Phase I testing previously cleared the site's soils specifically for continued commercial/industrial use, making it a prime target for retail redevelopment rather than residential zoning.
- Zero Operations Risk: Investors can enjoy a completely passive, hands-off income stream while finalizing long-term redevelopment plans for the site.





± 66,000 VPD



Florida Blvd ± 19,300 VPD

Walker Rd ± 31,900 VPD

Subject Property





Half Time Tire & Lube

Subject Property

Walker Rd ± 31,900 VPD

30030 Walker Rd N
Walker, LA 70745

±8,476 SF
GLA

2014
Year Built

±31,900
Vehicles Per Day

NNN
Lease Type

\$125
Price Per SF



Financial Overview

Dark Family Dollar
30030 Walker Rd N Walker, LA 70745



Financial Summary

\$1,058,190

List Price

10.00%

Cap Rate

\$125

Price Per SF

±1.28 AC

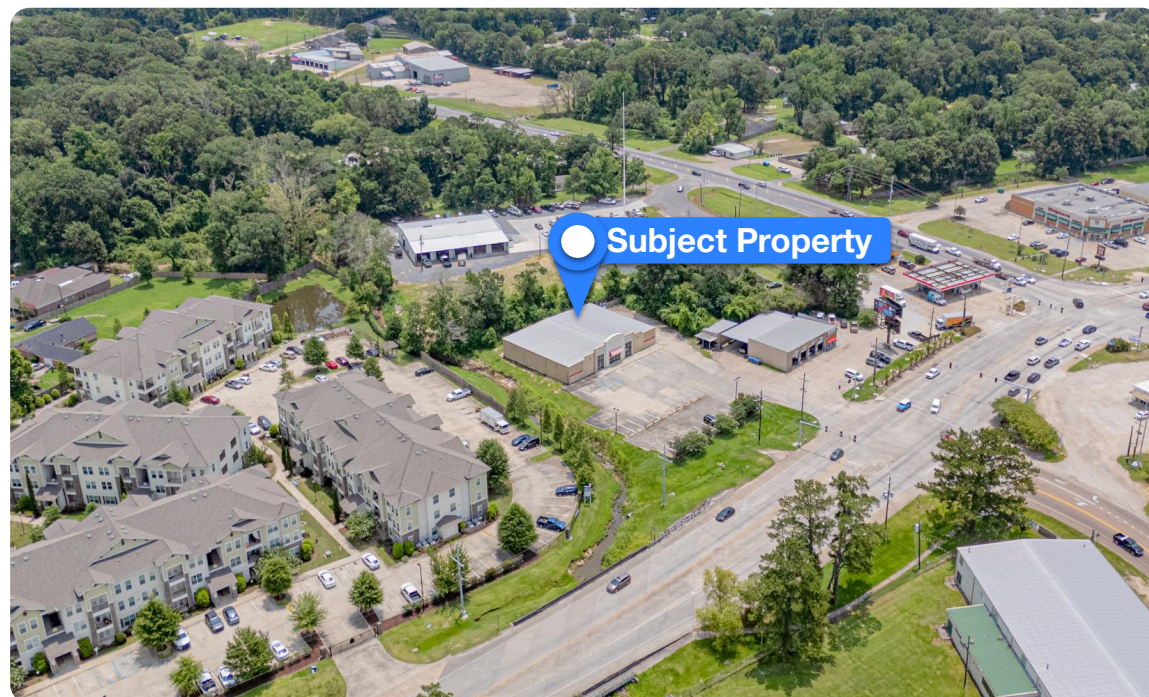
Lot Size

Property Details

Tenant	Dark Family Dollar
Address	30030 Walker Rd N Walker, LA 70745
NOI	\$105,819
Year Built	2014
SF	±8,476
Acreage	±1.28 AC
Lease Expiration	Mar-30
Lease Term Remaining	±3 Years
Renewal Options	Six, 5-Year
LL Responsibilities	None
Expense Structure	NNN

Annualized Operating Data

Rent Period	Annual Rent	PSF	Monthly Rent	% Increase
Current-11/1/2026	\$111,854	\$13.20	\$9,321	CPI



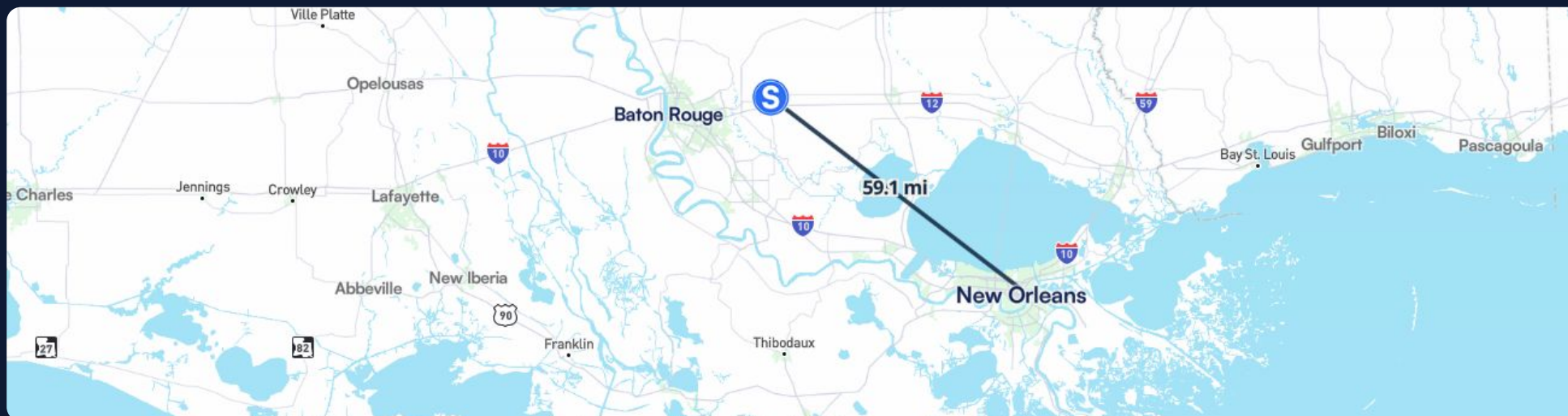
Market Overview

Dark Family Dollar
30030 Walker Rd N Walker, LA 70745



BATON ROUGE, LA MSA

Walker, LA



Local Market Overview

Walker, Louisiana is a rapidly growing community in Livingston Parish located just east of Baton Rouge along the Interstate 12 corridor. As part of the greater Baton Rouge metropolitan area, Walker benefits from excellent regional connectivity via Interstate 12, U.S. Highway 190, and Louisiana Highway 447, providing convenient access throughout South Louisiana and to major employment centers in Baton Rouge, Hammond, and Denham Springs. This strategic location has made the city an attractive destination for residential and commercial growth while supporting regional commerce and business investment.

The local economy is supported by healthcare, manufacturing, logistics, construction, retail, education, and professional services, with many residents employed throughout the Baton Rouge metropolitan area. Continued population growth, commercial development, and infrastructure investment have strengthened Walker's economic foundation while expanding retail and service offerings. The city's proximity to major industrial employers, petrochemical facilities along the Mississippi River corridor, regional healthcare providers, and Louisiana State University enhances its long-term appeal for businesses, residents, and commercial investment.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,455	18,050	49,133
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,756	6,684	18,052
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$81,490	\$90,825	\$90,031



BATON ROUGE, LA

Economic Drivers

Baton Rouge's economy is supported by a combination of education, government, healthcare, and industrial activity, creating a steady flow of employment and commuter traffic throughout the city. Louisiana State University and Southern University contribute thousands of jobs and drive significant year-round activity from students, faculty, staff, and visitors. State government offices anchor a large portion of the workforce, while healthcare systems such as Our Lady of the Lake and Baton Rouge General add stability and continual service demand. Together, these institutions help sustain consistent daytime and evening population levels, reinforcing everyday retail and service needs.

Industrial and petrochemical operations along the Mississippi River—including major employers such as ExxonMobil—play a key role in the region's economic output. These facilities attract skilled labor, contractors, and suppliers, which supports housing demand, retail spending, and regular vehicle usage. Baton Rouge also benefits from infrastructure connectivity, with Interstates 10 and 12 serving as primary transportation routes for both freight and commuters. This steady movement of workers and goods helps maintain demand for auto-related services, making the market well-suited for tenants like Cruzin Express that rely on frequent, service-oriented traffic.

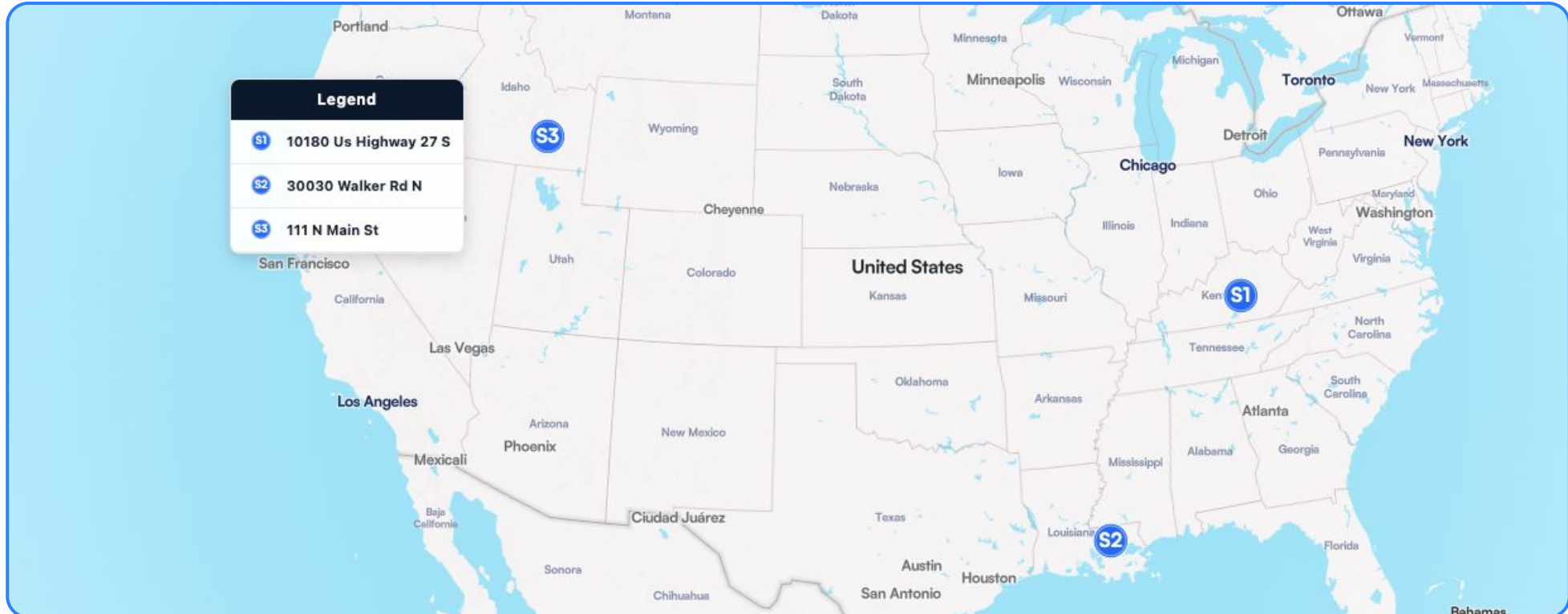
Attractions

Baton Rouge offers a mix of cultural, educational, and entertainment attractions that draw steady activity throughout the year. Louisiana State University is a major anchor, bringing visitors for sporting events, campus programs, and performances. The downtown area includes the Louisiana State Capitol, the Shaw Center for the Arts, and multiple museums, each contributing to regular foot traffic and tourism. Families and visitors are also drawn to the Baton Rouge Zoo, the USS Kidd, and the city's riverfront developments, which host events and seasonal gatherings.

These attractions not only bring in out-of-town visitors but also create consistent local movement that supports nearby retail and service operators. The combination of university events, government-related travel, and leisure destinations helps keep the market active across weekdays and weekends, contributing to stable customer flow for automotive services.

Available as a Portfolio

Address	Price	Cap Rate	Term Remaining
10180 Us Highway 27 S Waynesburg, KY 40489	\$881,080	10.00%	±3 Years
30030 Walker Rd N Walker, LA 70745	\$1,058,190	10.00%	±3 Years
111 N Main St Aberdeen, ID 83210	\$1,069,516	9.50%	±3 Years



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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 30030 Walker Rd N, Walker, LA, 70745 ("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.

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.