



111 N Main St | Aberdeen, ID 83210

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™



Exclusively Listed By

Broker Of Record

Kyle Matthews

Broker Lic. No.: DB46145 (ID)

Firm Lic. No.: CO56879 (ID)

Please Contact listings@matthews.com

Table of Contents

03	Property Overview
08	Financial Overview
10	Tenant Overview
11	Market Overview

Property Overview

Family Dollar

111 N Main St Aberdeen, ID 83210



Investment Highlights

Property Highlights

- **High-Yield Entry Point:** Offered at a premium 9.5% cap rate, providing an exceptionally strong risk-adjusted yield well above the market average for national corporate tenants. With an accessible purchase price of \$1,069,521, this asset represents an ideal, lower-barrier-to-entry acquisition for both seasoned portfolio builders and 1031 exchange buyers seeking maximum cash flow.
- **Zero Landlord Responsibilities:** The property operates under a highly desirable absolute triple-net (NNN) lease. The tenant is fully responsible for all maintenance, taxes, and insurance, guaranteeing a truly passive, hands-off income stream.
- **Stable Cash Flow:** The asset generates a reliable \$101,604.48 in annual rent.
- **Long-Term Upside:** The lease features six 5-year renewal options, providing a potential three decades of continued cash flow and long-term site control.
- **Corporate Guarantee:** Backed by Family Dollar, a nationally recognized and established discount retailer.

Location Highlights

- **Anchor of Idaho's \$44B Ag Economy:** Positioned in a prime agricultural region, capitalizing on Idaho's massive \$44.5 billion ag sector that drives over 17% of the state's total economic output.
- **National Hub for Research & Specialized Jobs:** Home to the USDA Small Grains Research Center and the University of Idaho Extension Center, providing the town with a stable, government-backed, and specialized local workforce.
- **Proximity to Idaho's Largest Reservoir:** Situated minutes from the 56,000-acre American Falls Reservoir, a major regional draw for boating and fishing that pulls consistent seasonal tourism to the area.
- **Highly Captive Retail Consumer Base:** Located 40 minutes from Pocatello, making this Main Street storefront the essential, daily-needs retail hub for local residents and ag workers avoiding long drives.
- **Deeply Insulated Local Market:** Deeply rooted in critical food production and crop research, insulating the local economy from urban market fluctuations and ensuring year-round, recession-proof demand.





39

US Agricultural Research
Services
Government Office

 University of Idaho
Research Center

STOKES
MARKET


Health West Aberdeen
Health Clinic

FAMILY DOLLAR
Subject Property

 Aberdeen Elementary
±276 Students



ACE Hardware

Aberdeen Performing Arts
Center

 Aberdeen Middle School
±144 Students

39

S Main St ± 2,500 VPD

STOKES
MARKET

FAMILY
DOLLAR

S Main St ± 2,500 VPD

W Lincoln Ave

111 N Main St
Aberdeen, ID 83210

±8,522 SF
GLA

2015
Year Built

NNN
Lease Type

\$126
Price Per SF



Financial Overview

Family Dollar

111 N Main St Aberdeen, ID 83210



Financial Summary

\$1,069,516

List Price

9.50%

Cap Rate

\$126

Price Per SF

±0.53 AC

Lot Size

Property Details

Tenant	Family Dollar
Address	111 N Main St, Aberdeen, ID 83210
NOI	\$101,604
Year Built	2015
SF	±8,522
Acreage	±0.53 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	\$101,604	\$11.92	\$8,467	CPI



TENANT SUMMARY

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.

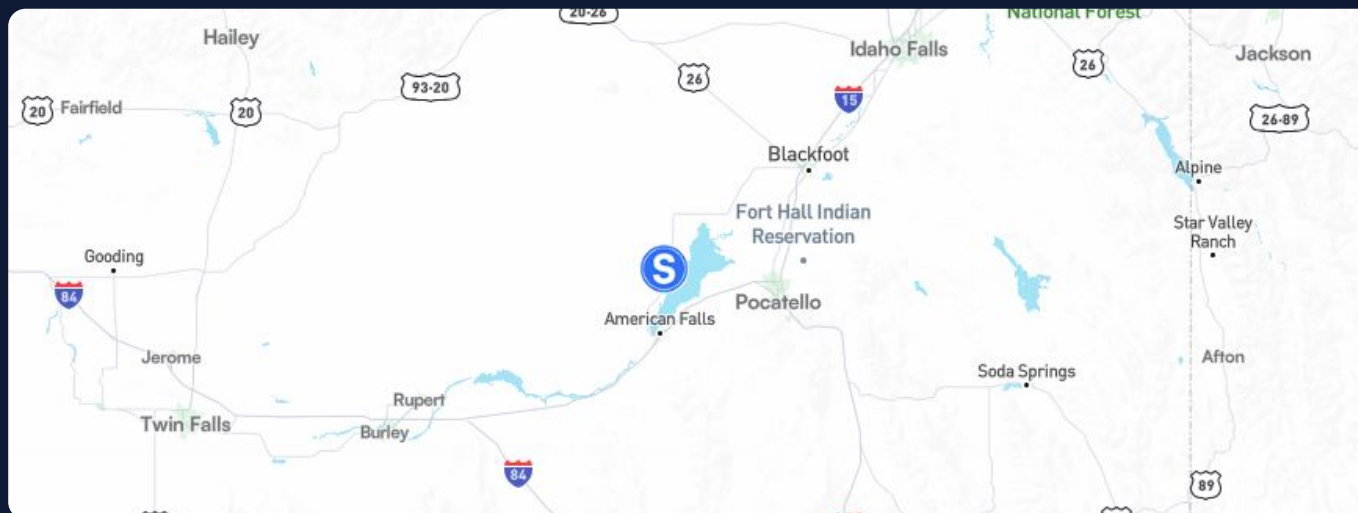
Market Overview

Family Dollar

111 N Main St Aberdeen, ID 83210



Aberdeen, ID



Key Industries

- Agriculture
- Food Processing
- Manufacturing
- Transportation & Logistics
- Education
- Healthcare

Local Market Overview

Aberdeen, Idaho is a well-positioned community in Bingham County in southeastern Idaho, located approximately 35 miles southwest of Idaho Falls and 30 miles northwest of Pocatello. Positioned along State Highway 39 with convenient access to Interstate 86 and Interstate 15, Aberdeen provides efficient connectivity throughout eastern Idaho and the Intermountain West. Its strategic location supports regional commerce while offering businesses and residents access to major employment centers, transportation corridors, and agricultural markets.

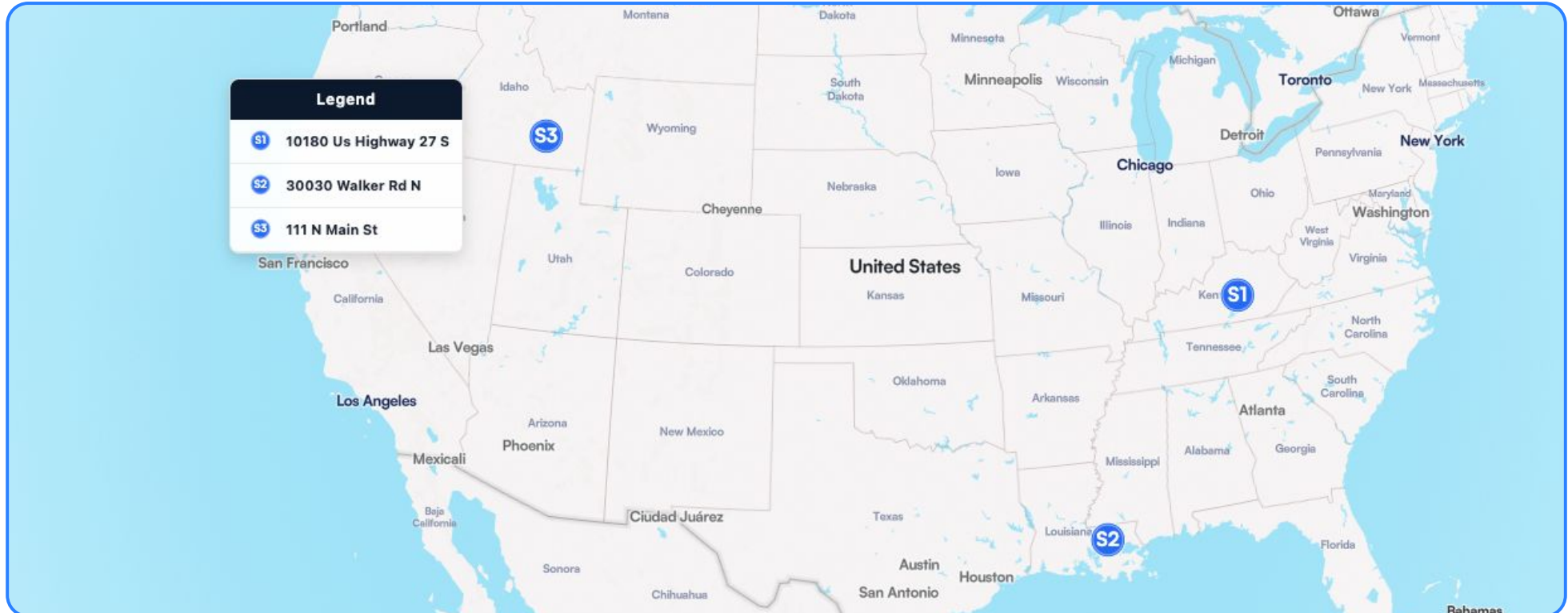
The local economy is anchored by agriculture, food processing, manufacturing, education, and logistics, supported by one of the nation's most productive farming regions. The nearby University of Idaho Aberdeen Research & Extension Center strengthens the area's leadership in agricultural innovation, while residents also benefit from employment opportunities throughout the Blackfoot, Idaho Falls, and Pocatello markets. Continued investment in transportation infrastructure, agricultural operations, and regional industry supports Aberdeen's long-term economic stability and enhances its appeal for businesses, residents, and commercial investment.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,050	2,448	2,819
Current Year Estimate	1,970	2,354	2,710
2020 Census	1,902	2,260	2,586
Growth Current Year-Five-Year	4.05%	3.98%	4.04%
Growth 2020-Current Year	3.56%	4.16%	4.80%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	741	884	1,014
Current Year Estimate	694	829	953
2020 Census	638	756	862
Growth Current Year-Five-Year	6.69%	6.57%	6.39%
Growth 2020-Current Year	8.84%	9.65%	10.58%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$80,914	\$83,906	\$85,313

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



MATTHEWS™

Exclusively Listed By

Broker Of Record

Kyle Matthews

Broker Lic. No.: DB46145 (ID)

Firm Lic. No.: CO56879 (ID)

Please Contact listings@matthews.com

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 111 N Main St, Aberdeen, ID, 83210 ("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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

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.