FAMILY DOLLAR

111 N Main St | Aberdeen, ID 83210

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

Broker Of Record
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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.

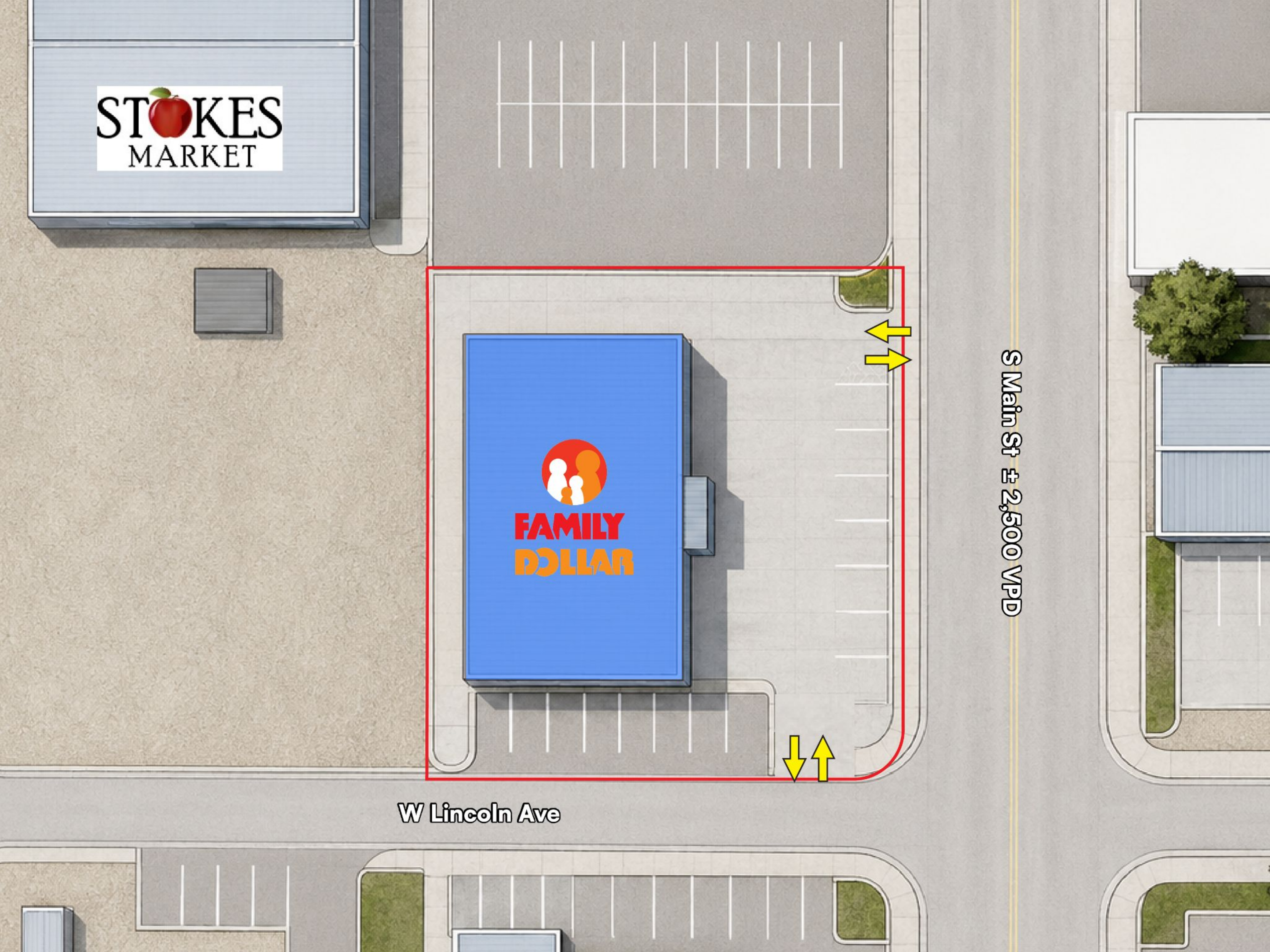
- National Hub for Research & Specialized Jobs: Home to the USDA Small Grains Research Center and the University of Idaho Extension Center, providing the town with a stable, government-backed, and specialized local workforce.

- 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.


N
39
US Agricultural Research Services
Government Office
University of Idaho
University of Idaho Research Center
STOKES MARKET
HealthWest
Health West Aberdeen
Health Clinic
FAMILY DOLLAR
Subject Property
S Main St ± 2,500 VPD
Aberdeen Elementary
±276 Students
NAPA
Aberdeen Performing Arts Center
ACE Hardware
Aberdeen Middle School
±144 Students
39


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	**9.50%**	**$126**	**±0.53 AC**
List Price	Cap Rate	Price Per SF	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

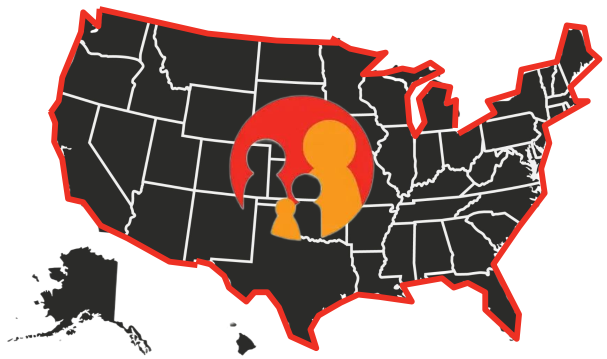
Lease Guarantor
Corporate

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
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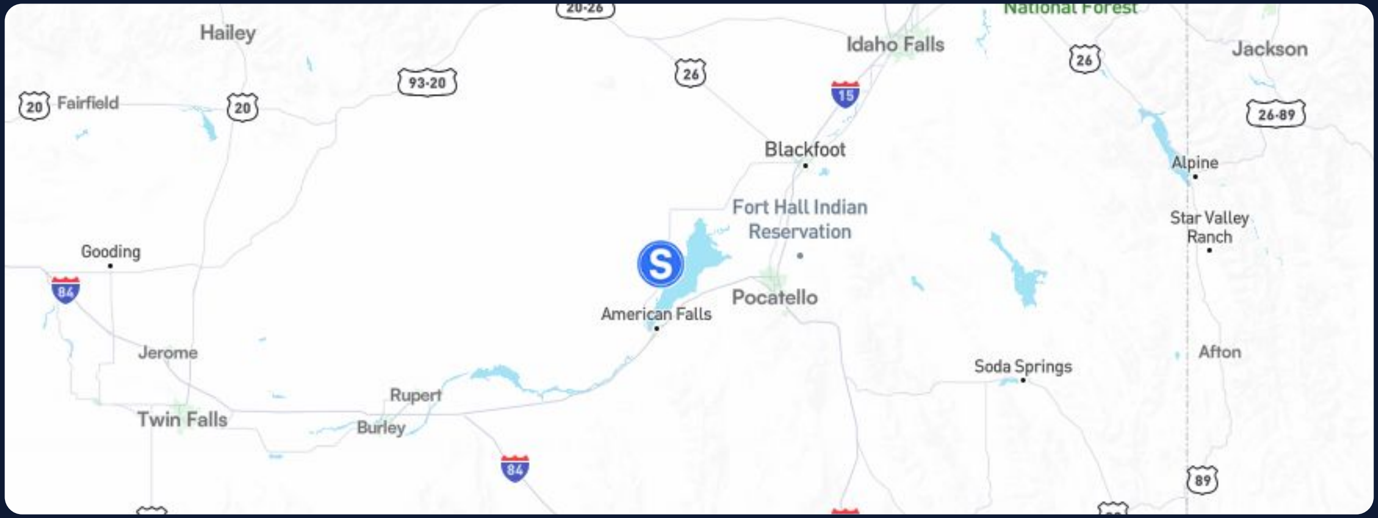
Aberdeen , ID



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.

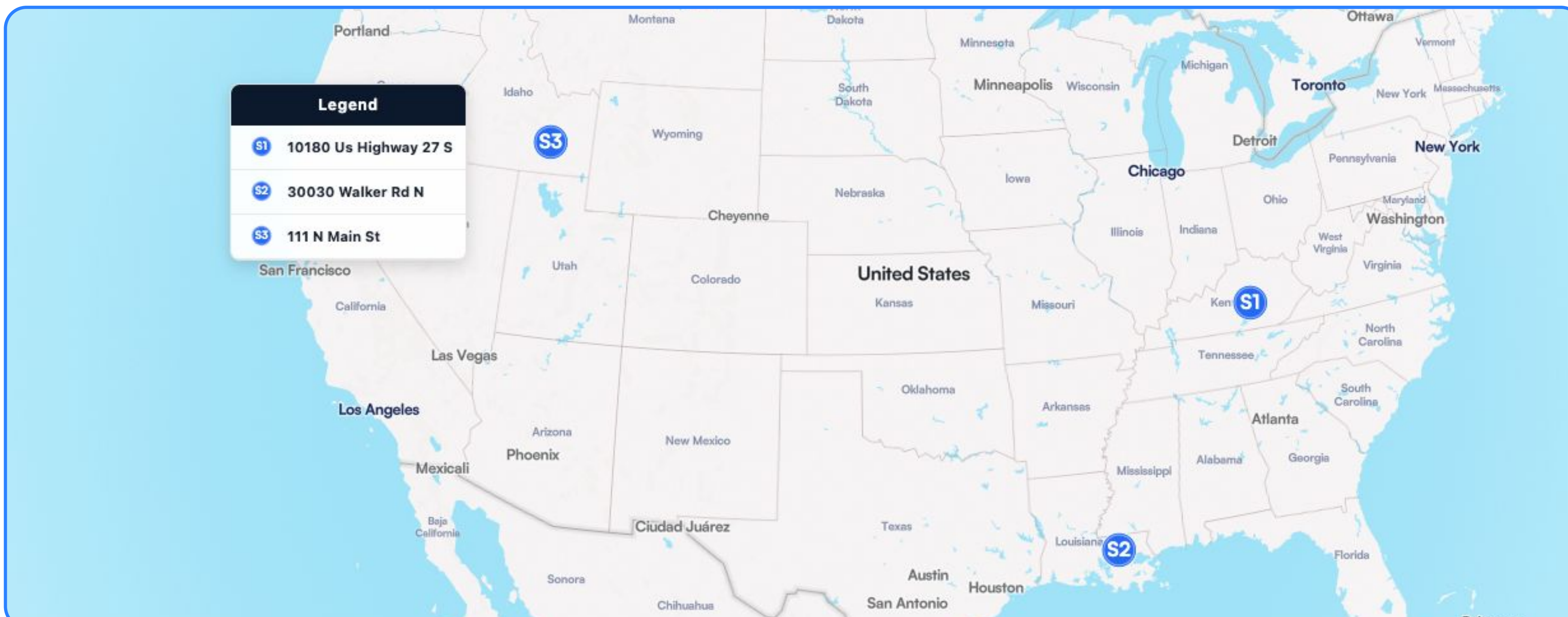
The local economy is anchored by agriculture, food processing, manufacturing, education, and logistics, supported by one of the nation's most productive farming regions. The nearby University of Idaho Aberdeen Research & Extension Center strengthens the area's leadership in agricultural innovation, while 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



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