

Family Dollar (Dark)

7775 US Highway 2 | Iron River, WI 54847

**Retail
Investment Opportunity**
Offering Memorandum



Representative Photo

MATTHEWS™

Exclusively Listed By



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Investment Highlights

Property Highlights

- **Absolute NNN (Dark Store)** — This property features an Absolute NNN lease with zero landlord responsibilities, offering 100% passive income. Due to the fact the location is currently "dark," a prospective purchaser benefits from steady rental cash flow while evaluating future value-add repositioning or backfill strategies.
- **Corporate Tenant** — The lease is signed by Family Dollar Stores of Wisconsin, Inc., Family Dollar operates over 7,100 locations across the country with a reported revenue of ~\$13B in the last Fiscal Year. Despite the store being dark, the tenant remains contractually obligated to fulfill all financial responsibilities, including rent, real estate taxes, insurance, and property maintenance throughout the remainder of the lease term.
- **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.
- **Dominant Highway Frontage Along US-2** — The asset is situated directly on the southeastern corner of US Highway 2 and Marion Street. The parcel maintains roughly 160 feet of direct exposure along US-2, a crucial cross-state transit corridor logging a solid local count of 5,900 vehicles per day.
- **Tourism in Bayfield County** - Bayfield County is one of the strongest visitor economies in the state relative to its size. Tourism generates an estimated \$100 million in annual revenue countywide, and roughly one in four area residents works in the tourism industry — a durable, recurring stream of seasonal and year-round demand that supports lodging, food and beverage, retail, fuel, and recreation businesses.



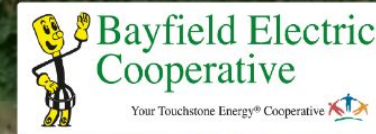
Representative Photo



White Winter Mead, Cider, Spirits



Subject Property



Major Richard I. Bong Mem Hwy ± 6,000 VPD



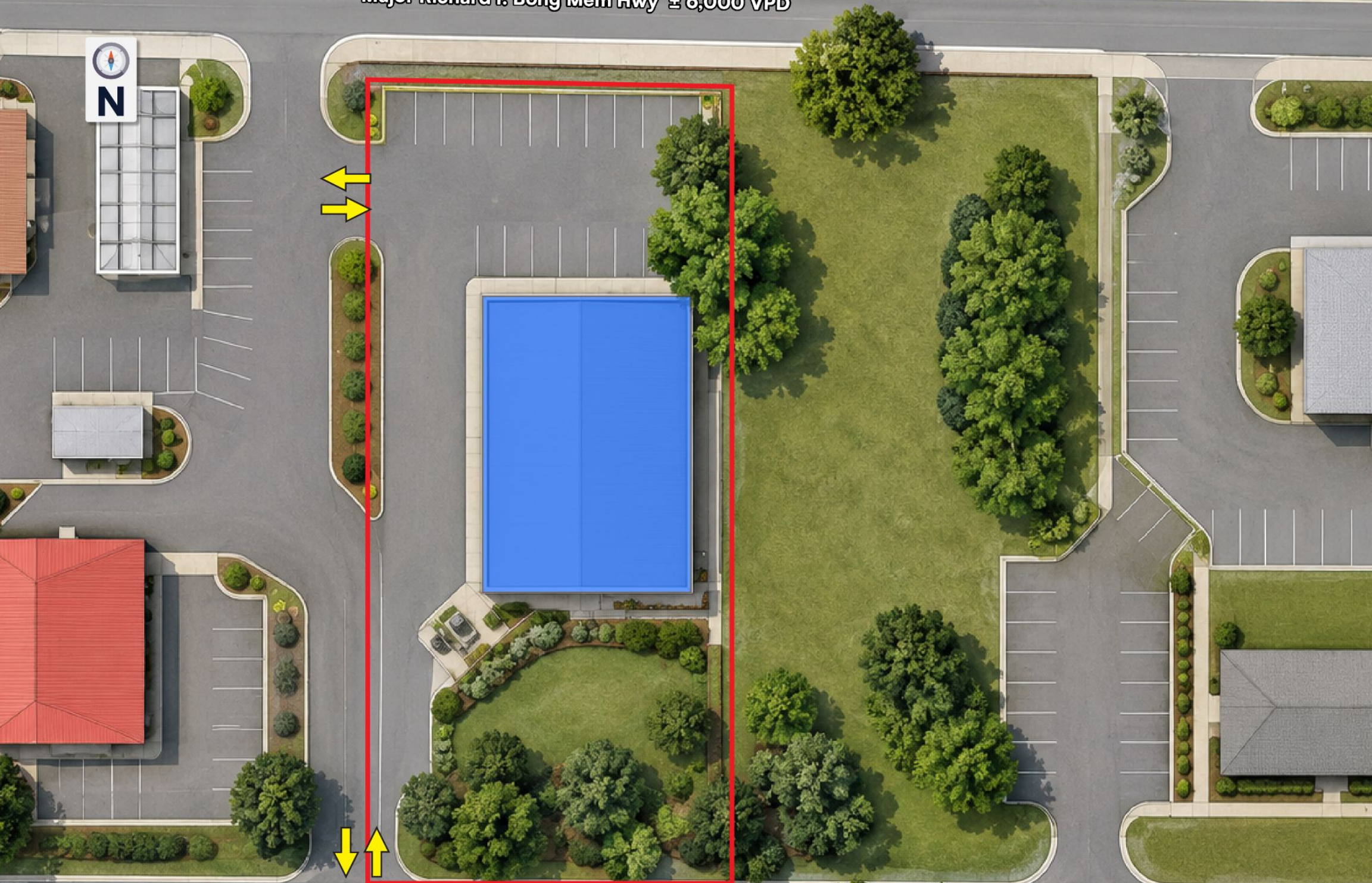
Iron River Fire & Ems

Iron River Community Center

Absolut Manufacturing, LLC

 Iron River Elementary School
±95 Students

Major Richard I. Bong Mem Hwy ± 6,000 VPD



*Boundary lines to be confirmed by buyer.

7775 US Highway 2
Iron River, WI 54847

±8,359 SF*
GLA

2013
Year Built

Absolute NNN
Lease Type

*Buyerr to confirm GLA with survey



Financial Summary

\$1,062,211

List Price

9.50%

Cap Rate

±1.16 AC*

Lot Size

Property Details

Tenant Trade Name	Family Dollar
Status	Dark
Tenant	Family Dollar Stores of Wisconsin, Inc
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Lease Commencement Date	10/15/2013
Lease Expiration Date	6/30/2029
Term Remaining on Lease	±3 Years

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Cap Rate
Current (Through 6/30/2029)	\$8,409.17	\$100,910.04	9.50%



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*Buyer to confirm Lot Size with survey

IRON RIVER, WI



Local Market Overview

Iron River, Wisconsin is a well-positioned community in Bayfield County in northwestern Wisconsin. Located near the junction of U.S. Highway 2 and State Highway 27, the village provides convenient access to Duluth-Superior, Ashland, and the surrounding Lake Superior region. Its strategic location supports regional commerce, tourism, and outdoor recreation while offering businesses and residents connectivity throughout northern Wisconsin and neighboring Minnesota.

The local economy is supported by healthcare, education, retail, tourism, forestry, and small business, with additional employment opportunities throughout the greater Twin Ports and Chequamegon Bay region. Ongoing investment in infrastructure, local businesses, and recreational amenities continues to strengthen the area's economic foundation. Iron River's proximity to major employers, healthcare providers, shopping destinations, and year-round outdoor attractions enhances its long-term appeal for residents, businesses, and commercial investment.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	1,631	2,379	3,703
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	769	1,119	1,702
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$88,189	\$88,916	\$89,904

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

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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 7775 US HIGHWAY 2, IRON RIVER, WI, 54847 ("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.