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FAMILY DOLLAR®

109 S County Road 315, Interlachen, FL 32148

Retail Investment Opportunity | Offering Memorandum

Exclusively Listed By

Princeton Douglass
Associate
(813) 725-2182
princeton.douglass@matthews.com
License No. SL3632851 (FL)

Daniel Gonzalez
FVP & Associate Director
(305) 395-6972
daniel.gonzalez@matthews.com
License No. SL3463209 (FL)

Kyle Matthews
Broker of Record
Broker Lic No. BK3554632 (FL)
Firm Lic No. CQ1066435 (FL)

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Table of Contents

109 S County Road 315

Property Overview

Family Dollar
109 S County Road 315, Interlachen, FL 32148

Investment Highlights

Property Highlights

- **Proactive 10-Year Lease Extension:** Showcasing strong corporate dedication to this site, Family Dollar recently executed a full 10-year lease extension ahead of their original December 2027 expiration. This secures guaranteed, uninterrupted cash flow for the investor through December 31, 2037.

- **Prime 1031 Exchange Opportunity:** Offering over a decade of firm term remaining in an income-tax-free state, this property is a highly stable, hands-off asset perfectly suited for a 1031 exchange buyer seeking reliable, long-term yield.

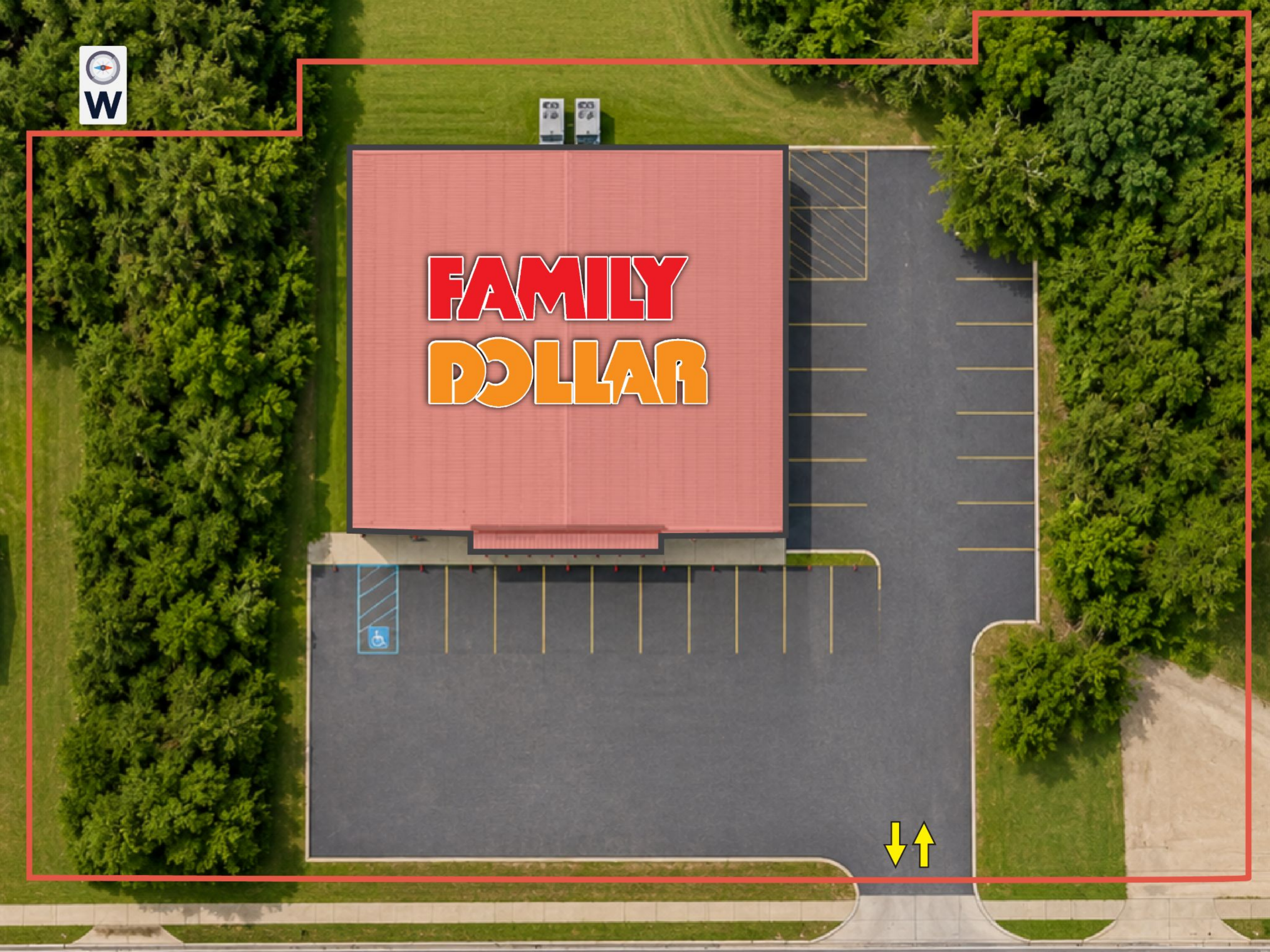
- **High-Yield 7.00% Cap Rate:** The property is strategically offered at a highly attractive 7.00% capitalization rate. It provides a strong return on a flat, guaranteed annual base rent of $112,200.00 ($9,350.00 per month) for the duration of the extended 10-year term.

- **Built-In Rent Growth & Future Upside:** The lease features four (4) remaining 5-year renewal options. Investors will benefit from significant, scheduled rent increases at the start of each of these extended terms—growing the annual rent to $164,272.08 by the fourth option—which serves as an excellent hedge against inflation.

- **Captive Interlachen Consumer Base:** Strategically located at 109 S County Road 315 in Interlachen, FL, the property serves as an essential retail hub for this rural, lake-dense Putnam County community. With limited local commercial competition, the store effectively captures daily-needs traffic from residents who would otherwise have to commute to larger cities like Gainesville or Palatka.

- **Corporate-Backed Security:** The lease is officially guaranteed by Family Dollar Stores of Florida, LLC, offering the financial backing, reliability, and peace of mind of a nationally recognized, essential discount retailer.


N
Interlachen Elementary
±870 Students
Westwood Village Apartments
±300 Units
Interlachen Public Library
ACE Hardware
Domino's Pizza
TACO BELL
HITCHCOCK'S MARKETS
Interlachen Jr/Sr High School
±1,000 Students
Advance Auto Parts
AutoZone
CIRCLE K
SUBWAY
Undeveloped Commercial Pad
Future Retail/Restaurant Unannounced
20
± 12,200 VPD
DUNKIN'
S County Rd ± 2,300 VPD
FAMILY DOLLAR
Subject Property
CVS pharmacy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DOLLAR

109 S County Road 315
Interlachen, FL 32148

±9,180 SF
GLA

2007
Year Built

±1.64 AC
Lot Area

NN+
Lease Type

$174.60
Price Per SF

Financial Overview

Family Dollar
109 S County Road 315, Interlachen, FL 32148

Financial Summary

$1,602,857	**7.00%**	**$174.60**	**±1.64 AC**
List Price	Cap Rate	Price Per SF	Lot Size

Lease Abstract

Tenant	Family Dollar
NOI	$112,200
Year Built	2007
GLA	9,180
Lot Size	±1.64 AC
Rent Commencement	10/1/2007
Lease Expiration	12/31/2037
Lease Term Remaining	±11 Years
Renewal Options	Four, 5-Year Options
LL Responsibilities	Roof Structure
Expense Structure	NN+

Annualized Operating Data

Rent Period	Annual Rent	PSF	Monthly Rent	% Increase
Current-2037	**$112,200**	**$12.22**	**$9,350**	**10.00%**
Option 1	$123,420	$13.44	$10,285	10.00%
Option 2	$135,762	$14.79	$11,314	10.00%
Option 3	$149,338	$16.27	$12,445	10.00%
Option 4	$164,272	$17.89	$13,689	10.00%

Tenant Overview

Year Founded
1959

Headquarters
Matthews, NC

Ownership Status
Private

Employees
60,000+

Locations
8,000+

Annual Revenue
$31 Billion

Tenant Overview
Family Dollar, a subsidiary of Dollar Tree, Inc., is a leading operator of neighborhood discount stores offering everyday essentials, household goods, groceries, apparel, and seasonal products at affordable prices.

Headquartered in Matthews, North Carolina, Family Dollar operates more than 8,000+ stores across the United States, strategically located in urban and rural communities to provide convenient access to low-cost merchandise.

Why Invest in Family Dollar?

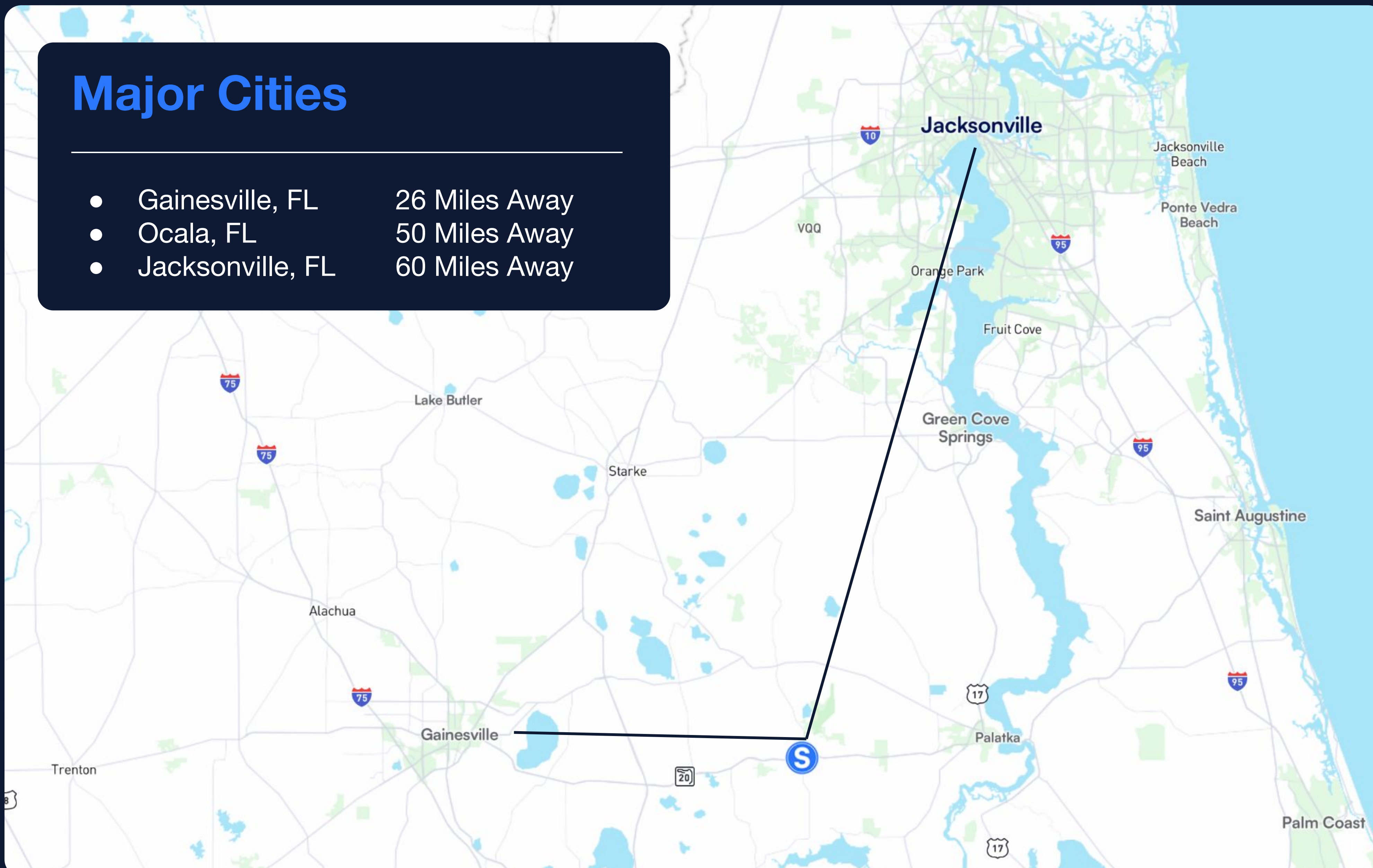
- **Financial Stability:** Part of Dollar Tree, Inc., a Fortune 200 company with combined annual revenue over $31 billion, delivering consistent growth and cash flow.
- **Extensive National Footprint:** One of the largest small-box discount retailers in the U.S., with strong presence in underserved markets where affordable shopping options are in high demand.
- **Credit Profile:** Backed by Dollar Tree's improving credit outlook and investment in operational efficiencies, with strong liquidity and stable financing capacity.
- **Growth Opportunities:** Active investment in store renovations, merchandise mix optimization, and distribution network improvements to drive long-term growth.
- **Market Position:** Recognized as a value-focused retail leader, Family Dollar provides essential products to cost-conscious consumers, reinforcing its position as a critical neighborhood shopping destination.

Market Overview

Family Dollar
109 S County Road 315, Interlachen, FL 32148

Major Cities

• Gainesville, FL	26 Miles Away
• Ocala, FL	50 Miles Away
• Jacksonville, FL	60 Miles Away



Interlachen, FL

Market Demographics

12,321
Total Population

$49,372
Median HH Income

5,000
Employed Population

5.85%
Retail Vacancy

Local Market Overview

Interlachen is a rural Putnam County community strategically positioned between Gainesville and Palatka. The area is connected by key regional roadways that provide residents with convenient access to surrounding employment centers, retail destinations, and essential services. Its location supports a stable residential base and consistent demand for convenience-oriented retail.

The local retail market is driven primarily by necessity-based shopping, with residents relying on nearby stores for groceries, household products, personal care items, and other everyday essentials. Limited retail competition within the immediate area helps established operators capture consistent local spending while reducing the need for residents to travel to larger surrounding markets.

Interlachen is also known for its numerous lakes and outdoor recreational amenities, contributing to the community's rural residential character and supporting seasonal activity. The subject property benefits from its location along a primary commercial corridor, offering strong accessibility and positioning within the community's established retail environment.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	9,140	13,662	24,881
Current Year Estimate	8,501	12,685	23,100
2020 Census	7,667	11,388	20,823
Growth Current Year-Five-Year	7.52%	7.71%	7.71%
Growth 2020-Current Year	10.88%	11.39%	10.93%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	3,611	5,401	9,953
Current Year Estimate	3,432	5,132	9,484
2020 Census	3,107	4,613	8,511
Growth Current Year-Five-Year	5.21%	5.26%	4.95%
Growth 2020-Current Year	10.46%	11.25%	11.43%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$76,768	$72,308	$76,918

University of Florida

Economic Drivers

Gainesville's economy is anchored by a diverse mix of education, healthcare, research, and technology sectors that provide long-term stability and continued growth throughout the region. The University of Florida serves as the city's primary economic engine, driving innovation, workforce development, and billions in annual economic impact through research activity, employment, and student spending. Healthcare also plays a major role in the local economy, with UF Health and other regional medical providers supporting a large concentration of high-skilled jobs and attracting patients from across North Central Florida. In recent years, Gainesville has experienced increasing investment in biotechnology, startup incubation, and advanced research industries, further diversifying the employment base beyond traditional education-related sectors. Combined with its strategic location along Interstate 75 and access to a growing regional population, Gainesville continues to strengthen its position as one of Florida's leading mid-sized economic and innovation hubs.

Downtown Gainesville

Top Employers

UF | UNIVERSITY of FLORIDA

GRU More than Energy

Alachua County Public Schools

UFHealth UNIVERSITY OF FLORIDA HEALTH

Jacksonville, FL

The Jacksonville metropolitan area continues to exhibit strong and sustained population growth, reflecting its increasing economic vitality and regional appeal. From 2019 to 2024, Jacksonville's metro population grew by more than 8%, bolstered by strong domestic migration and favorable economic conditions. In the most recent annual period from 2023 to 2024, the region added approximately 45,000 new residents, elevating its total population to over 1.7 million.

This demographic expansion is largely driven by Jacksonville's combination of job availability, tax-friendly policies, and relatively low cost of living. The market's affordability, combined with its strategic location along the Atlantic coast and access to multiple transportation corridors, attracts a steady influx of young professionals and families. As new residents continue to form households and contribute to local economic activity, Jacksonville solidifies its position as a dynamic and upward-trending metropolitan hub.

Total Population
1.7 Million

Median HH Income
$77,013

Annual Visitors
8.0 Million+

GDP
$129.4 Billion

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