FAMILY DOLLAR

Retail Investment Opportunity

Offering Memorandum

11322 Maple Ridge Rd
Medina, NY 14103

Representative Photo

MATTHEWS™

Exclusively Listed By

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Property Overview

Family Dollar
11322 Maple Ridge Rd, Medina, NY 14103

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Investment Highlights

- **Absolute NNN Corporate Family Dollar Lease -** The property is leased to Family Dollar under an absolute NNN lease structure, providing a passive investment with no landlord responsibilities or management obligations. This structure provides a predictable income stream backed by an established national retailer.

- **Strong Built-In Rental Growth** - The lease features 10% rent increases at each renewal option, providing meaningful built-in rental growth and helping protect the investment against inflation over the long term. These scheduled increases also provide the opportunity for enhanced cash flow and improved returns throughout the option periods.

- **High Visibility Along Highway 31** - The property is strategically positioned directly along Highway 31, a key regional corridor connecting the Buffalo and Rochester markets. Its prominent location provides strong visibility and convenient accessibility along an established commercial and commuter route.

- **Established Retail Corridor** - The property benefits from its location within an established retail corridor surrounded by a strong mix of national retailers and daily-needs businesses, including Tractor Supply, Dunkin’, AutoZone, McDonald’s, Tim Hortons, and Walgreens. The concentration of recognizable national brands helps generate consistent consumer activity and reinforces the long-term commercial appeal of the location.


N
Medina Memorial Hospital
±30 Beds ±420 Employees
Medina
E Center St ± 5,000 VPD
Velocitii
WINLAND FOODS
Medina Junior-Senior High School
±600 Students
Wise Middle School
±383 Students
Oak Orchard Elementary School
±360 Students
ACE Hardware
Snappy
SUPPORTING COMFORTABLE LIVING
TSC TRACTOR SUPPLY CO
McDonald's
FAMILY DOLLAR
Subject Property
Tim Hortons
S Main St ± 7,500 VPD
Comfort INN & SUITES
Medina Lanes
Ford
Maple Ridge Rd ± 5,000 VPD
TOPS Friendly Markets
ALDI
AutoZone
DUNKIN'

11322 Maple Ridge Rd
Medina, NY 14103

±8,320 SF
GLA*

±0.74 AC
Lot Size*

±5,000 VPD
Maple Ridge Rd

2015
Year Built

*GLA and Lot Size to be verified by Buyer with a new survey

Representative Photo

Financial Overview

Family Dollar
11322 Maple Ridge Rd, Medina, NY 14103

Representative Photo

Financial Summary

$1,401,776
List Price

8.50%
Cap Rate

Lease Details

Tenant Trade Name	Family Dollar
Tenant	Corporate
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Commencement Date	1/7/2015
Lease Expiration Date	6/30/2031
Original Lease Term	15 Years
Term Remaining on Lease	±5 Years
Rent Increases	10% Per Option
Renewal Options	Six, 5-Year Options

Annualized Operating Data

Options	Term	Monthly Rent	Annual Rent	Increases
	Current - 6/30/2031	**$9,929.25**	**$119,151.00**	**10.0%**
Option 1	7/01/2031 - 6/30/2036	$10,922.17	$131,066.04	10.0%
Option 2	7/01/2036 - 6/30/2041	$12,014.34	$144,172.08	10.0%
Option 3	7/01/2041 - 6/30/2046	$13,216.75	$158,589.00	10.0%
Option 4	7/01/2046 - 6/30/2051	$14,537.34	$174,448.08	10.0%
Option 5	7/01/2051 - 6/30/2056	$15,991.09	$191,893.08	10.0%
Option 6	7/01/2056 - 6/30/2061	$17,590.25	$211,083.00	10.0%

Representative Photo

Tenant Overview

Year Founded
1959

Headquarters
Chesapeake, VA

Lease Guarantor
Corporate

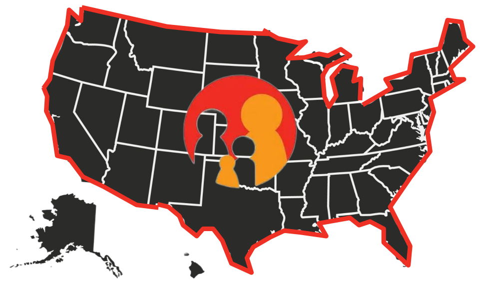
Employees
±100,000

Locations
8,000+

Annual Revenue
$31 Billion

FAMILY DOLLAR®

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
11322 Maple Ridge Rd. Medina, NY 14103

Medina, NY

Local Market Overview

Medina, New York, is a historic community in Orleans County positioned between the Buffalo and Rochester metropolitan areas. The village benefits from access to key regional routes and serves as an important commercial and employment center for surrounding rural communities. Its economy is supported by a mix of manufacturing, healthcare, agriculture, public services, tourism, and retail activity, providing a diversified foundation for the local market. Medina has also experienced continued public and private investment aimed at strengthening its downtown and supporting long-term economic development.

Retail activity is concentrated along established commercial corridors and within Medina's historic downtown, where restaurants, specialty shops, service businesses, and other daily-needs uses serve both local residents and visitors. Retail trade represents one of the largest employment sectors within the downtown area, highlighting Medina's role as a shopping and service destination for the broader western Orleans County region. The village's walkable downtown, Erie Canal setting, historic architecture, and growing tourism presence also contribute to customer traffic and support local dining and retail businesses.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,959	7,605	12,220
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$76,015	$81,011	$87,343

Rochester, NY | MSA

Local Market Overview

Rochester's retail market offers a stable and balanced environment for investment, supported by a resilient regional economy rooted in health care, education, and advanced manufacturing. Established retail corridors such as Greece, Henrietta, and Victor continue to anchor consumer activity and sustain strong tenant demand. Limited new construction and steady occupancy levels have kept competition moderate, while redevelopment and adaptive reuse projects are helping modernize the city's retail landscape and attract a broader mix of experiential and service-oriented tenants.

Investor sentiment remains positive as Rochester's metro area benefits from consistent population stability and consumer spending. The shift toward convenience, dining, and entertainment uses is driving a healthy evolution of traditional retail formats, supporting both value-add and core-plus strategies. With predictable cash flows, modest vacancy risk, and a maturing retail base, the market presents a compelling opportunity for investors seeking reliable performance within a stable and diversified regional economy.

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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 11322 MAPLE RIDGE RD, MEDINA, NY, 14103 (“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:

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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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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.

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