

FAMILY DOLLAR.

179 Ocilla Hwy | Fitzgerald, GA 31750



OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

LISTED BY

TARIK FATTAH

ASSOCIATE

DIR: (949) 544-1723

MOB: (925) 549-1155

TARIK.FATTAH@MATTHEWS.COM

LIC # 02137435 (CA)

KEVIN PUDER

SENIOR ASSOCIATE

DIR: (949) 777-5987

MOB: (562) 841-1789

KEVIN.PUDER@MATTHEWS.COM

LIC # 01949749 (CA)

CHAD KURZ

EXECUTIVE VICE PRESIDENT

DIR: (949) 662-2252

MOB: (562) 480-2937

CHAD.KURZ@MATTHEWS.COM

LIC # 01911198 (CA)

KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. 67120 (GA)

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INVESTMENT HIGHLIGHTS

- **STRONG INVESTMENT GRADE CREDIT TENANT** - This is a corporate-backed lease with an S&P investment credit rating of BBB and Moody's Baa2. Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second-largest discount retailer in the United States with more than 15,500 locations combined.
- **LONG TERM LEASE** - ±9 years remaining on the initial 15-year term.
- **ATTRACTIVE RENTAL INCREASES** - This lease structure offers a 10% rental increase in April of 2026 and every 5 years in the option periods.
- **ABSOLUTE NNN** - This lease requires zero landlord responsibilities, ideal for an investor looking for an extremely passive and secure investment.
- **ESSENTIAL RETAILER** - Family Dollar continues to prove its resilience against the COVID-19 pandemic and through the economic downturn.
- **NEARBY TENANTS** - McDonald's, Walmart, Zaxby's, Walgreens, AutoZone, Advance Auto Parts, Subway, Dairy Queen, Tractor Supply Co., Wendy's, Burger King, and many more.
- **STRONG LOCATION** - With over 12,000 people in a 3-mile radius, this site sits on Ocilla Hwy, the main thoroughfare through city center alongside other national retailers.





\$1,680,887

LIST PRICE



\$96,651

NOI



5.75%

CAP RATE

BUILDING INFO

Address	179 Ocilla Hwy Fitzgerald, GA, 31750
GLA	±8,400 SF
Cap Rate	5.75%
Year Built	2015
Lot Size	±1.13 AC

TENANT SUMMARY

Tenant	Family Dollar
Store Number	#218
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant's Responsibility
Original Lease Term	15 Years
Lease Expiration Date	3/31/2031
Term Remaining	±9 Years
Increases	10% In year 11 and options
Options	6 (Six) X 5 (Five) Year

ANNUALIZED OPERATING DATA

Term	Dates	Lease Years	Annual Rent	Monthly Rent
Base	Current - 03/31/2026	1-10	\$96,651.00	\$8,054.25
Base	04/01/2026 - 03/31/2031	11-15	\$106,316.10	\$8,859.68
Option 1	04/01/2031 - 03/31/2036	16-20	\$116,947.71	\$9,745.64
Option 2	04/01/2036 - 03/31/2041	21-25	\$128,642.48	\$10,720.21
Option 3	04/01/2041 - 03/31/2046	26-30	\$141,506.73	\$11,792.23
Option 4	04/01/2046 - 03/31/2051	31-35	\$155,657.40	\$12,971.45
Option 5	04/01/2051 - 03/31/2056	36-40	\$171,223.14	\$14,268.60
Option 6	04/01/2056 - 03/31/2061	41-45	\$188,345.46	\$15,695.45

Please contact a Matthews™ Capital Markets Agent for financing options:

Kevin Kern
kevin.kern@matthews.com



COLONY SQUARE
SHOPPING CENTER

SONIC it's fashion

TRACTOR SUPPLY CO. BURGER KING

FARMERS home FURNITURE HIBBETT SPORTS

TEXACO

Wendy's

CAPTAIN D'S SEAFOOD KITCHEN

Walmart Supercenter

ZAXBY'S

CATO cricket

CARS N

MURPHY USA

FROSTY'S BOTTLE SHOP

DQ

FAMILY DOLLAR

BROTHER CHARLIE THRIFT STORE

Enviro-Log

CORNER WAGON

EAGLE CARGO

Ms. Mott's Place

Advance Auto Parts

SUBWAY

OCILLA HWY
± 13,000 VPD





TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



15,115+

LOCATIONS



\$23B

2020 REVENUE



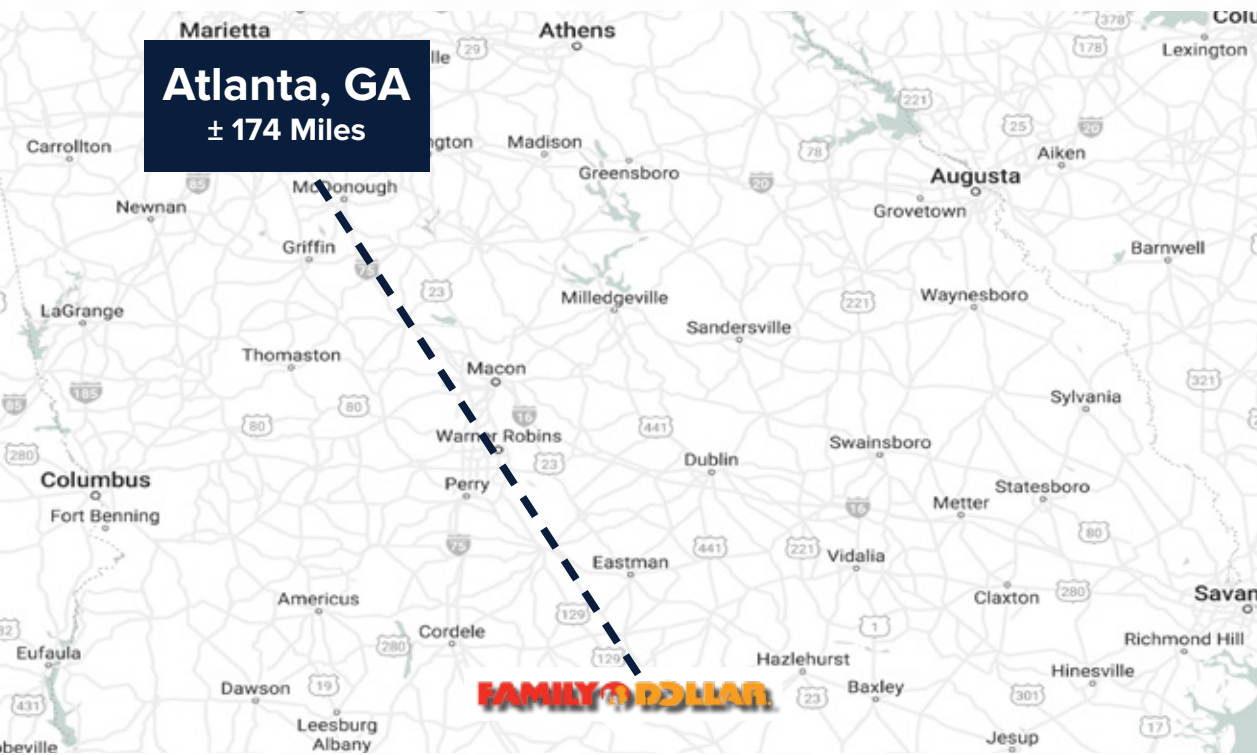
1959

FOUNDED

FITZGERALD, GA

The city of Fitzgerald is the county seat of Ben Hill County in the south central portion of the U.S. state of Georgia. Fitzgerald, is 54 miles east of Albany, Georgia and 134 miles northwest of Jacksonville, Florida.

The Fitzgerald-Ben Hill County Library is located in the town. The Colony Square Shopping Center, Village Shopping Center, Mann Shopping Center, and Hills Midtown Mall Shopping Center are also located here. The city’s churches include the Bethel African Methodist Episcopal Church, Saint Peter’s Church, Zion Rest Primitive Baptist Church and Church of God. Mallard Point Golf Club is the city’s golf course. The Georgia Cotton Museum and Agrirama showcases exhibits that portray the historical and cultural background of the town. Additionally, higher education is available at the East Central Technical Institute, Mercer University, Georgia College and State University, and Albany State University.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2022 Population	2,241	12,822	14,987
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2022 Estimate	986	5,277	6,168
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$22,128	\$37,269	\$40,568

NEARBY ATTRACTIONS

- **Reed Bingham State Park** - Reed Bingham State Park is a 1,613 acre Georgia state park in Colquitt County and Cook County. The park surrounds a 375 acre lake that is a tourist attraction in southern Georgia.
- **Georgia Veterans Memorial State Park** - Established in 1946 as a memorial to U.S. veterans, Georgia Veterans State Park stretches 1,308 acres and offers an array of recreational activities and overnight accommodations. Perched on picturesque Lake Blackshear, the park includes one of the most naturally beautiful Georgia golf courses, four miles of nature trails, and endless opportunities for fishing, boating, and water recreation.
- **Georgia Museum of Agriculture** - The Georgia Museum of Agriculture is an immersive experience into the agrarian and cultural traditions of the 19th century American South. Take a glimpse into the innovative and storied history of the Wiregrass region of Southern Georgia through hands-on learning experiences and a sweeping landscape of historic sites and artifacts
- **General Coffee State Park** - One of southern Georgia's "best kept secrets," this park is known for agricultural history shown at Heritage Farm, with log cabins, a corn crib, tobacco barn, cane mill and other exhibits. Children enjoy seeing the park's farm animals, which usually include goats, sheep, chickens, pigs and donkeys. Overnight accommodations include camping, cottages and the Burnham House, an elegantly decorated 19th-century cabin perfect for romantic getaways.

Reed Bingham State Park



General Coffee State Park



Reed Bingham State Park



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **179 Ocilla Hwy, Fitzgerald, GA, 31750** ("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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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. 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.

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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 Seller or Matthews Real Estate Investment Services 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 this Offering Memorandum.



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