



FAMILY DOLLAR®

JACKSON, TN

- Single Tenant Fee Simple
- Located on Highly Visible Four Way Signalized Intersection
- Exceeding 21,000 Cars Per Day
- Income Tax Free State of Tennessee
- Over 7,500 College Students within 1 mile radius



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JACKSON, TN

1000 WHITEHALL ST , JACKSON, TN 38301

OFFERING PRICE
\$1,337,000

CAP RATE
7.26%

Net Operating Income	\$97,000
Lease Type	NNN (LL - Roof/Structure)
Years Remaining	4.5 years
Lease Commencement	March 2, 2012
Lease Expiration Date	March 31, 2028
Year Built/Revovated	2013
Rentable Area (SF)	9,157
Lot Size (Acres)	2.75
Primary Term Esclations	10% in each Option Period
Options	5- 5yr
Tenant	Corporate
Parking Spaces	27
Parking Ratio (per 1,000 SF)	2.95
Zoning	B5

*Tenant self maintains the subject property except for roof, structure, and parking lot repairs above \$2,000 per year. Tenant reimburses landlord for insurance and taxes which are subject to caps that increase 5% annually

INVESTMENT HIGHLIGHTS

Excellent Multi-Tenant Investment Opportunity

- Single Tenant Fee Simple Offering; 4.5 Years of Primary Term Remaining
- Corporate Guarantee (NYSE: FDO)
- NNN Lease; Landlord Responsibilities Limited to Roof, Structure, and Parking Lot
- Located on Highly Visible Four Way Signalized Intersection Exceeding 21,000 Cars Per Day
- Income Tax Free State
- Situated on 1.57 Acre Parcel
- 10 Years of Occupancy History
- Sales Reported – Contact Broker

Outstanding Location in Jackson, TN

- Population Exceeding 54,000 within 5-Mile Radius
- Well positioned at entrance to “The Pointe at Boardwalk Apartment Homes” (96 Units)
 - .75 Miles away from Parkway Village Mobile Home Park (125 Units)
- Over 7,500 College Students Attending School within 1 mile radius of site
 - Jackson State Community College (+/- 5,000 Students)
 - Lane College (2,500 Students)
- Located 1.50 Hours from Nashville and Memphis
- 4m+ Industrial Space Located within 5 Miles
- 5,500+ daytime employees working within 1 Mile

Nationally recognized businesses nearby:

- Coca-Cola Bottling and Shipping (43B 2022 Revenue)
- Ryder (12B 202 Revenue)
- Kellogg Co (15.3B 2022 Revenue) with +/- 1,200 employees working at the factory



THE POINTE AT
BOARDWALK
96 UNITS

FAMILY DOLLAR



15,000 VPD

WHITEHALL ST
6,400 VPD



21,400 VPD
@ INTERSECTION





110 EMPLOYEES



25 EMPLOYEES



350 EMPLOYEES



1200 EMPLOYEES



300 EMPLOYEES



40 EMPLOYEES



100 EMPLOYEES



65 EMPLOYEES

FRANKLAND - TAYLOR NATIONAL GUARD
ARMORY



25 EMPLOYEES



THE POINTE AT
BOARDWALK
96 UNITS



21,400 VPD
@ INTERSECTION



WHITEHALL ST



DEMOGRAPHICS		
Radius	Population	Average HH Income
1-Mile	4,768	\$32,578
3-Mile	29,162	\$43,290
5-Mile	54,383	\$52,701



JACKSON STATE
COMMUNITY COLLEGE
5000 STUDENTS



CUPPLES' J&J COMPANY, INC

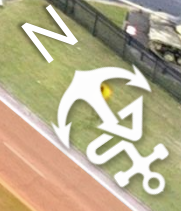


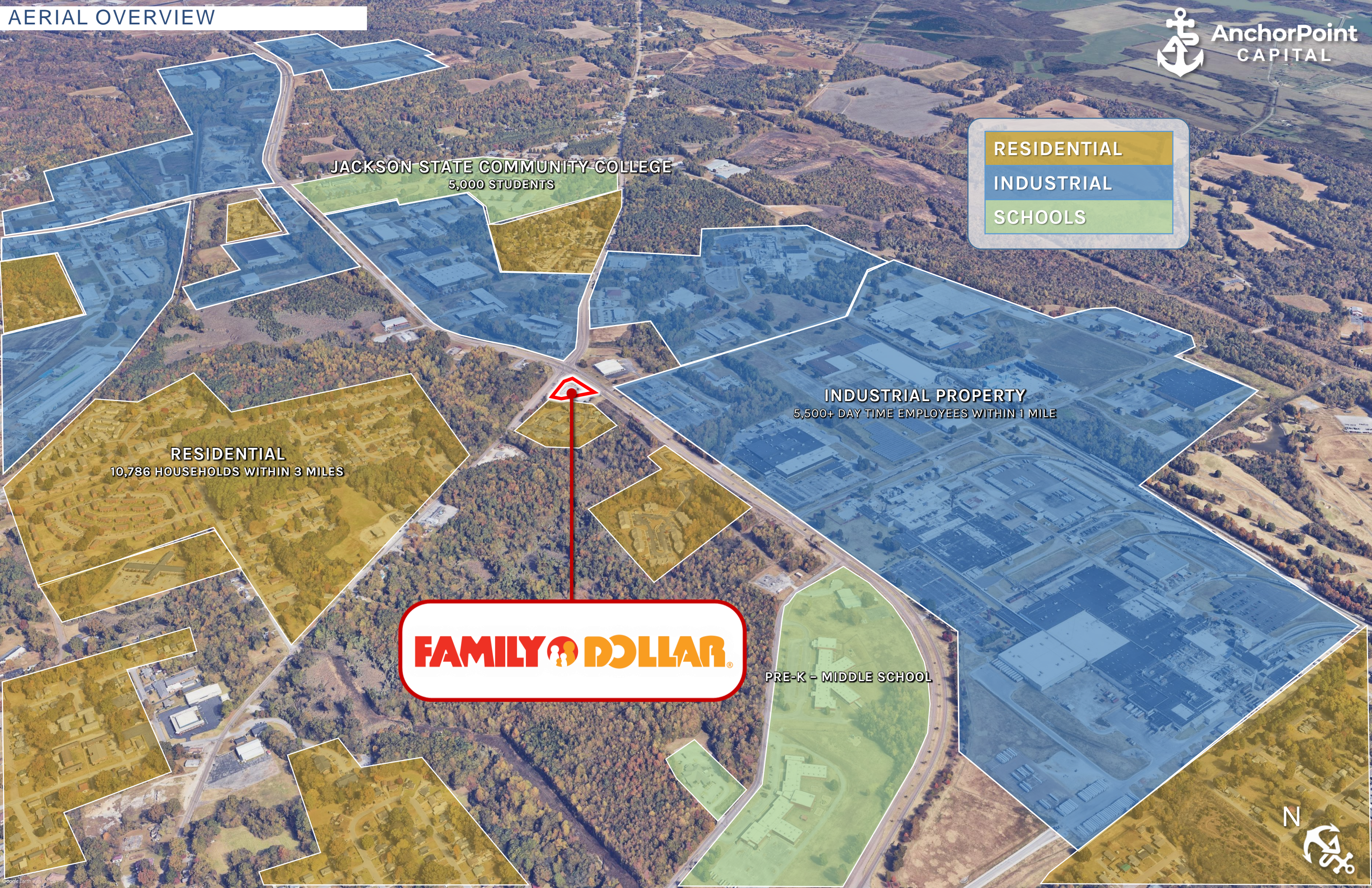
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DEMOGRAPHICS

Radius	Population	Average HH Income
1-Mile	4,768	\$32,578
3-Mile	29,162	\$43,290
5-Mile	54,383	\$52,701









COMPANY	GROSS REVENUE	# OF UNITS	EMPLOYEES
Family Dollar Store	\$10B+	8,000+	55,000+



Family Dollar is an American chain of variety stores that offers a wide range of products at discounted prices, including groceries, household essentials, clothing, and beauty products. The company was founded in 1959 by Leon Levine in Charlotte, North Carolina, and has since expanded to over 8,000 stores across the United States.

In communities, Family Dollar often serves as a convenient and affordable option for low-income families and individuals. The company has also been involved in various philanthropic initiatives, including partnerships with local food banks and disaster relief efforts.

In recent years, Family Dollar has faced increased competition from other discount retailers, such as Dollar General and Dollar Tree. In 2015, Dollar Tree acquired Family Dollar in a \$9.2 billion deal, with the goal of expanding its reach in the discount retail market.

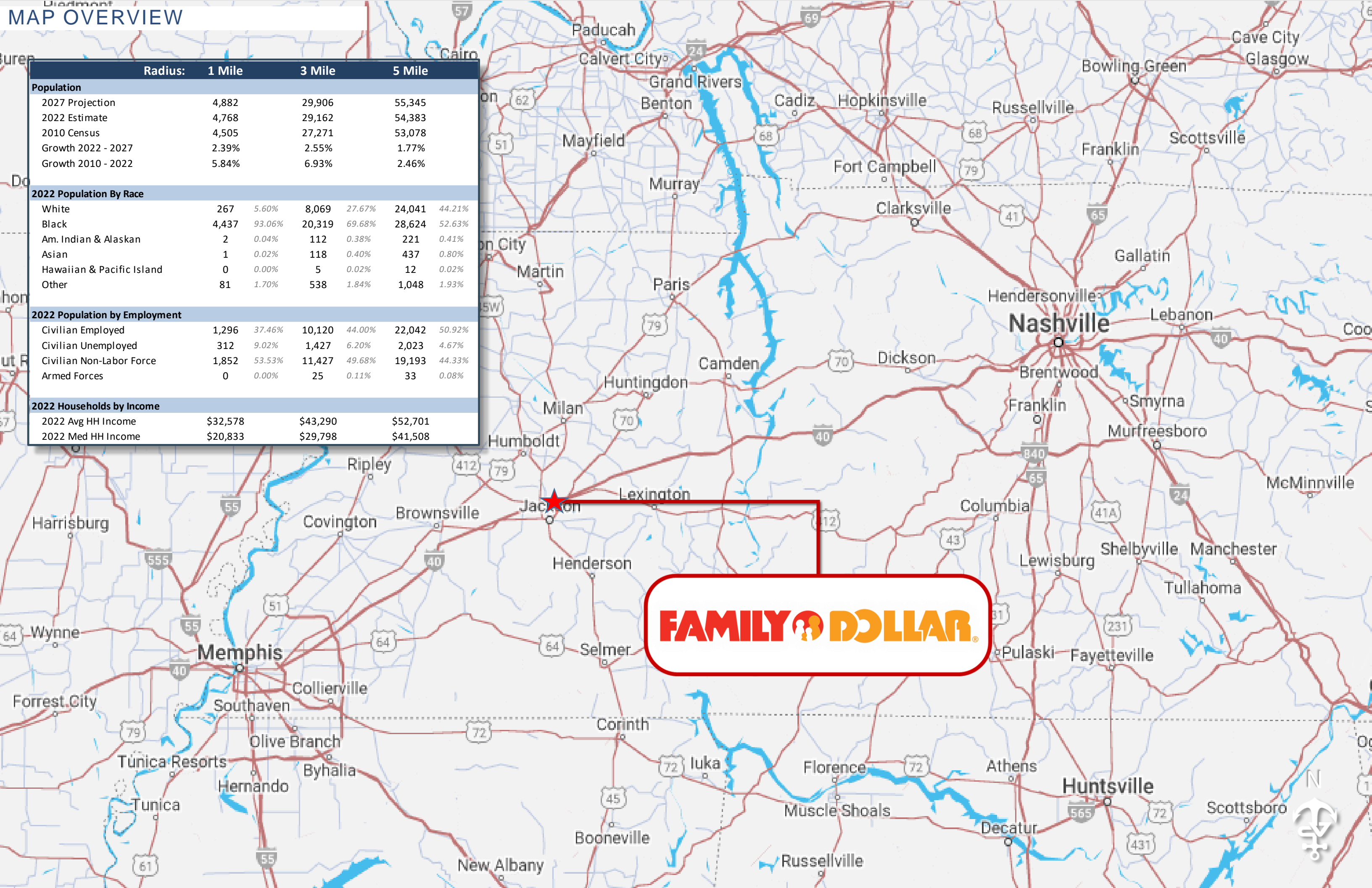
Overall, Family Dollar remains a popular option for budget-conscious shoppers and a recognizable presence in many communities across the United States.

Parent Company: www.familydollar.com



MAP OVERVIEW

Radius:	1 Mile	3 Mile	5 Mile			
Population						
2027 Projection	4,882	29,906	55,345			
2022 Estimate	4,768	29,162	54,383			
2010 Census	4,505	27,271	53,078			
Growth 2022 - 2027	2.39%	2.55%	1.77%			
Growth 2010 - 2022	5.84%	6.93%	2.46%			
2022 Population By Race						
White	267	5.60%	8,069	27.67%	24,041	44.21%
Black	4,437	93.06%	20,319	69.68%	28,624	52.63%
Am. Indian & Alaskan	2	0.04%	112	0.38%	221	0.41%
Asian	1	0.02%	118	0.40%	437	0.80%
Hawaiian & Pacific Island	0	0.00%	5	0.02%	12	0.02%
Other	81	1.70%	538	1.84%	1,048	1.93%
2022 Population by Employment						
Civilian Employed	1,296	37.46%	10,120	44.00%	22,042	50.92%
Civilian Unemployed	312	9.02%	1,427	6.20%	2,023	4.67%
Civilian Non-Labor Force	1,852	53.53%	11,427	49.68%	19,193	44.33%
Armed Forces	0	0.00%	25	0.11%	33	0.08%
2022 Households by Income						
2022 Avg HH Income	\$32,578	\$43,290	\$52,701			
2022 Med HH Income	\$20,833	\$29,798	\$41,508			



Jackson, Tennessee

OVERVIEW

Jackson, Tennessee is a diverse city with a robust economy that includes healthcare, education, manufacturing, and retail sectors. The healthcare industry is the largest employer in the city, while the education sector also plays a vital role. The city is home to several major higher education institutions, such as Jackson State Community College, Union University, and the University of Memphis at Lambuth. The manufacturing sector is also a significant contributor to the economy, with companies such as Delta Faucet, Owens Corning, and Procter & Gamble having operations in the city.

In addition to its diverse economy, Jackson, Tennessee is home to several historic sites, museums, and performance venues. The Casey Jones Village, which celebrates the life of the famous railroad engineer, is a popular destination for visitors and residents alike. The Jackson Symphony Orchestra is one of the most well-known cultural institutions in the city.

Looking ahead, Jackson, Tennessee is well-positioned for future growth, with several significant developments planned in the coming years. The West Tennessee Regional Center for Advanced Manufacturing is one of the most significant projects, and it is expected to attract new businesses to the area and create new jobs. The city is also investing in its downtown area, with several revitalization projects planned, including the development of a new convention center.



JACKSON’S HIGHLIGHTS

- ⚓ Jackson has a diverse economy with strong sectors in healthcare, manufacturing, education and retail.
- ⚓ West Tennessee Healthcare, the largest employer in Jackson, employs 7000 residents in the local area, followed by Jackson-Madison County School System at 1806 employees.
- ⚓ Low unemployment rate and increasing population make it an attractive market for retail businesses.



STATE HIGHLIGHTS



Favorable Business Climate

Tennessee has consistently been ranked as one of the top states in the country for business climate. The state has no income tax, is a pro-business regulatory environment, has a skilled workforce and is strategically located. Additionally, the city of Jackson has invested in the develop of the West Tennessee Regional Center for Advanced Manufacturing.



Growing Population

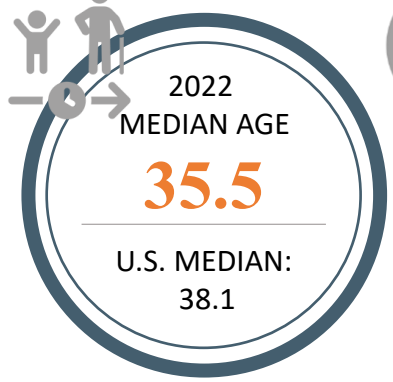
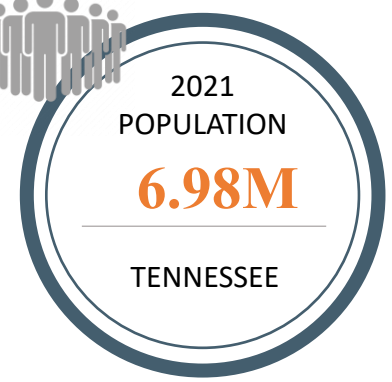
The Tennessee population grew 9.8% from 2010 to 2021, while the US population grew at 7.3% in the same time period. It is expected to continue to grow at a rate of 7.7% through 2030. One of the main driving factors for the growth is the hundreds of thousands of square miles of undeveloped land.



Strategic Location

Nicknamed the “Hub City”, Jackson is strategically located 2 hours drive from Nashville, and 2 hours drive to Memphis. Tennessee as a whole has been ranked #1 in the Southeast for Best Infrastructure by CNBC 2021.

DEMOGRAPHICS





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