



**FAMILY DOLLAR®**

8293 NC Highway 87 | Reidsville, NC 27320

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES





8293 NC Highway 87 | Reidsville, NC 27320

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## EXCLUSIVELY LISTED BY

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# PROPERTY OVERVIEW



## INVESTMENT HIGHLIGHTS

- **Brand New Extension** - Tenant recently executed a 5 year extension, showing further commitment to the site
- **Long-Term Occupancy** – Tenant has been at the site since 2011 and has executed lease extensions
- **Replaceable Rent** - Tenant is paying a very replaceable rent of \$11.00/PSF
- **Multiple Options Remaining** - Family Dollar has 5 options of 5 years each remaining
- **Minimal Landlord Responsibilities** - Landlord only responsible for major capital replacements
- **Strategically Located** - Property is located in front of Rockingham County HS (950+ Students) & across the street from Rockingham County Judicial Center which houses several county offices (Sheriff, Fire Marshall, Court System and Animal Control)
- **Essential Retailer** - Family Dollar is an essential retailer, offering everyday items, groceries, and household products at affordable prices. Family Dollar has demonstrated resilience, even during economic downturns, making it a reliable investment choice.
- **Greensboro MSA** - ±20 miles from downtown Greensboro, the third largest city in North Carolina



# PROPERTY PHOTOS

**FAMILY DOLLAR®**





# FINANCIAL OVERVIEW



**\$1,100,000**

LIST PRICE



**\$88,000**

NOI



**8.00%**

CAP RATE



**±8,000 SF**

GLA



**±0.9 AC**

LOT SIZE



**2011**

YEAR BUILT



## TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Landlords Responsibilities	Roof & Structure
Original Lease Term	10 Years
Rent Commencement Date	1/13/2011
Lease Expiration Date	1/31/2030
Increases	10% in Options
Options	Five, 5 Year Options



# FINANCIAL OVERVIEW



ANNUALIZED OPERATING DATA			
	MONTHLY RENT	ANNUAL RENT	RENT PSF
CURRENT	\$7,333.34	\$88,000.08	\$11.00
OPTION 1	\$8,112.50	\$97,350.00	\$12.17
OPTION 2	\$8,923.75	\$107,085.00	\$13.39
OPTION 3	\$9,816.17	\$117,794.04	\$14.72
OPTION 4	\$10,797.75	\$129,573.00	\$16.20
OPTION 5	\$11,877.50	\$142,530.00	\$17.82





# TENANT PROFILE



When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is THE one-stop shop! As one of the nation's fastest-growing retailers, they offer a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices. Many of their items are \$1 or less, and most items in the store are priced below \$10. They make shopping fun while keeping their shoppers' budgets top of mind.

As shoppers enter their neighborhood Family Dollar, they will discover great values on the name brands they trust in a clean, well-organized store staffed with friendly associates. Their relatively small footprint allows them to open new stores in rural areas, small towns, and large urban neighborhoods, meeting their shoppers right where they are.

In addition to offering quality merchandise at low prices, Family Dollar is committed to serving our communities by supporting the non-profit organizations that work to improve our shoppers' and associates' quality of life. Their company, along with Dollar Tree, has two established funds: Dollar Tree Associate Disaster Relief Fund and FamilyHope, who aid and support associates in times of need and natural disaster.

## HEADQUARTERS

Charlotte, NC

## WEBSITE

[familydollar.com](http://familydollar.com)

## # OF LOCATIONS

±8,245

## YEAR FOUNDED

1959





# AREA OVERVIEW



## REIDSVILLE, NC

Nestled in the Piedmont region of North Carolina, Rockingham County is home to the quaint city of Reidsville. Reidsville, which is well-known for its picturesque scenery and rich history, offers a blend of contemporary conveniences and small-town charm. Historically, manufacturing and agriculture have been the main drivers of Reidsville economy, with the tobacco industry playing a major role. Reidsville has been adjusting to changes in the economy even though the area has been harmed by the reduction in tobacco production. Its economy has been diversified to encompass the manufacturing, healthcare, retail, and service sectors. The city has also worked to draw in new companies, creating an atmosphere that supports employment expansion and economic growth.

Numerous projects have been undertaken in Reidsville with the goal of improving the city's overall quality of life and reviving it. The regeneration of downtown has been the focus of recent projects, which have included restoring historic structures, enhancing the cityscape, and promoting regional companies. The city keeps spending money on facilities and infrastructure that are useful to both locals and tourists. Reidsville is a fantastic area to live, work, and explore because of its rich history, flexible economy, and emphasis on community development. Reidsville offers something to attract everyone, whether it's its scenic surroundings, rich historical legacy, or recreational options.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	4,079	18,298	62,026
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	1,650	7,931	26,648
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$88,232	\$75,031	\$74,523





## GREENSBORO, NC

Greensboro is a city located in the Piedmont region of North Carolina. With a population of over 290,000 people, it is the third-largest city in the state and serves as the county seat of Guilford County. The city has a rich history, dating back to its founding in 1808, and is known for its vibrant arts and culture scene, diverse economy, and numerous higher education institutions.

Greensboro is home to several major colleges and universities, including the University of North Carolina at Greensboro, North Carolina A&T State University, and Guilford College. The city is also home to numerous museums, galleries, and theaters, including the Greensboro Science Center, the Greensboro Historical Museum, and the Carolina Theatre. The city's downtown area is a bustling hub of activity, with numerous restaurants, bars, and shops, as well as a variety of cultural events and festivals.

EMPLOYERS	EMPLOYEES
Cone Health	13,000
Guilford County School System	9,617
US Postal Service	4,700
City of Greensboro	2,934
University of North Carolina, Greensboro	2,748
United Healthcare	2,736
Ralph Lauren	2,681
Volvo Group	2,433
Guilford County Government	2,430
Unifi, Inc.	1,957



## ECONOMY

The economy of Greensboro, North Carolina is diverse and vibrant, with a mix of industries contributing to the city's economic growth. Historically, the city was known for its textile and furniture manufacturing, but in recent years, the economy has diversified to include a range of sectors such as healthcare, finance, logistics, and technology.

Healthcare is one of the fastest-growing industries in Greensboro, with Cone Health being the largest employer in the region. Other notable healthcare providers in the area include the Moses Cone Health System and the Greensboro Imaging Center.

Greensboro is also home to several major financial services companies, including Lincoln Financial Group and BB&T (now Truist Financial Corporation). The city is also home to numerous logistics companies, thanks to its strategic location at the intersection of two major interstates, I-40 and I-85.



The city's technology sector is also growing, with companies such as Volvo Group North America, Honda Aircraft Company, and Syngenta Crop Protection choosing Greensboro as their headquarters. Additionally, the city is home to the North Carolina Center for Automotive Research, which supports research and development in the automotive industry. Greensboro's economy is thriving, with a diverse mix of industries contributing to the city's growth. With its central location, skilled workforce, and business-friendly environment, Greensboro is a great place for businesses to start and grow.





### THE UNIVERSITY OF NORTH CAROLINA AT GREENSBORO

Located west of Downtown Greensboro, the University of North Carolina at Greensboro is part of the University of North Carolina system. Established in 1891, UNC Greensboro is one of the original three UNC System institutions. Over 125 programs are offered across the university's 6 schools and colleges. Popular majors include economics, elementary education, and health studies. The university is one of the most diverse universities in the state with over 20,000 students in attendance. UNC Greensboro has a remarkable impact as it generates an annual economic impact of more than \$1 billion to the Greensboro area.





# AREA TENANT MAP



The Ridge Buffet



WENTWORTH ELEMENTARY  
490 STUDENTS



ROCKINGHAM COUNTRY PARK

Wentworth Post Office

COUNTRY HOME RD



NC HWY 65 ± 12,000 VPD

MOM'S KITCHEN



ROCKINGHAM COMMUNITY COLLEGE  
2,000 STUDENTS

National Guard



ROCKINGHAM COUNTY HIGH SCHOOL  
1,050 STUDENTS



ROCKINGHAM COUNTY MIDDLE SCHOOL  
900 STUDENTS

COUNTRY HOME RD

Judicial Center

FAMILY DOLLAR

SUBJECT PROPERTY



GILLILAND PARK



WENTWORTH TOWN PARK



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8293 NC Highway 87, Reidsville, NC, 27320** (“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. 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 Real Estate Investment Services 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 Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services 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 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 of this Offering Memorandum.

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