



FAMILY DOLLAR



BOSTON 10 MILES

50 CENTRAL AVE
LYNN, MASSACHUSETTS

FAMILY DOLLAR

CONFIDENTIAL
OFFERING MEMORANDUM



OFFERED
FOR SALE

\$2,428,000 | 7.25% CAP

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to offer a freestanding Family Dollar located at 50 Central Avenue in Lynn, Massachusetts. Built in 2014, the 9,180 SF property is operated under a double net lease, with landlord responsibilities limited to roof and structure. The tenant has already exercised its first renewal option, extending the lease through March 2029, showing their commitment to this location. The property currently generates an annual rent of \$176,000.

Positioned in a dense urban trade area just 10 miles north of Boston, the property benefits from strong demographics with more than 105,000 residents within a five-mile radius. With traffic counts of nearly 20,000 vehicles per day and scheduled rent growth of 10% at each five-year option period, the asset offers investors a stable, long-term cash flow opportunity in a high-barrier Greater Boston market, while also providing attractive future redevelopment potential for higher and better use.

TERM	LEASE YEARS	ANNUAL RENT
Current Term (Option 1)	4/1/2024 - 3/31/2029	\$176,000
Option 2	4/1/2029 - 3/31/2034	\$193,600
Option 3	4/1/2034 - 3/31/2039	\$212,960
Option 4	4/1/2044 - 3/31/2049	\$234,256
Option 5	4/1/2054 - 3/31/2059	\$257,682
Option 6	4/1/2064 - 3/31/2069	\$283,450
Option 7	4/1/2074 - 3/31/2079	\$311,795

NOI	\$176,000
CAP	7.25%
PRICE	\$2,428,000

ASSET SNAPSHOT

TENANT NAME	Family Dollar
ADDRESS	50 Central Avenue, Lynn, MA
BUILDING SIZE (GLA)	9,180 SF
LAND SIZE	0.57 AC
YEAR BUILT	2014
SIGNATOR/GUARANTOR	Family Dollar of Massachusetts, Inc.
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof & Structure
LEASE EXPIRATION DATE	3/31/2029
REMAINING TERM	3 Years & 7 Months
NOI	\$176,000



 **53,543** PEOPLE
IN 3 MILE RADIUS

 **\$65,839** AHHI
IN 3 MILE RADIUS

 **4,969** VPD
ON CENTRAL AVE



ESTABLISHED FAMILY DOLLAR

Longstanding corporate Family Dollar tenancy providing secure cash flow with strong brand recognition in the discount retail sector



CURRENT OPTION EXERCISED

Tenant has already committed to its first renewal option through March 2029, demonstrating confidence in the location



DENSE URBAN TRADE AREA REDEVELOPMENT POTENTIAL

Surrounded by over 100,000 residents in Lynn with direct access to Greater Boston, driving consistent retail traffic



EVERYDAY NECESSITY RETAILER

Family Dollar's focus on essential goods and value pricing drives consistent customer demand and dependable store performance



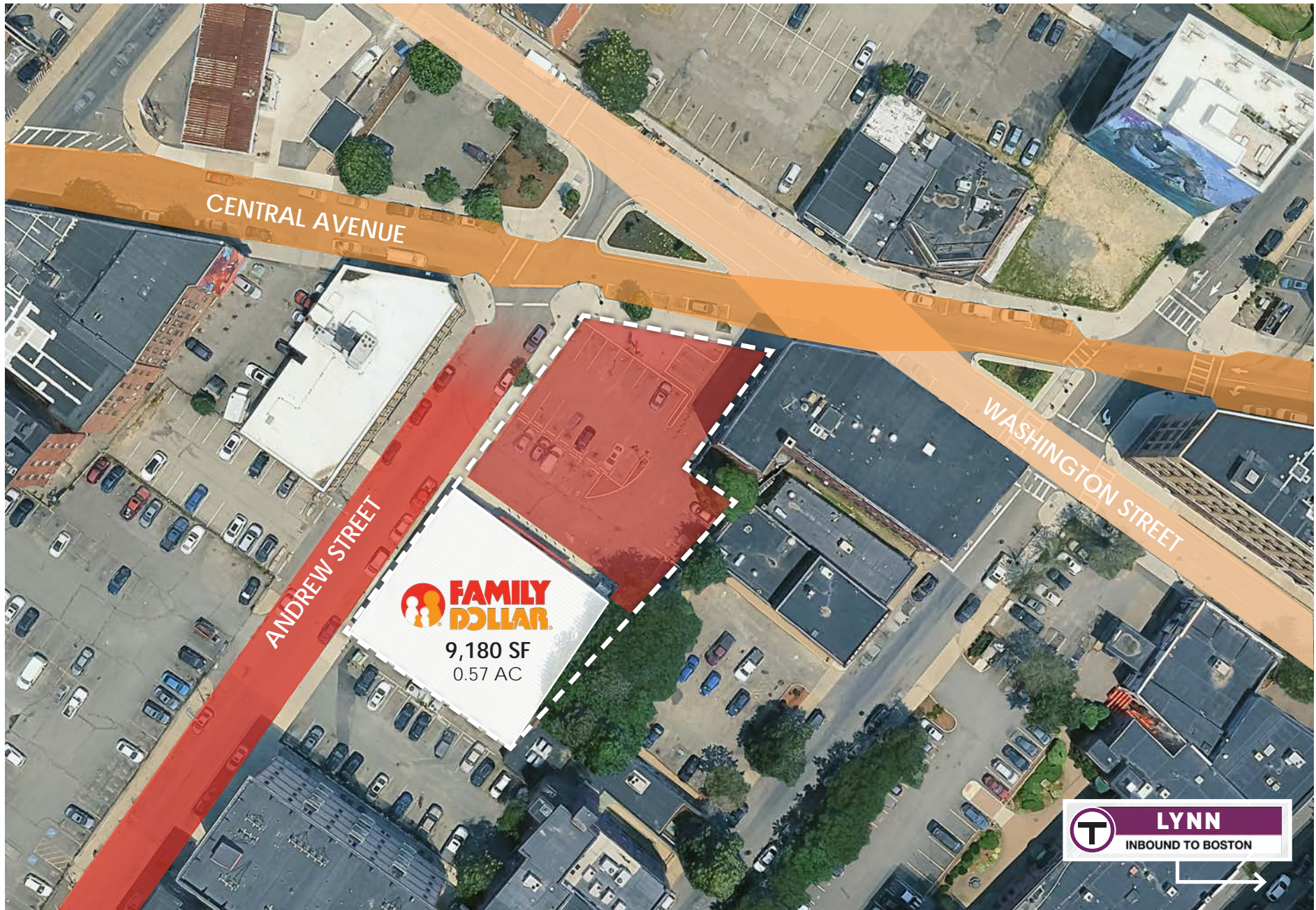
CORPORATE GUARANTY

Backed by Family Dollar of Massachusetts, Inc., providing investors with a secure and creditworthy income stream



ATTRACTIVE RENTAL GROWTH

Structured 10% rent increases throughout every 5-year option period



 **24MV**
APARTMENTS
49 UNITS

NORTH SHORE
COMMUNITY COLLEGE
4,833 ENROLLED

 **HARBOR98**
80-LUXURY CONDOS
NEWLY CONSTRUCTED

NAHANT BEACH

 **LYNN**
INBOUND TO BOSTON

THE CALDWELL
259 APARTMENT UNITS



**FAMILY
DOLLAR**

1 MILE
25,878
PEOPLE
\$58,980
AHHI

3 MILES
53,543
PEOPLE
\$65,839
AHHI

5 MILES
105,879
PEOPLE
\$77,714
AHHI



LYNN ENGLISH
HIGH SCHOOL
2,072 STUDENTS

FRASER FIELD



MARSHALL
MIDDLE SCHOOL
1,310 STUDENTS



HARRINGTON
ELEMENTARY SCHOOL
634 STUDENTS

MARKET BASKET



THE CALDWELL
259 APARTMENT UNITS



NORTH SHORE
COMMUNITY COLLEGE
4,833 ENROLLED

WESTERN AVE 14,464 VPD



HARBOR98
80-LUXURY CONDOS
NEWLY CONSTRUCTED

GE AEROSPACE

THE SHIPWRIGHT
550 MULTIFAMILY UNITS
PHASE 1



NAHANT BEACH

LESSEE	Family Dollar			
SIZE	0.57 Acres			
LEASE TERM	Twenty (20) Years			
RENT COMMENCEMENT DATE	March 16, 2023			
EXPIRATION DATE	March 31, 2029			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term (Option 1)	4/1/2024 - 3/31/2029	\$176,000	\$14,667	\$19.17
Option 2	4/1/2029 - 3/31/2034	\$193,600	\$16,133	\$21.09
Option 3	4/1/2034 - 3/31/2039	\$212,960	\$17,747	\$23.20
Option 4	4/1/2044 - 3/31/2049	\$234,256	\$19,521	\$25.52
Option 5	4/1/2054 - 3/31/2059	\$257,682	\$21,473	\$28.07
Option 6	4/1/2064 - 3/31/2069	\$283,450	\$23,621	\$30.88
Option 7	4/1/2074 - 3/31/2079	\$311,795	\$25,983	\$33.96
GUARANTOR:	Family Dollar of Massachusetts, Inc.			
RENEWAL OPTIONS:	Tenant has seven (7) five (5) year renewal options.			
USE RESTRICTIONS:	None.			
TERMINATION OPTION(S):	None.			
REAL ESTATE TAXES:	Tenant will reimburse Landlord for real estate taxes on the Demised Premises. [section 13]			
COMMON AREA EXPENSES:	Tenant shall be responsible for maintaining the existing landscaping including mowing; snow plowing, removing trash and debris from the parking area and landscaped areas; restriping the parking area; keeping the parking, service and access areas lighted, and repairing parking area lights. [Section 12A] Tenant will maintain and repair all interior and non-structural portions of the building, including; canopy, gutters, downspouts, doors, door closures and glass in windows and doors. [section 12]			
REPAIRS & MAINTENANCE:	Landlord will maintain and keep in good repair and replace when necessary all exterior portions of the building constituting part of the Demised Premises, including the roof, exterior walls, and all structural portions of the building. [section 12]			
UTILITIES:	Tenant will pay directly to the utility providers all deposits required to initiate service and all charges for all Utilities used by Tenant. [section 9]			
INSURANCE:	Landlord will obtain and keep in force a commercial property insurance policy covering the Demised Premises. Tenant shall reimburse Landlord for Landlord's commercial property insurance. [section 11]			
ASSIGNMENT, SUBLETTING & GO DARK:	Tenant will have the right to assign this lease or sublet the Demised Premises only with the Landlord's prior written consent. [section 32]			
ESTOPPEL CERTIFICATE:	Both parties agree to deliver an estoppel certificate within 30 days after a witten request by the other party. [section 33]			
HOLDING OVER:	Tenant may remain in possession at 130% of rent on a month-to-month basis, terminable by either party with 90 days' notice; failure to vacate timely may trigger defand liquidated damages of 150% of rent. [section 22]			

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DOLLAR**

**50 CENTRAL AVE
LYNN, MASSACHUSETTS**

Exclusively Offered By



PRIMARY DEAL CONTACTS

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

BROKER OF RECORD:

Bryan Anderson
#49AN1154847

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