FAMILY DOLLAR

1735 S 4TH ST, ALLENTOWN, PA

RECENT LEASE EXTENSION | ABSOLUTE NNN – DEPRECIABLE ASSET | TOP NATIONAL PERFORMER (PLACER.AI)

Marcus & Millichap
THE DOUGHERTY TEAM

MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE

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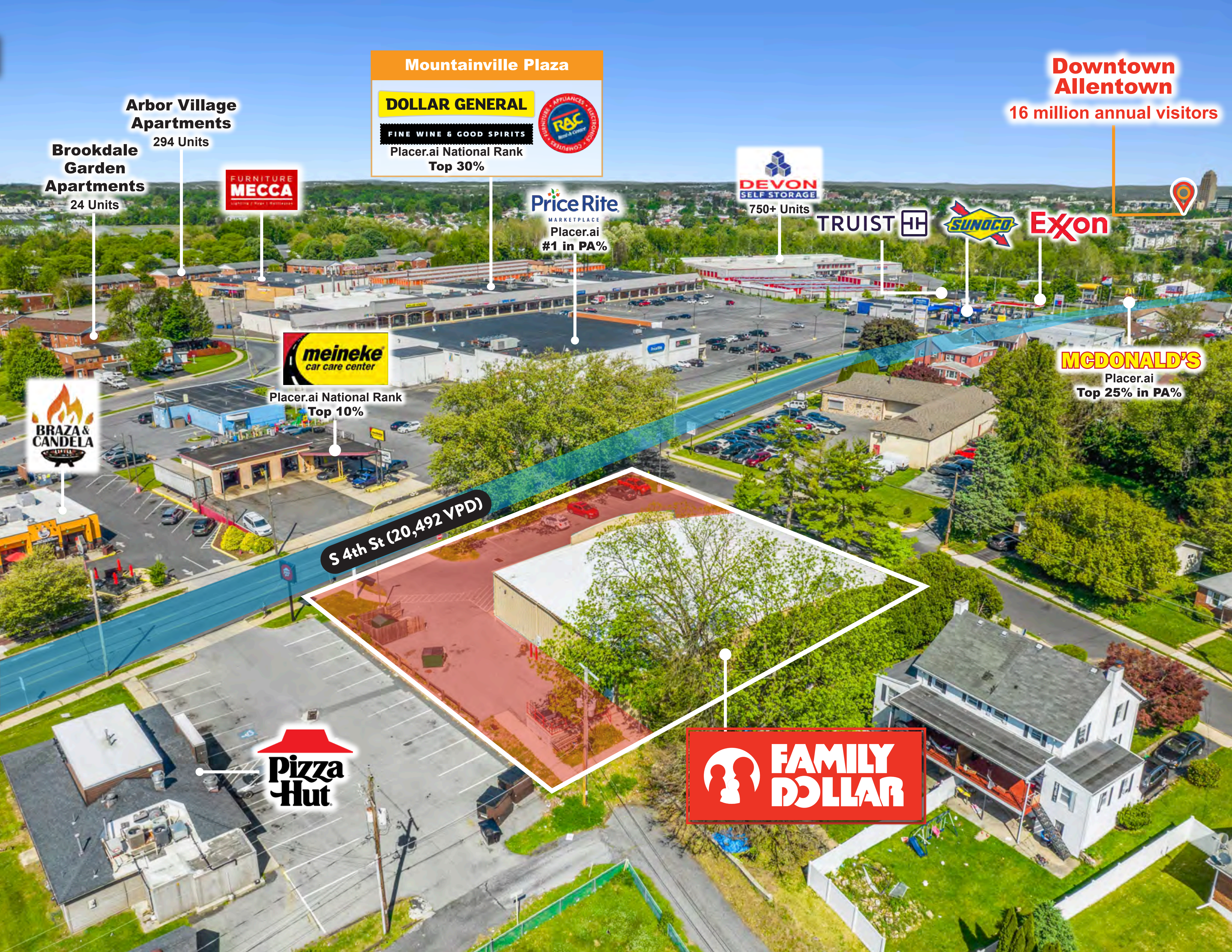
MID ATLANTIC Real Estate Journal
TOP SALES BROKER TEAMS AWARD

CoStar™
POWER BROKER AWARD

CREXI
PLATINUM BROKER AWARD



Mountainville Plaza
DOLLAR GENERAL
FINE WINE & GOOD SPIRITS
Placer.ai National Rank
Top 30%
Downtown
Allentown
16 million annual visitors
Arbor Village
Apartments
294 Units
Brookdale
Garden
Apartments
24 Units
FURNITURE
MECCA
Price Rite
MARKETPLACE
Placer.ai
#1 in PA%
DEVON
SELF STORAGE
750+ Units
TRUIST
SUNOCO
Exxon
meineke
car care center
Placer.ai National Rank
Top 10%
BRAZA & CANDELA
MCDONALD'S
Placer.ai
Top 25% in PA%
S 4th St (20,492 VPD)
Pizza Hut
FAMILY DOLLAR


CVS
Placer.ai National Rank
Top 30%
POPEYES
Placer.ai
Top 35% in PA
AutoZone
Placer.ai National Rank
Top 25%
Hiram W Dodd Elementary
684 Students
WELLS FARGO
$181M+ in deposits
TACO BELL
Burger King
South Mountain Middle School
966 Students
The 4th Street Shops
Aaron's
Advance Auto Parts
WALGREENS
Placer.ai
Top 35% in PA
Top 40% Nationally
Southside Neighborhood
31K+ residents
KFC
Placer.ai National Rank
Top 40%
S 5th St (2,300 VPD)
7 ELEVEN
BRAZA & CANDELA
meineke car care center
Placer.ai National Rank
Top 10%
S 4th St (20,492 VPD)
Pizza Hut
FAMILY DOLLAR

INVESTMENT OVERVIEW
FAMILY DOLLAR | ALLENTOWN, PA

FAMILY DOLLAR

$1,986,070
ASKING PRICE

7.25%
CAP RATE

$143,990
NOI

1735 S 4TH STREET, ALLENTOWN, PA

PROPERTY OVERVIEW	
Gross Leasable Area	8,320 SF
Lot Size	0.66 Acres
Year Built	2018
Parking Spaces	22
Zoning	B-3

LEASE OVERVIEW	
Tenant	Family Dollar Stores, LLC
Guarantor	Corporate
Ownership	Fee Simple
Lease Type	Absolute NNN
Lease Commencement	10/1/18
Base Term	20 Years
Term Remaining	12.3 Years
Taxes | Insurance | CAM	Tenant
Roof & Structure	Tenant
Parking Lot	Tenant
HVAC	Tenant
Utilities	Tenant
Right of First Refusal	30 Days

ABSOLUTE NNN SALE

Base Term	Start Date	End Date	Ann. Rent	Mo. Rent	$/SF	Increases
Years 1-10 (Current)	10/1/18	9/30/28	$143,990	$11,999	$17.31	-
Years 11-15	10/1/28	9/30/33	$151,190	$12,599	$18.17	5.0%
Years 16-20 (Option 1 - Extension)	10/1/33	9/30/38	$158,749	$13,229	$19.08	5.0%
Option Terms						
Years 21-25 (Option 2)	10/1/38	9/30/43	$166,686	$13,891	$20.03	5.0%
Years 26-30 (Option 3)	10/1/43	9/30/48	$175,021	$14,585	$21.04	5.0%
Years 31-35 (Option 4)	10/1/48	9/30/53	$183,772	$15,314	$22.09	5.0%
Years 36-40 (Option 5)	10/1/53	9/30/58	$192,960	$16,080	$23.19	5.0%
Years 41-45 (Option 6)	10/1/58	9/30/63	$202,608	$16,884	$24.35	5.0%

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FINANCING DETAILS:

Interest Rate	6.25% - 6.50%
LTV	65%-70%
Amortization	25 Years

RECENT LEASE EXTENSION | LONG-TERM COMMITMENT

- Family Dollar recently extended its lease, demonstrating long-term commitment to the site
- Over 12 years of remaining lease term provide durable cash flow visibility

BUILT-IN NOI GROWTH

- Lease includes 5% rental increases every 5 years during the base term
- Continued 5% increases throughout all remaining 5-year option periods

STRONG SITE PERFORMANCE | TOP 31% NATIONWIDE LOCATION

- Property ranks in the top 31% of locations nationally based on annual visits
- Demonstrates strong and consistent customer traffic levels at the site

ABSOLUTE NNN LEASE STRUCTURE | PASSIVE INVESTMENT

- Tenant is responsible for taxes, insurance, and maintenance

FEE SIMPLE OWNERSHIP | TAX DEPRECIATION

- Tax depreciation benefits enhance investor value
- Fee simple ownership offers long-term control of the underlying real estate

3RD LARGEST CITY IN PA | DENSE POPULATION

- Positioned along South 4th Street with approximately 20,000 vehicles per day
- Serves nearly 250,000 residents within a 5-mile radius in Allentown

GROWTH MARKET | EXPECTED POPULATION GROWTH

- Surrounding population projected to continue growing over the next five years
- Expanding consumer base supports long-term retail demand and tenant performance

POSITIVE TENANT OUTLOOK

- Family Dollar generated approximately $13 billion in revenue in fiscal year 2025
- Reported 2.5% comparable sales growth and projects continued positive growth in 2026

DENSE RETAIL CORRIDOR

- Located across from Price Rite and adjacent to nationally ranked retailers
- Nearby retailers include: Wawa (top 20% nationwide), KFC (top 31%), and Popeyes (top 41%)

PROXIMITY TO MAJOR UNIVERSITIES

- Within 5 miles of Lehigh University, home to approximately 8,000 students and ranked in the top 50 universities in the nation
- Within 4.5 miles of Muhlenberg College with approximately 2,000 students

NEARBY REGIONAL AIRPORT

- Located near Allentown Queen City Municipal Airport, which supports more than 25,000 flight operations annually

LEASE ABSTRACT

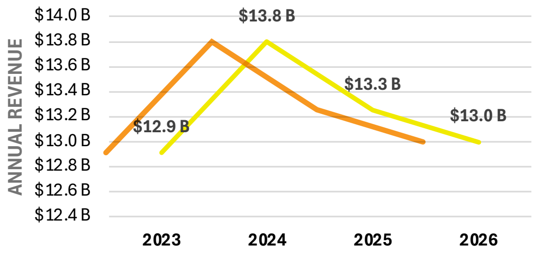
FAMILY DOLLAR // ALLENTOWN, PA

Tenant Legal Name	Family Dollar Stores, LLC
Guarantor	Corporate
Square Footage	8,320 SF
Expiration Date	September 30, 2038
Current Options	6, 5-Year Options (Autorenewal)
Option Notice	180 days
Option Notice Date	April 3, 2038
Estoppel/SNDA	Estoppel: 30 days SNDA: 30 days
Taxes	Tenant shall pay all Real Estate Taxes directly to the taxing authority in a timely manner.
Insurance	Tenant shall, at its sole cost and expense, maintain a commercial property and liability insurance policy for the duration of the Lease term.
CAM	Tenant shall self, at its sole cost and expense, maintain the entire Premises, including the building, parking areas, landscaped areas, and any other portions of the Premises.
Utilities	Tenant shall, at its sole cost and expense, pay all utility charges for any utilities used on the Premises directly to the utility provider
Roof & Structure	Tenant shall, at its sole cost and expense, maintain, repair and replace all structural portions of the Premises, including the roof.
Parking Lot	Tenant shall, at its sole cost and expense, maintain, repair, and replace the parking areas, landscaped areas, and access areas.
HVAC (Maint & Replacement)	Tenant shall, at its sole cost and expense, maintain, repair, and replace the HVAC system(s) serving the Premises.
Exclusive	Landlord agrees that neither the Landlord or any entity controlled by Landlord will lease or sell any portion of any property contiguous with or connected to the Premises to any discount store, including Dollar Stores, Walmart, or any store operated by Variety Wholesalers.
Permitted Use	Tenant shall be allowed to use the Premises for the conduct of a variety store, discount store, dollar store, or variety discount store.
ROFR	30 days
Assignment Note	Pending written Landlord's consent, Tenant shall have the ongoing right to assign the Lease or sublet the Premises during the entire Lease term. Tenant shall remain liable

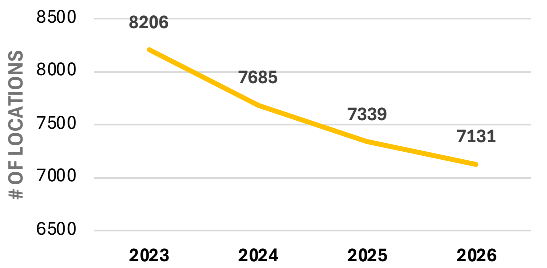
COMPANY OVERVIEW

Founded	1959
Number of Locations	7,131
Type	Private
Headquarters	Chesapeake, VA
Sales	$13B

COMPANY SALES



STORE LOCATIONS



FAMILY DOLLAR

FAST FACTS:
- 7,000+ locations nationwide
- Offers affordable essentials: groceries, household items, personal care
- Neighborhood-sized stores for high convenience and accessibility

2026 BUSINESS PLAN INITIATIVES:
- Product Strategy: Predictive analytics to improve product mix & reduce markdowns
- Digital Expansion: Launched mobile app with digital coupons & promotions
- Store Format Refresh: New layouts with improved space & more refrigeration
- Employee Focus: Wage investments and training to improve in-store experience
- Supply Chain Upgrades: Added distribution capacity and automation improvements

FAMILY DOLLAR – 2025 BUYOUT NEWS:
- $1 Billion Buyout by Private Equity | In a major retail shakeup, Family Dollar was acquired by Brigade Capital Management and Macellum Capital Management, two NYC-based private equity firms focused on retail turnarounds and operational optimization. The acquisition is expected to bring significant capital investment, merchandising improvements, and portfolio growth.

KEY TENANT HIGHLIGHTS:

Strong Fiscal Performance: Family Dollar reported solid fiscal results supported by improving operational execution and continued progress across its core value initiatives.

New Store Format Pilot: The company is testing a new smaller-format store model aimed at improving urban market penetration while supporting its broader 2026 performance strategy.

2026 Growth & Optimization Outlook: Family Dollar is targeting roughly 25% EBITDA growth in FY2026 alongside positive same-store sales, store closures of underperforming locations, and continued balance sheet improvement following its separation from Dollar Tree.

Revenue Growth + Store Optimization
Despite ~$13B in revenue and positive comps, Family Dollar is closing underperforming stores while improving net debt and expecting continued sales growth.

VILLAGE WEST
GIANT
Placer.ai National Rank
Top 40%
CVS
CHIPOTLE MEXICAN GRILL
Muhlenberg College
2,100 Students
Lehigh Valley Hospital
17th Street
60+ beds
St Luke's HOSPITAL
280 beds
DOWNTOWN ALLENTOWN
Lehigh Valley Health Network
800 employees
MOUNTAINVILLE PLAZA
FINE WINE & GOOD SPIRITS
Placer.ai National Rank
Top 30%
DOLLAR GENERAL
Price Rite MARKETPLACE
Placer.ai
#1 in PA
FAMILY DOLLAR
1735 S 4th Street
CEDAR CREST COLLEGE
1,500+ Students
Dorney Park & Wildwater Kingdom
1.5 Million
Annual Visitors
ALDI
Placer.ai
National Rank
Top 20%
PARKWAY CENTER
FAMILY DOLLAR
Placer.ai
#1 in PA
#11 in Chain
IHOP
Placer.ai
Top 5% in PA
DUNKIN'
SALISBURY HIGH SCHOOL
550 Students Enrolled
1 Mile Away
Lehigh Valley Hospital
Cedar Crest
877 beds
XLL
Allentown Queen City
Municipal Airport
REDNER'S
Placer.ai
#6 in Chain
SOUTH MOUNTAIN MIDDLE SCHOOL
SMMS
966 Students Enrolled
I-78 (95k+ VPD)
INTERSTATE 78

DEMOGRAPHICS

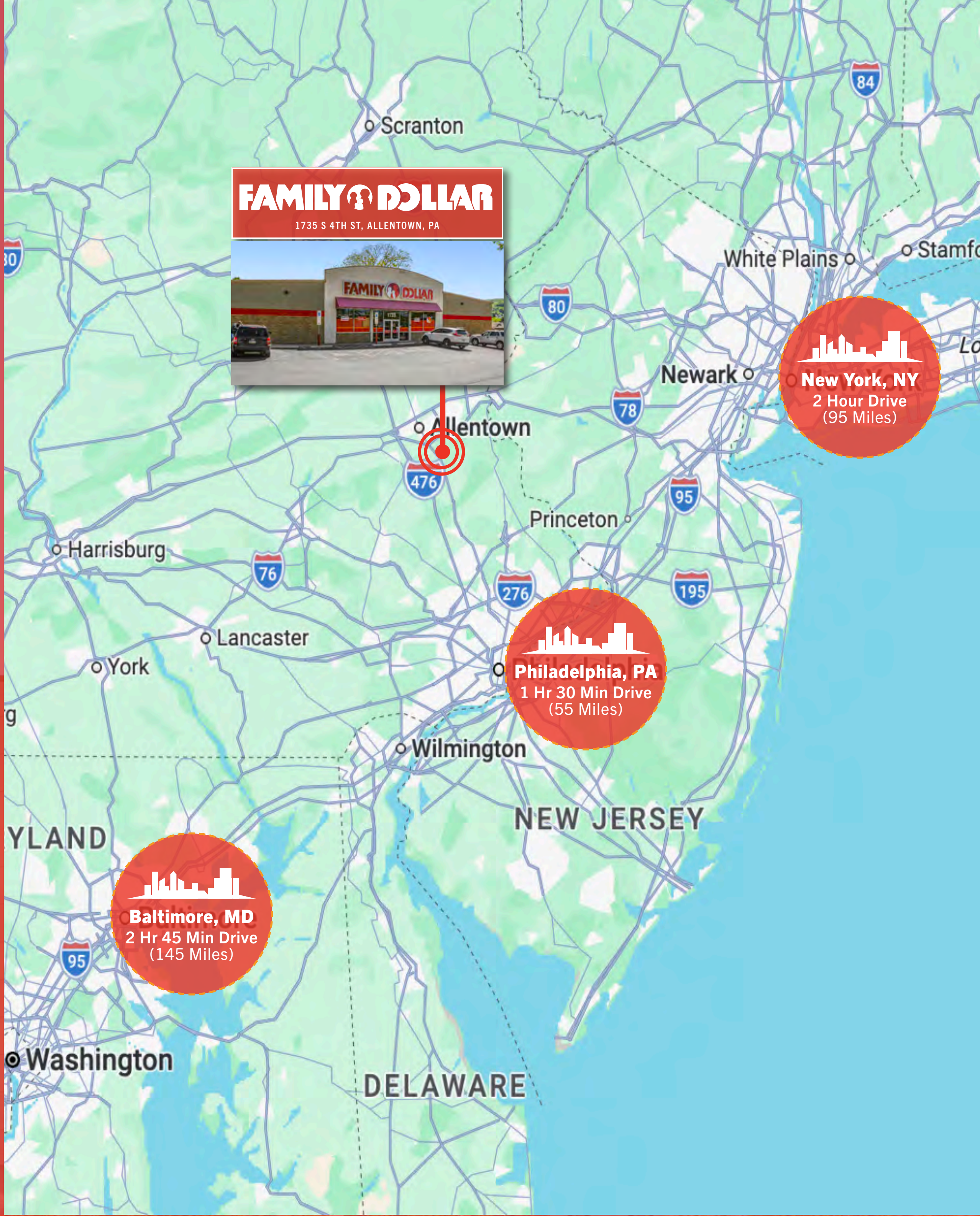
FAMILY DOLLAR // ALLENTOWN, PA

POPULATION	1-MILE	3-MILE	5-MILES
2024 Population	21,738	125,770	249,871
2029 Population Est.	21,890	126,758	251,838

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2024 Households	7,837	45,920	94,501
2029 Household Est.	7,889	46,331	95,316

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2024 Average HH Income	$70,926	$64,847	$78,524
2024 Median HH Income	$59,168	$48,274	$57,255

EMPLOYMENT	1-MILE	3-MILE	5-MILES
Businesses	436	5,535	16,115



EXCLUSIVE OFFERING

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FAMILY DOLLAR

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