OFFERING MEMORANDUM

HARD CORNER SIGNALIZED INTERSECTION | CORPORATE GUARANTY | 11+ YEAR OPERATING HISTORY

3120 26TH ST N, BIRMINGHAM, AL 35207

Marcus & Millichap
THE ESTEVES GROUP

EXCLUSIVELY LISTED BY

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OFFERING MEMORANDUM

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OFFERING SUMMARY

FAMILY DOLLAR - BIRMINGHAM, AL

Marcus & Millichap is pleased to exclusively present for sale this net-leased Family Dollar located at 3120 26th Street North in Birmingham, Alabama, less than three miles from Downtown Birmingham. The subject property features a 9,085-square-foot freestanding building situated on a ±1.20-acre parcel at the signalized intersection of 26th Street North and 31st Alley North. The property offers ample dedicated parking, excellent visibility and access, and more than 390 feet of combined street frontage.

Positioned along 26th Street North / U.S. Highway 31, a highly trafficked thoroughfare and one of North Birmingham's primary commercial corridors, the property benefits from strong visibility, convenient access, and direct connectivity to some of the city's densest employment and residential nodes. U.S. Highway 31 connects the North Birmingham trade area directly to Downtown Birmingham via Carraway Boulevard and the I-20/59 interchange, while Interstate 65 (Exit 266) and Finley Boulevard (SR-378) are located just minutes from the site. The surrounding corridor is supported by a dense, established residential base and limited competing discount retail, reinforcing the location's strength as a high-frequency, needs-based destination.

The property is situated within a stable and recession-resistant market supported by healthcare, higher education, banking, and advanced manufacturing. Birmingham is the economic center of Alabama's largest metropolitan area, with a population of approximately 1.1 million. The market is anchored by the University of Alabama at Birmingham (UAB), the state's largest single employer, with more than 28,000 employees and an annual economic impact exceeding $12 billion. The metro is further supported by Regions Financial, a Fortune 500 company headquartered in Birmingham, along with St. Vincent's and Grandview health systems and a robust industrial and manufacturing base, generating consistent year-round employment and consumer demand. The immediate trade area features a dense, value-oriented consumer base that aligns well with the dollar-store format and its emphasis on everyday, needs-based retail.

The subject property is leased on a double-net basis, with limited landlord responsibilities primarily confined to the roof and structure, and has approximately 3.6 years remaining on the current lease term through March 31, 2030. The lease features attractive 10 percent rent increases in each of the five remaining five-year renewal options. The options are automatic (self-exercising), providing the potential for continuous tenancy through March 31, 2055. Current annual rent is $138,386 and is backed by a corporate guarantee from Family Dollar Stores, Inc. The tenant has operated continuously at this location for more than 11 years since the property was originally built to suit in 2015, demonstrating an established operating history and long-term commitment to the site.

Founded in 1959, Family Dollar is one of the nation's largest small-box discount retailers, operating more than 8,000 neighborhood stores across 48 states. The company serves millions of customers each week through a broad assortment of everyday essentials, including food and beverages, household goods, health and beauty products, apparel, and seasonal merchandise, offered at value-oriented price points. The company's focus on essential, everyday merchandise has positioned Family Dollar as an internet-resistant and recession-resilient retailer serving communities throughout the country. In July 2025, Family Dollar was acquired from Dollar Tree, Inc. by affiliates of Brigade Capital Management and Macellum Capital Management, reestablishing the brand as an independent, privately held company headquartered in Chesapeake, Virginia.

PROPERTY HIGHLIGHTS

- Corporate Guarantee | Lease Guaranteed by Family Dollar Stores, Inc.
- Strong National Brand | 8,000+ Family Dollar Locations Nationwide
- $13 Billion in Revenue (2025)
- Established Operating History | 11+ Years of Continuous Operations at This 2015 Build-to-Suit Location
- 10% Rental Increases Every Five Years | Five Automatic (Self-Exercising) Renewal Options Extending Through 2055
- Passive Ownership Structure | Double-Net Lease with Landlord Responsibilities Limited to Roof & Structure
- Signalized Hard Corner | ±390 Feet of Frontage Along 26th Street North / U.S. Highway 31
- Excellent Regional Accessibility | Minutes From I-65, I-20/59, Finley Boulevard (SR-378) & Downtown Birmingham
- Birmingham MSA | Alabama's Largest Metropolitan Area With ±1.1 Million Residents
- Recession-Resistant Tenancy | Needs-Based, Internet-Resistant Discount Retail Format
- Strong Demographics | 112,523 Trade Area Population Supporting Daily-Needs Retail
- Less Than 3 Miles from Downtown Birmingham

FINANCIAL SUMMARY

FAMILY DOLLAR - BIRMINGHAM, AL

PROPERTY DETAILS

Lot Size	1.18 Acres
Gross Leasable Area	9,085 SF
Type of Ownership	Fee Simple
Year Built / Renovated	2015

FINANCIAL OVERVIEW

Price	$1,628,070
Capitalization Rate	8.5%
Price/SF	$179

LEASE SUMMARY

Trade Name	Family Dollar
Tenant	Corporate
Ownership	Private
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Term	10 Years
Lease Commencement	2/17/2015
Expiration Date of Base Term	3/31/2030
Term Remaining on Lease	3+ Years
Increases	10% Increases Every 5-Years
Renewal Options	Five 5-Year Options
Property Type	Net Leased Discount
Landlord Responsibility	Roof and Structure
Tenant Responsibility	All other Items
Right of First Refusal	N/A

PROPERTY RENT DATA

Year	Annual Rent	Monthly Rent
04/01/2025 - 03/31/2030 (Option 1 – Current)	$11,532	$138,386
04/01/2030 - 03/31/2035 (Option 2)	$12,685	$152,224
04/01/2035 - 03/31/2040 (Option 3)	$13,954	$167,446
04/01/2040 - 03/31/2045 (Option 4)	$15,349	$184,191
04/01/2045 - 03/31/2050 (Option 5)	$16,884	$202,610
04/01/2050 - 03/31/2055 (Option 6)	$18,573	$222,871

LOCAL MARKET AERIAL MAP

FAMILY DOLLAR - BIRMINGHAM, AL

SITE PLAN AERIAL MAP

FAMILY DOLLAR - BIRMINGHAM, AL

TENANT OVERVIEW

FAMILY DOLLAR - BIRMINGHAM, AL

TENANT OVERVIEW

Name	Family Dollar
Ownership	Privately Held (Owned by Brigade Capital Management, Macellum Capital Management & Arkhouse Management Co.)
Annual Revenue	Approximately $13+ Billion (latest reported annual sales prior to privatization)
Locations	8,000+ Stores
Headquarters	Chesapeake, Virginia
Website	familydollar.com

TENANT HIGHLIGHTS

ABOUT

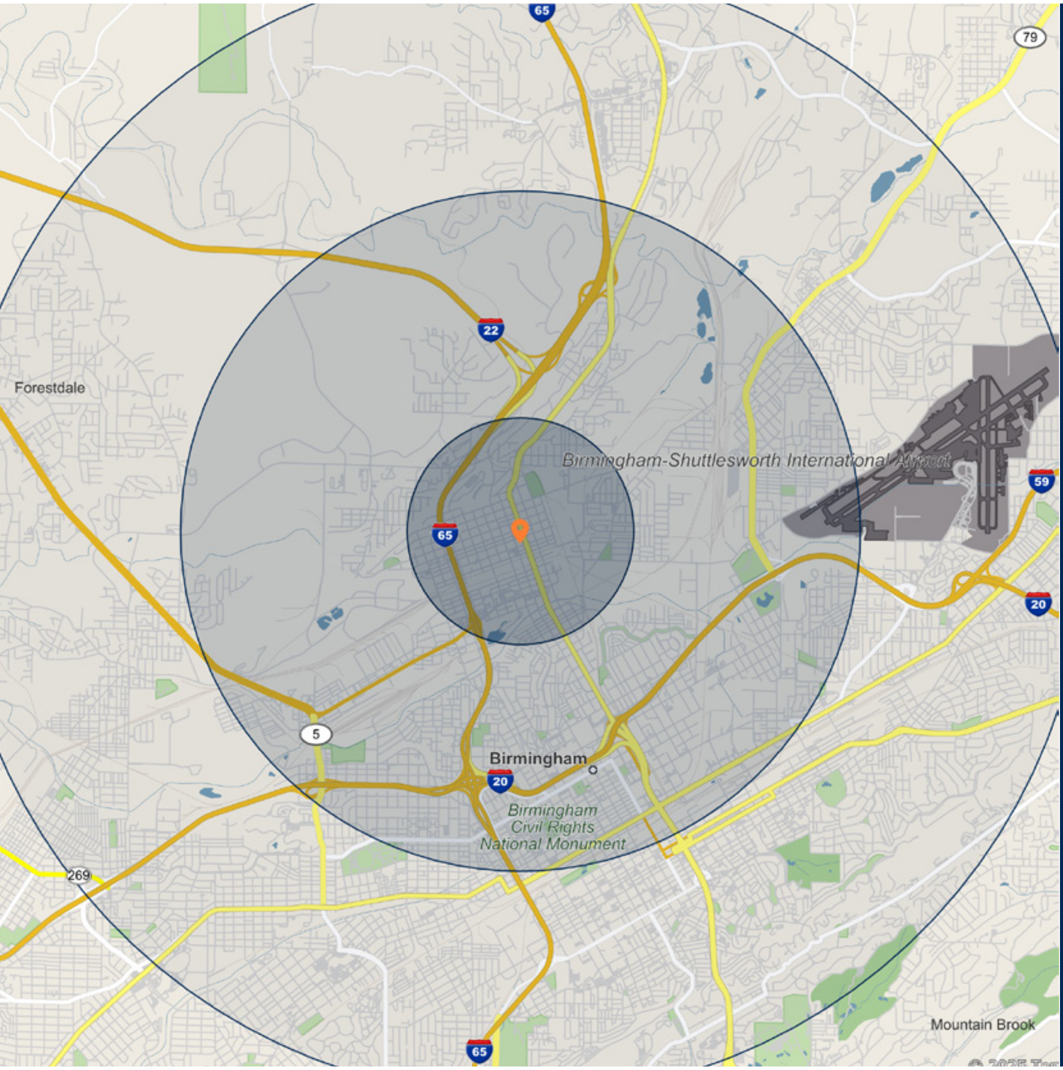
Founded in 1959, Family Dollar is one of the nation's largest neighborhood discount retailers, offering a broad assortment of value-priced merchandise including food, household essentials, health and beauty products, apparel, seasonal merchandise, and everyday consumables. Operating more than 8,000 stores across 48 states, the company serves millions of customers each week by providing convenient access to affordable necessities in urban, suburban, and rural communities.

THE CORPORATION

In July 2025, Family Dollar was acquired from Dollar Tree and reestablished as an independent, privately held company owned by affiliates of Brigade Capital Management, Macellum Capital Management, and Arkhouse Management Co. Under new ownership, the company is focused on strengthening operations, enhancing merchandising, and returning to its core mission of serving value-conscious consumers while continuing to operate from its headquarters in Chesapeake, Virginia

DEMOGRAPHICS

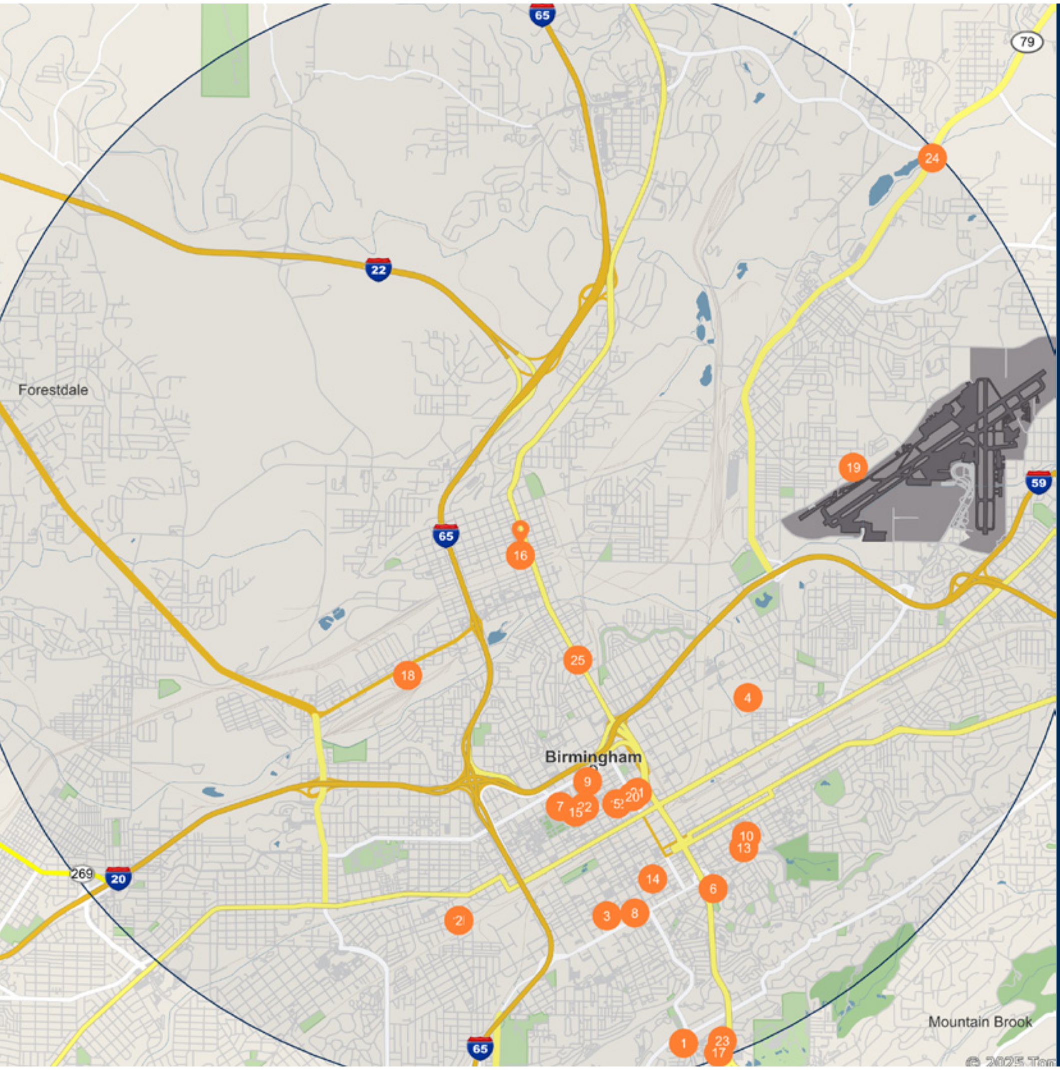
FAMILY DOLLAR - BIRMINGHAM, AL



POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	4,054	28,437	112,523
2025 Estimate	4,060	28,383	111,951
2020 Census	4,300	29,721	115,187
2010 Census	4,924	33,954	121,180
HOUSEHOLD INCOME			
Average	$31,599	$46,810	$69,403
Median	$24,075	$36,344	$54,822
Per Capita	$14,498	$22,480	$34,314
HOUSEHOLDS			
2030 Projection	1,885	12,999	53,926
2025 Estimate	1,874	12,862	53,156
2020 Census	1,851	12,606	51,687
2010 Census	2,047	13,366	51,622
HOUSING			
Median Home Value	$65,388	$81,787	$174,974
EMPLOYMENT			
2025 Daytime Population	6,170	80,156	225,983
2025 Unemployment	3.09%	3.01%	2.38%
Average Time Traveled (Minutes)	27	25	23
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	1.92%	2.78%	1.94%
Some College (13-15)	41.30%	38.47%	30.89%
Associate Degree Only	15.56%	16.74%	15.74%
Bachelor's Degree Only	10.62%	8.00%	7.33%
Graduate Degree	9.75%	17.21%	32.32%

DEMOGRAPHICS

FAMILY DOLLAR - BIRMINGHAM, AL



	Major Employers	Employees
1	Jefferson County Board Educatn-	5,000
2	Diversified Maint Systems LLC-	3,811
3	Childrens Hospital of Alabama-CHILDRENS OF ALABAMA	2,854
4	Crothall Healthcare Inc-	2,416
5	Infinity Property & Cslty Corp-	2,200
6	St Vincents Birmingham-Uab St Vincents	1,400
7	Alabama Power Company-SOUTHERN COMPANY	1,300
8	Veterans Health Administration-Birmingham V A Medical Center	1,250
9	Jefferson County Alabama-	1,200
10	Crothall Services Group-	1,154
11	Sterigen LLC-	1,016
12	Infinity Casualty Insurance Co-	1,000
13	Brasfield & Gorrie LLC-	984
14	University Ala Hlth Svcs Fndti-	750
15	Paragon Systems Inc-	651
16	Bfw Liquidation LLC-Brunos Supermarkets	633
17	Servisfirst Bank-	617
18	United Scrap Metal Al LLC-	603
19	Coca-Cola Bottling Co Untd Inc-Coca-Cola	600
20	Hughes Supply Inc-	575
21	United States Postal Service-US Post Office	532
22	Regions Financial Corporation-REGIONS	507
23	Tramesra LLC-	500
24	Thompson Tractor Co Inc-Caterpillar Authorized Dealer	500
25	Carraway Methdst Hlth Systems-Carraway Methodist Medical Ctr	500

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