



OFFERING MEMORANDUM

FAMILY DOLLAR NN INVESTMENT OPPORTUNITY

9.2% CAP RATE | MAGNOLIA, KY



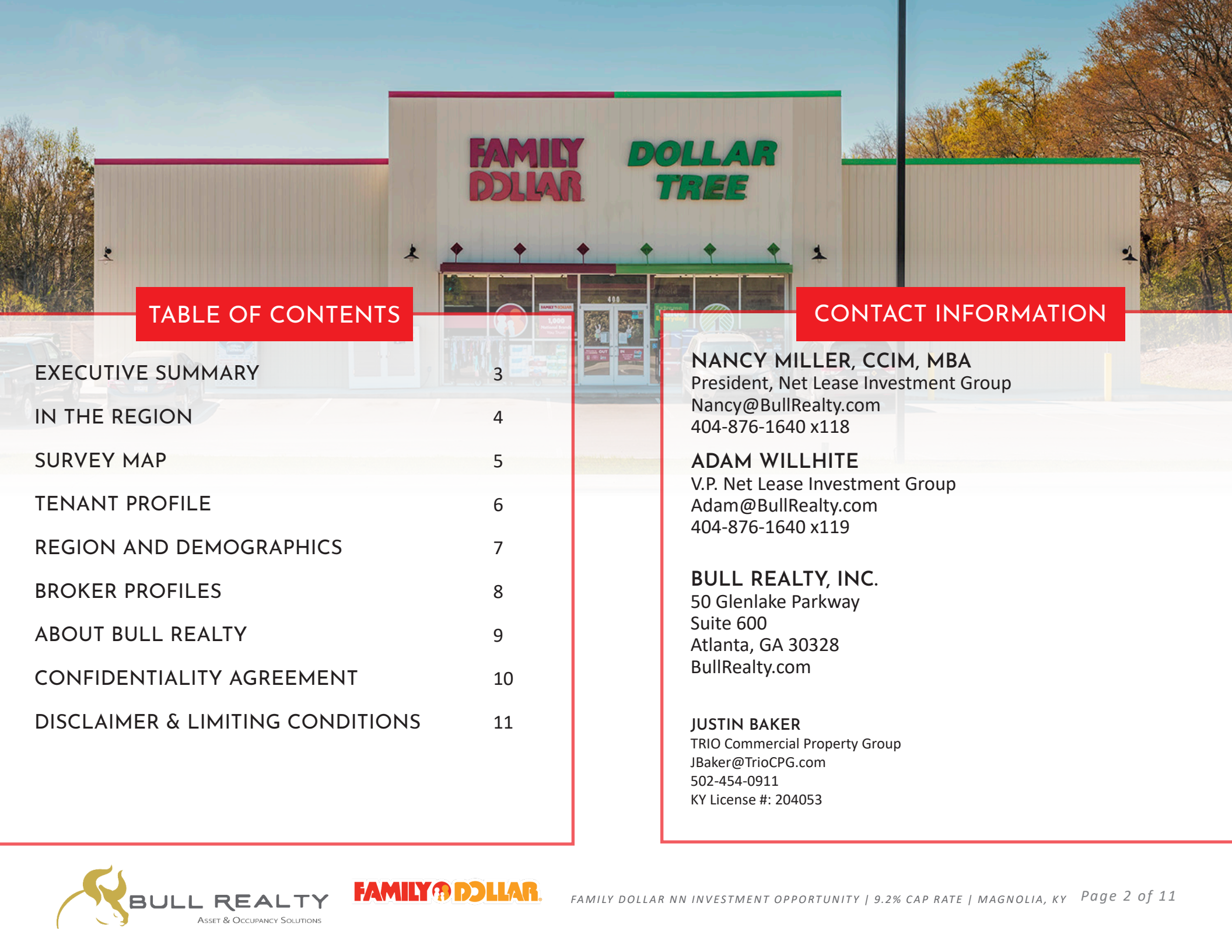


TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
IN THE REGION	4
SURVEY MAP	5
TENANT PROFILE	6
REGION AND DEMOGRAPHICS	7
BROKER PROFILES	8
ABOUT BULL REALTY	9
CONFIDENTIALITY AGREEMENT	10
DISCLAIMER & LIMITING CONDITIONS	11

CONTACT INFORMATION

NANCY MILLER, CCIM, MBA
 President, Net Lease Investment Group
 Nancy@BullRealty.com
 404-876-1640 x118

ADAM WILLHITE
 V.P. Net Lease Investment Group
 Adam@BullRealty.com
 404-876-1640 x119

BULL REALTY, INC.
 50 Glenlake Parkway
 Suite 600
 Atlanta, GA 30328
 BullRealty.com

JUSTIN BAKER
 TRIO Commercial Property Group
 JBaker@TrioCPG.com
 502-454-0911
 KY License #: 204053

EXECUTIVE SUMMARY

INVESTMENT OFFERING

This “dark” Family Dollar, located in Magnolia, KY is a “diamond in the rough” for an opportunistic investor. This store, built in 2022, though vacant, has a corporate guarantee with 7 years remaining! The astute investor has the opportunity to collect rent while seeking a new tenant to repurpose the location.

This attractive ±10,500 SF store is situated on a large ±1.5-acre parcel. There are limited landlord responsibilities which include roof, structure and parking lot capital expenses. The tenant reimburses the landlord for all property tax and property insurance.

Magnolia is located in central Kentucky, about 9 miles east of Interstate 65 and about thirty minutes south of Elizabethtown and Ft. Knox and one hour from Louisville. The 10 mile population is 17,215 with an average household income of \$68,789.

In July of 2025, Dollar Tree sold Family Dollar and Family Dollar/Dollar Tree stores to two private equity firms which included over 7,500 stores in 49 states. This “diamond in the rough” will provide an investor with steady cash flow and the opportunity to re-purpose the location at an incredible price of \$1,200,060 and cap rate of 9.2%.

INVESTMENT HIGHLIGHTS

- **Opportunistic Investment:** 2022 built, NN leased, ±10,500 SF Family Dollar recently closed with 7 years remaining on the initial lease term.
- **Ready for Repurposing:** Outstanding investor opportunity to collect corporate guaranteed rent of \$110,250 annually while considering their next repurposing opportunity!
- **Location:** Magnolia is located 30 minutes south of Elizabethtown / Fort Knox metro area which offer employment from major employers in the region.
- **Demographics:** 10-mile demographics population of over 17,860 with an average household income of over \$68,789.
- **Lowest Price on the Market:** Buyers can take advantage of a strong 9.2% cap rate, with approximately 7 more years of cash flow at only \$1,200,060.

8725 NEW JACKSON HWY, MAGNOLIA, KY 42757

County:	LaRue
Price:	\$1,200,060
NOI:	\$110,250
Price/SF:	\$114.29
Building Size:	±10,500 SF
Site Size:	±1.5 AC
Parcel ID:	033-02-00-037.04
Parking Spaces:	32 Surface & off-street spaces
Year Built:	2022
Signage:	Pylon
Tenant Name:	Family Dollar
Lease Expiration:	9/30/2032
Right of First Refusal:	Yes, 10 business days
Cap Rate:	9.2%

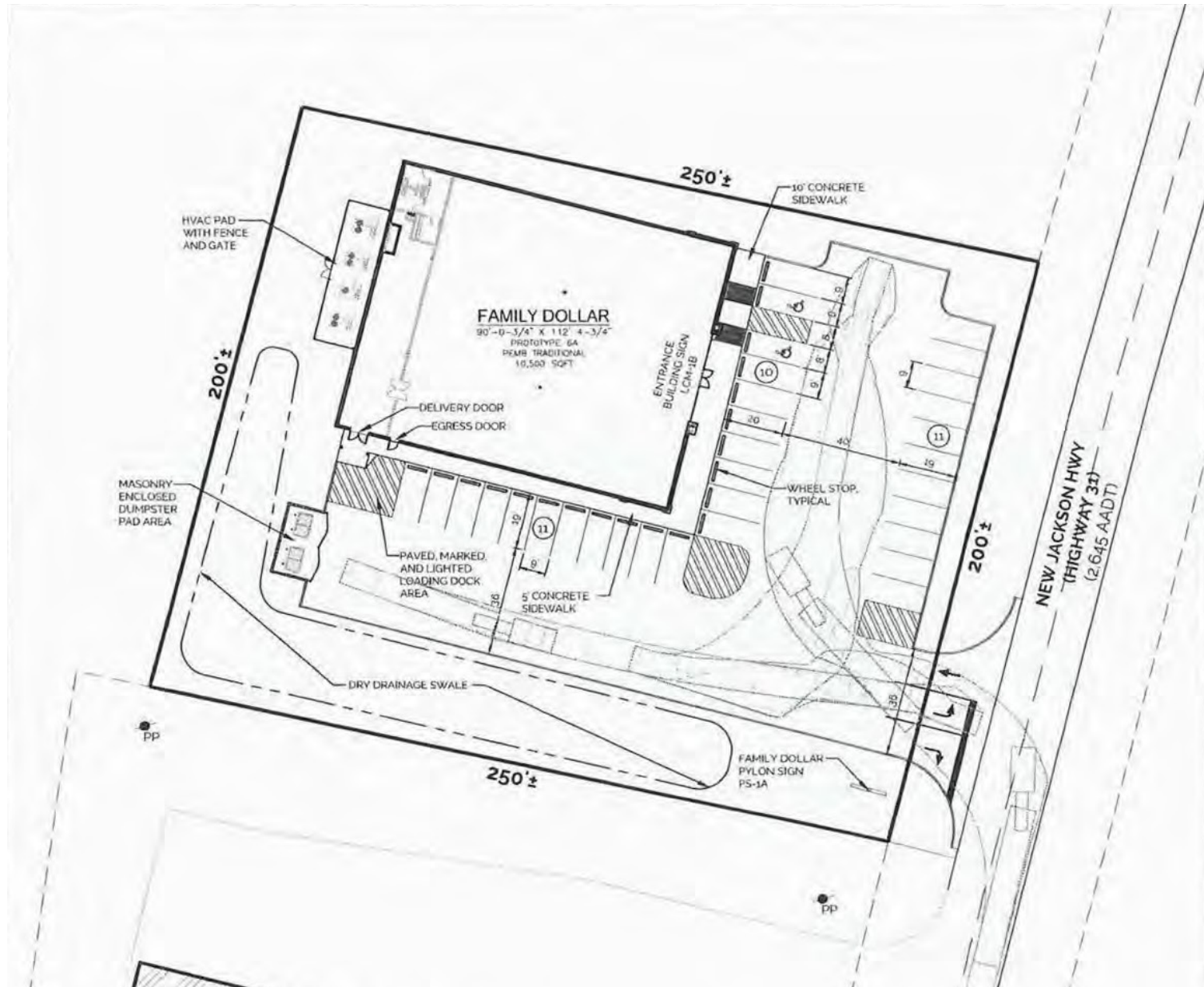


Actual Location

IN THE REGION



SURVEY MAP



Prepared By
W
 WDGROUP
 FLOYD@WDGROUP.US
 228-950-3082

Scale: 1" = 50'

MAGNOLIA, KY
 NEW JACKSON HWY
 (HIGHWAY 31)

Sheet Title
TRUCK

Site Data Summary

Zoning: NOT PROVIDED

Property Size:
 1.15 Acres ± 49,947 SF ±

Area Summary:
 Building Size: 10,500± SF
 Concrete Pavement: 20,389± SF
 Sidewalks and Aprons: 1,630± SF
 Green Space: 18,238± SF

Parking:
 Proposed: 32

PROJECT #: _____

MAGNOLIA, KY
 STORE DESIGN PRELIMINAR

SITE PLAN APPROVAL

DATE: 8/10/21

D.S.D.:
 SVP
 C.D.G.:

July 30, 2021



[CLICK HERE FOR TIME LAPSE](#) After opening, click "TIME LAPSE" button on the tool bar above.

TENANT PROFILE

OVERVIEW

Prior to announcing the sale of the Family Dollar and Family Dollar/Dollar Tree brands, Dollar Tree closed several stores throughout the system. The Magnolia store, though recently built in 2022, was one of those to close or “go dark”. The leases, unless the landlord agreed to early terminate them, remain guaranteed by the tenant and rent is being paid through the duration of the initial lease term. The tenant has the right, per the lease to sub-lease the property while still paying the landlord the full rent as stated in the lease. All the tenant responsibilities remain as agreed to in the lease, whether sub-leased or not.

At present, over 7,500 stores across 49 states remain and were sold by Dollar Tree in July of 2025. The sale was to two private equity firms, [Brigade Capital Management](#) and [Macellum Capital Management](#), who also own many other discount retailers including Kohl’s, Big Lots, Bed, Bath and Beyond and more. (Full Link to this Press Release is [HERE](#)). An earlier [PRESS RELEASE](#) from May 19, 2025 indicated that Family Dollar’s new head will be Duncan MacNaughton, who was the company’s previous President and CEO.

For more information, please visit www.familydollar.com



FOUNDED
1959



LOCATIONS
7,500+



STATES
49



Actual Location



Actual Location

REGION AND DEMOGRAPHICS

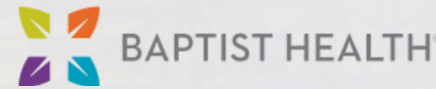
MAGOLIA, KENTUCKY

Magnolia, Kentucky is located in LaRue County, with a 10-mile population of 17,860. Nearby is the Elizabethtown–Fort Knox metropolitan area (30 mts) and Louisville (one hour north). The closer proximity to Elizabethtown offers Magnolia’s residents access to larger city amenities while still enjoying the slower pace and quiet setting of their hometown.

It has deep roots in the region’s history, having once been a stagecoach stop, and today it retains a quiet, small-town charm. The town is characterized by its close-knit atmosphere, a predominantly settled population with an average age in the mid-40s, and a high rate of homeownership. Many families have lived in the area for generations, creating a sense of stability and continuity that defines the community. Magnolia is defined by its blend of rural simplicity, affordability, and ties to larger regional centers.

Economically, Magnolia has household income averaging \$68,789 within 10 miles. The community benefits from a very low cost of living and affordable housing, with home prices far below national norms. Employment is diverse, with close by regional and national employers. Fort Knox, in particular is a significant regional employer, bringing both economic stability and additional job opportunities for local residents. Other nearby employers include Baptist Health System, [Altec Industries](#), Dow, [SAIC](#), and [BlueOval SK Battery Park](#), who just opened the largest economic project in KY history. Of note is that a large portion of the Magnolia workforce commutes to surrounding areas such as Elizabethtown and Ft. Knox, with average travel times of about 30 minutes not uncommon, reflecting the preference for small-town living with the advantages of nearby regional employment.

NOTABLE AREA EMPLOYERS



POPULATION

	3 MILES	5 MILES	10 MILES
2025 POPULATION	1,354	3,842	17,215
MEDIAN AGE	43.4	42.7	41.7

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2025 HOUSEHOLDS	561	1,515	7,133
AVG. HOUSEHOLD INCOME	\$71,473	\$71,244	\$68,789

BROKER PROFILES



NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group
Nancy@BullRealty.com
404-876-1640 x118

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the [Commercial Real Estate Show](#), a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ADAM WILLHITE

V.P. Net Lease Investment Group
Adam@BullRealty.com
404-876-1640 x119

Adam has been a commercial real estate investor and decided to make a mid-career change to follow his passion. Formerly an Executive Recruiter specializing in physician recruitment, he brought his interest in commercial real estate and client focused talents to Bull Realty. He specializes in single tenant investment sales, and his expertise is readily seen in his work with acquisitions, dispositions, 1031 exchanges, and strategy consultation.

As an Atlanta resident since the age of 5, Adam has enjoyed giving back to the community by volunteering his time with animal rescue and preservation of historic Atlanta landmarks. Adam has a bachelor's degree from Kennesaw State University and is a member of the Atlanta Commercial Board of Realtors and soon to be a CCIM candidate.

JUSTIN BAKER (BROKER OF RECORD)

TRIO Commercial Property Group
JBaker@TRIOCPG.com
502-454-0911
KY License #: 204053

CONNECT WITH US:
www.BullRealty.com



ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

CONNECT WITH US:

<https://www.bullrealty.com/>



27
YEARS IN
BUSINESS



ATL
HEADQUARTERED
IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 8725 New Jackson Hwy, Magnolia, KY 42757. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Kentucky. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Nancy Miller, CCIM, MBA

President, Net Lease Investment Group
Nancy@BullRealty.com
404-876-1640 x118

Adam Willhite

V.P., Net Lease Investment Group
Adam@BullRealty.com
404-876-1640 x119

Bull Realty, Inc.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
Fax: 404-876-7073

Justin Baker (Broker of Record)

TRIO Commercial Property Group
JBaker @TrioCPG.com
502-454-0911
KY License #: 204053



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.