



FAMILY DOLLAR

400 S 6TH STREET, READING, PA



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

Marcus & Millichap
THE DOUGHERTY TEAM

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MID
ATLANTIC Real Estate Journal
TOP SALES BROKER TEAMS AWARD

CoStar™
POWER BROKER AWARD

CREXI
PLATINUM BROKER AWARD





2,192 Students

Reading Office District
11K+ Daytime Employees



480K Annual Visitors

George M Rhodes
Apartment Towers
312 Total Units



48K Homes
within a
3 mile radius

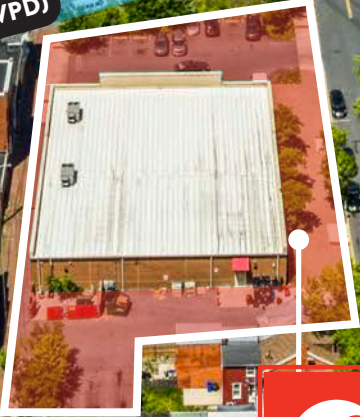
S 5th St (8,136 VPD)

Tyson Schoener
Elementary School
500 Students



100+ Employees

Bingaman St (2,000 VPD)



Additional .9 acre parcel
with 8 parking spaces for
FAMILY DOLLAR



Wawa
Placer.ai
National Rank
Top 20%

Wyomissing
11,300+ Residents

Reading Hospital
TOWER HEALTH
700+ Beds

West Reading
5,000+ Residents

RACC
Reading Area
Community
College
5,369 Students

Alvernia University
2,192 Students

Schuylkill River

Riverfront
Park

PENSKE
Truck Rental

<5 Miles from Global HQ
5,000+ Regional Employees

Southwest
Middle
School
652 Students

Kennedy Towers

Tyson Schoener
Elementary School
500 Students

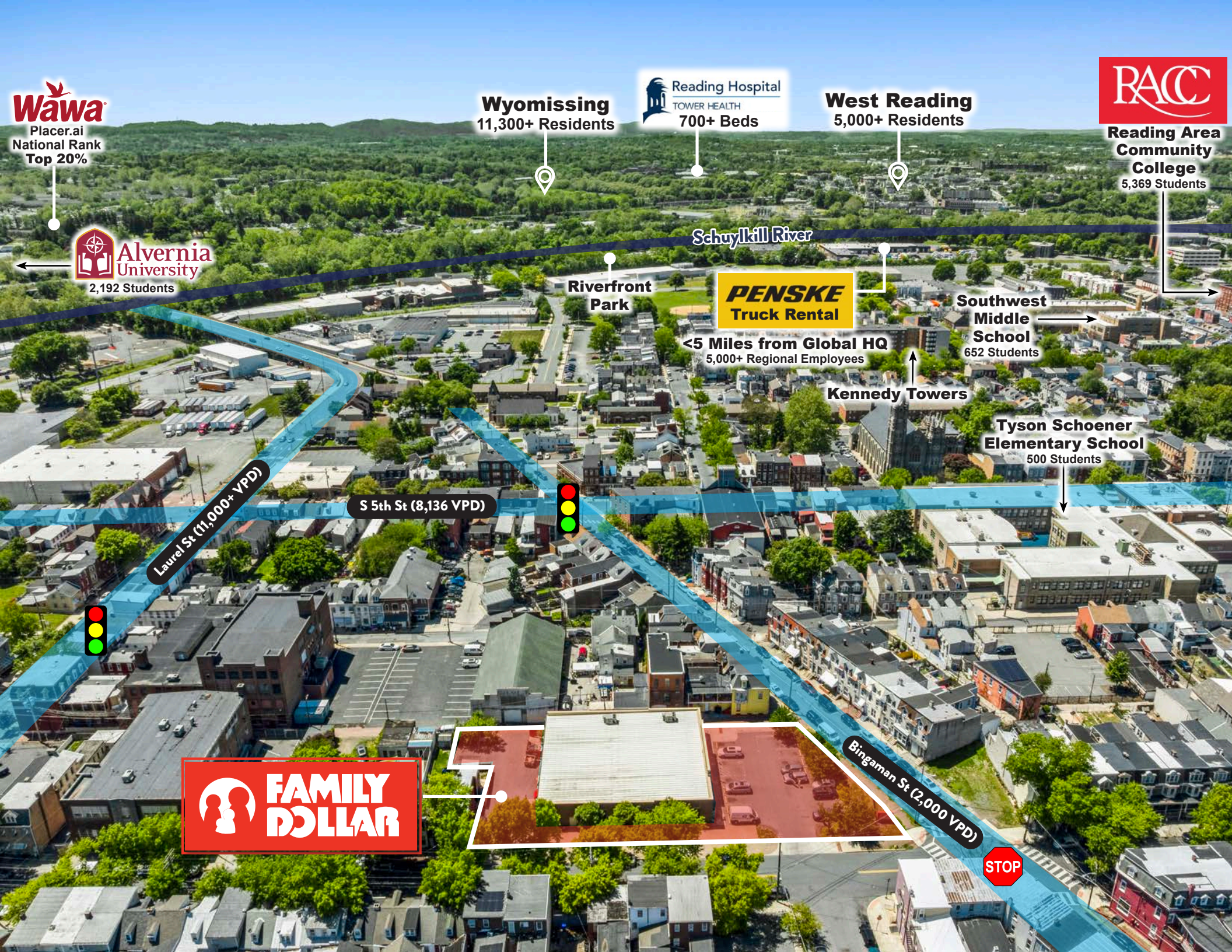
Laurel St (11,000+ VPD)

S 5th St (8,136 VPD)

Bingaman St (2,000 VPD)

FAMILY DOLLAR

STOP



INVESTMENT OVERVIEW

FAMILY DOLLAR | READING, PA



FAMILY DOLLAR



\$1,728,841
ASKING PRICE



7.25%
CAP RATE



\$125,341
NOI

400 S 6TH STREET, READING, PA

PROPERTY OVERVIEW

Gross Leasable Area	9,568 SF
Lot Size	0.70 Acres
Year Built	2016
Parking Spaces	24
Zoning	R-3

LEASE OVERVIEW

Tenant	Family Dollar Stores, LLC
Guarantor	Corporate
Ownership	Fee Simple
Lease Type	Absolute NNN
Lease Commencement	4/1/16
Base Term	20 Years
Term Remaining	9.8 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	4/1/16	3/31/26	\$113,946	\$9,496	\$11.91	-
Years 11-15 (Current)	4/1/26	3/31/31	\$125,341	\$10,445	\$13.10	10.0%
Years 16-20 (Option 1 - Extension)	4/1/31	3/31/36	\$137,875	\$11,490	\$14.41	10.0%
Option Terms						
Years 21-25 (Option 2)	4/1/36	3/31/41	\$151,662	\$12,639	\$15.85	10.0%
Years 26-30 (Option 3)	4/1/41	3/31/46	\$166,828	\$13,902	\$17.44	10.0%
Years 31-35 (Option 4)	4/1/46	3/31/51	\$183,511	\$15,293	\$19.18	10.0%
Years 36-40 (Option 5)	4/1/51	3/31/56	\$201,862	\$16,822	\$21.10	10.0%
Years 41-45 (Option 6)	4/1/56	3/31/61	\$222,048	\$18,504	\$23.21	10.0%

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FINANCING DETAILS:

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



FAMILY DOLLAR

RECENT LEASE EXTENSION | LONG-TERM COMMITMENT

- Family Dollar recently extended its lease, demonstrating long-term commitment to the site
- Close to 10 years of remaining lease term provide durable cash flow visibility

BUILT-IN NOI GROWTH

- Lease includes 10% rental increases every 5 years during the base term
- Continued 10% increases throughout all remaining 5-year option periods

STRONG SITE PERFORMANCE | TOP 22% NATIONWIDE LOCATION

- Property Ranks in the top 22% 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

4TH LARGEST CITY IN PA | DENSE POPULATION

- Positioned along South 6th Street with approximately 10,000 combined vehicles per day
- Serves nearly 212,000 residents within a 5-mile radius in Reading

STRONG TRAFFIC & REGIONAL CONNECTIVITY | PRIMARY COMMUTER CORRIDORS

- Direct access to US Route 422 (40K VPD) and US Route 222 (37K VPD)
- Connecting Reading, Wyomissing, Lancaster, and 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

STRONG HEALTHCARE & EDUCATION PRESENCE | STABLE DAYTIME POPULATION DRIVERS

- Near Reading Hospital, a 697-bed teaching hospital within the Tower Health network employing 10,000+ employees systemwide
- Proximity to Alvernia University with approximately 3,000 students
- Nearby Exeter Township Senior High School enrolls approximately 1,300 students

ESTABLISHED RETAIL & ENTERTAINMENT CORRIDOR | REGIONAL SHOPPING & EVENT DESTINATIONS

- Located near Downtown Reading and the dominant Wyomissing retail trade area
- Proximity to Berkshire Mall and the Mt. Penn retail corridor
- Minutes from Santander Arena, an 8,800-seat venue that has hosted more than 2,800 events driving consistent regional traffic

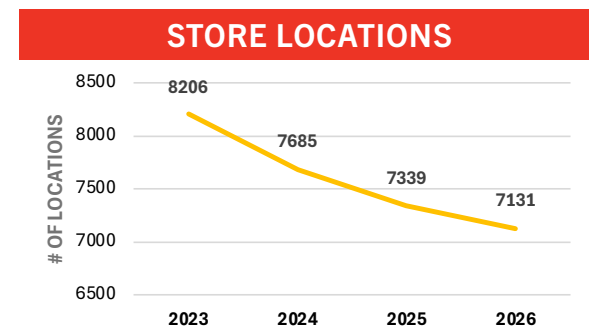
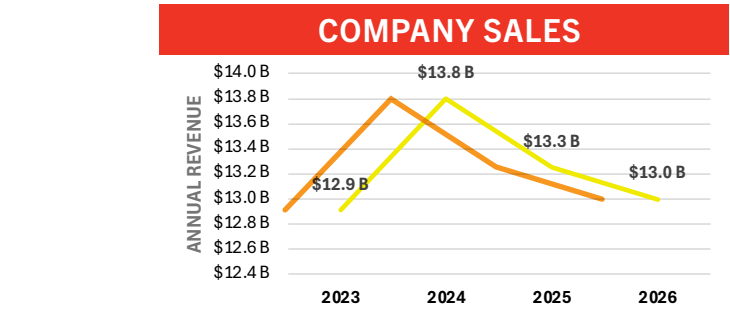
LEASE ABSTRACT

FAMILY DOLLAR // READING, PA

Tenant Legal Name	Family Dollar Stores, LLC
Guarantor	Corporate
Square Footage	9,180 SF
Expiration Date	March 31, 2036
Current Options	6, 5-Year Options (Autorenewal)
Option Notice	180 days
Option Notice Date	October 2, 2035
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



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

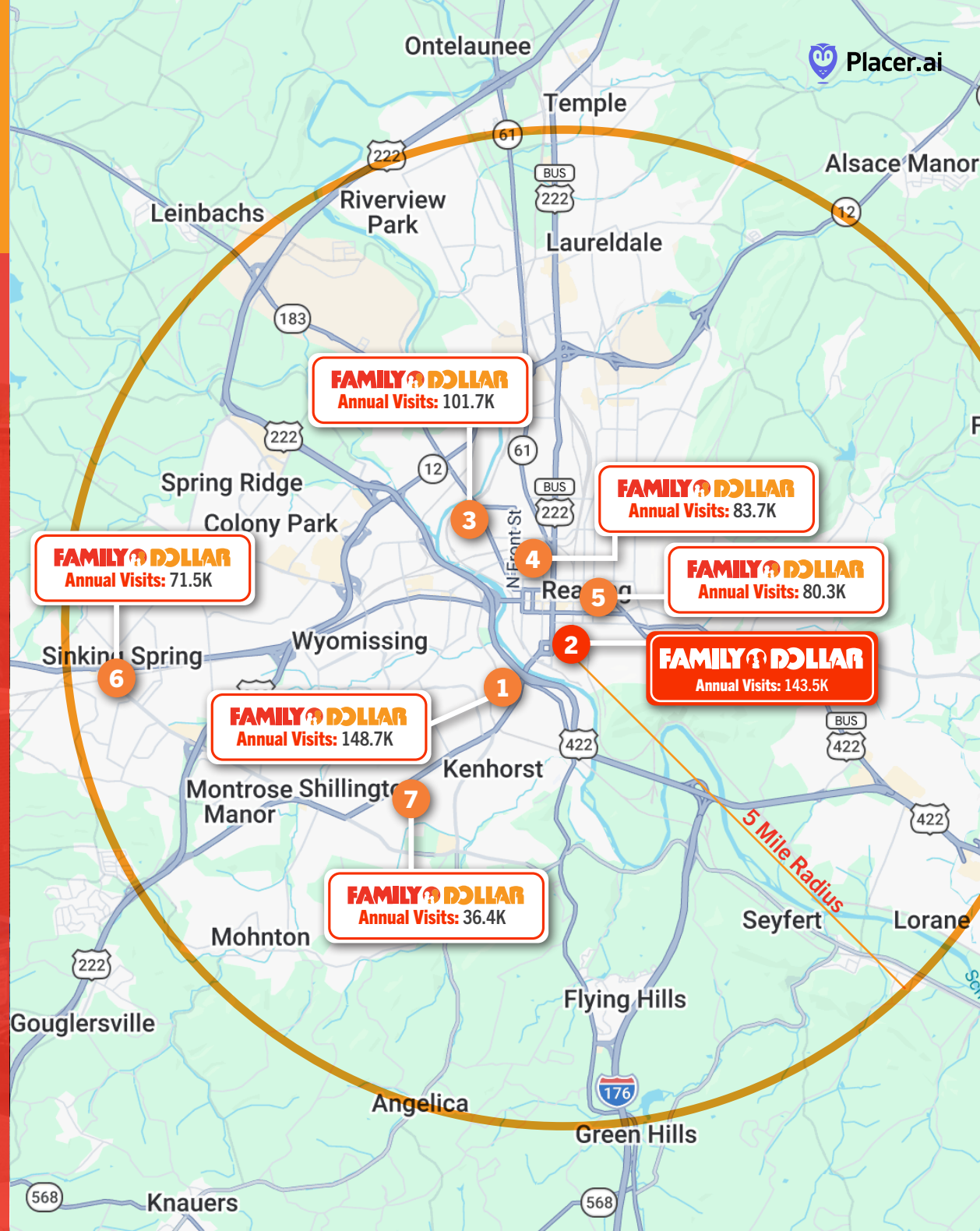
Despite ~\$13B in revenue and positive comps, Family Dollar is closing underperforming stores while improving net debt and expecting continued sales growth.

#2/8 LOCAL RANK **#49/243** STATE RANK **TOP 22%** NATIONAL RANK

Placer.ai Top Performer locally, statewide, and Nationally.

5-Mile FAMILY DOLLAR Placer Ranking

- 1** | 231 Lancaster Ave, Reading, PA
- SUBJECT**
- 2** | **Family Dollar**
400 S 6th St, Reading, PA
- 3** | 433 W Douglass St, Reading, PA
- 4** | 323 N 4th St, Reading, PA
- 5** | 840 Penn St, Reading, PA
- 6** | 3564 W Penn Ave, Sinking Spring, PA
- 7** | 508 E Lancaster Ave, Shillington, PA



	122,157 VPD
	76,397 VPD
	55,821 VPD
	51,233 VPD
	39,104 VPD
	26,207 VPD
	23,383 VPD
	23,024 VPD



READING

5 MILE TRADE AREA

ALLENTOWN

35 MILES AWAY

TRENTON

60 MILES AWAY

PHILADELPHIA

46 MILES AWAY

WILMINGTON

45 MILES AWAY

HARRISBURG

52 MILES AWAY

212,989
POPULATION
5-MILE RADIUS

\$80,027
AHHI
5-MILE RADIUS

THE HOME DEPOT
Placer.ai
Top 40%
in PA

BEST BUY
Placer.ai
#1 in PA
Top 20% Nat'l

Broadcast District at Spring Township
*Approved Mix-Use Community
*Anchored by Whole Foods
*441 Town-homes & 341 Apartments

CARPENTER TECHNOLOGY
Primary Manufacturing Facility
2,400+ Employees On-Site

WOODMILL COMMONS SHOPPING CENTER

ALDI **OLD NAVY**
Raymour & Flanigan FURNITURE
Applebee's **LONGHORN**

BERKSHIRE WEST SHOPPING CENTER
1.3M Annual Visitors

TJ-maxx **BOOT BARN**
Burlington **DSW**

LAUER'S PARK ELEMENTARY SCHOOL
566 Students Enrolled

CENTRAL MIDDLE SCHOOL
1,708 Students Enrolled

Berkshire Mall
Proposed Redevelopment to Open-Air Shopping Center

The Metropolitan
82 Units

The Lofts at Narrow
99 Units

RACC
Reading Area Community College
5,369 Students

Santander | Arena
480K Annual Visitors

SACRED HEART SCHOOL
152 Students Enrolled

CVS

Placer.ai National Rank
Wawa **MCDONALD'S**
Top 4% Top 10%

FAMILY DOLLAR

Reading Hospital
TOWER HEALTH
700+ Beds

Wawa
Placer.ai National Rank
Top 20%

BERKS CATHOLIC HIGH SCHOOL
636 Students Enrolled

The Lofts at 525
72 Units

MILLMONT ELEMENTARY SCHOOL
600+ Students Enrolled

222 | Lancaster Ave (20k+ VPD)

DUNKIN'
Placer.ai National Rank
Top 30%

Alvernia University
2,192 Students

DEMOGRAPHICS

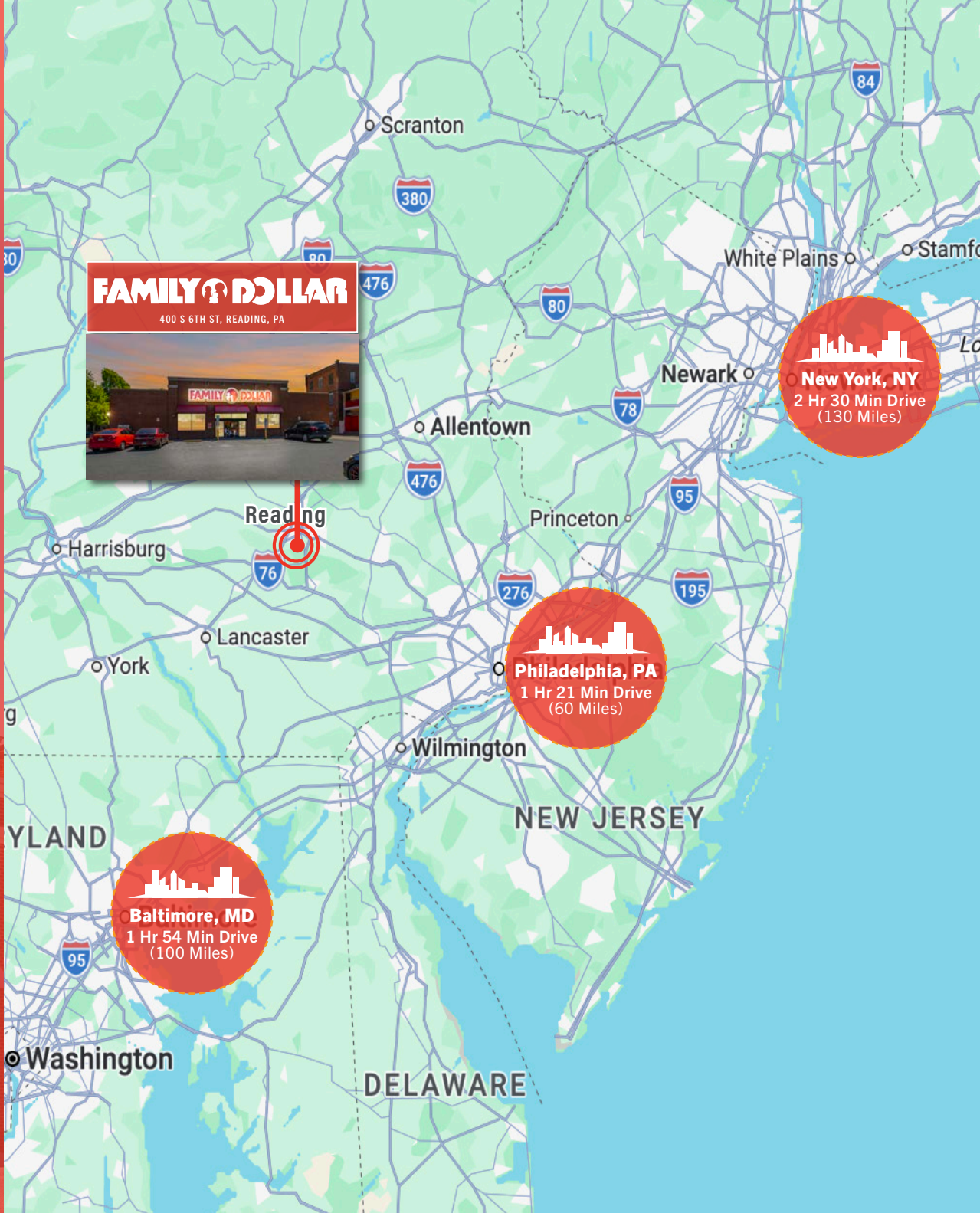
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POPULATION	1-MILE	3-MILE	5-MILES
2024 Population	34,929	134,056	212,989
2029 Population Est.	35,124	134,680	213,788

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2024 Households	12,876	48,726	79,735
2029 Household Est.	12,942	48,979	80,047

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2024 Average HH Income	\$43,426	\$66,066	\$80,027
2024 Median HH Income	\$32,668	\$47,999	\$59,928

EMPLOYMENT	1-MILE	3-MILE	5-MILES
Businesses	1,774	7,042	10,726





EXCLUSIVE OFFERING

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