



NET LEASE INVESTMENT OFFERING



Family Dollar (Relocation Store)

58 Main St
Lawrenceville, PA 16929



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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Family Dollar strategically located in Lawrenceville, Pennsylvania. The property was built-to-suit for Family Dollar in 2024 and is subject to a ten-year lease running through April 2034. The lease features four 5-year renewal options, each with rental increases. Additionally, the asset is situated on a large 1.24-acre land parcel. The lease also features a corporate guaranty from Family Dollar Stores, Inc.

The 10,500 square-foot building is located on a signalized hard corner lot along Main Street with immediate proximity to Interstate 99. This property serves as a relocation site from a former inline store that offers enhanced visibility and access. Neighboring retailers include NAPA Auto Parts, DG Market, Kwik Fill, and Papa John's, providing a steady mix of daily-needs tenants that draw consistent traffic to the corridor. The surrounding trade area is home to more than 17,000 residents within a ten-mile radius, where the average household income exceeds \$99,000.

Family Dollar is an American variety store chain headquartered in Chesapeake, Virginia, operating as a standalone private company under the ownership of private equity firms Brigade Capital Management and Macellum Capital Management. Founded in 1959 by Leon Levine in Charlotte, North Carolina, the company has grown into one of the largest discount retailers in the United States, with thousands of stores across rural, suburban, and urban communities. Family Dollar offers a wide assortment of merchandise at affordable prices, including household goods, food and beverages, health and beauty products, apparel, seasonal items, and home essentials, catering primarily to value-conscious shoppers and families on a budget. Family Dollar was acquired in July 2025, beginning a new chapter focused on operational improvements, neighborhood accessibility, and everyday low prices for the millions of customers who rely on it for essential goods close to home.

Investment Highlights

- » Relocation site from a former inline location
- » Corporate guaranty from Family Dollar Stores, Inc.
- » 2024 construction with a roof warranty through 2046
- » Leased through April 2034
- » \$0.50 PSF rental escalations in every renewal option
- » Large 1.24-acre parcel
- » Signalized hard corner lot along Main Street with immediate proximity to Interstate 99
- » 17,000+ residents within a ten-mile radius
- » \$99,000+ average household income within ten miles
- » Neighboring retailers include NAPA Auto Parts, DG Market, Kwik Fill, and Papa John's



Property Overview



PRICE
\$1,659,677



CAP RATE
7.75%



NOI
\$128,625

LEASE COMMENCEMENT DATE:	4/8/2024
LEASE EXPIRATION DATE:	4/30/2034
RENEWAL OPTIONS:	Four 5-year
RENTAL ESCALATION:	\$0.50 PSF in every option
LEASE TYPE:	NN – Roof, Structure, Parking Lot ¹
TENANT:	Family Dollar Stores of Pennsylvania, LLC
GUARANTOR:	Corporate
YEAR BUILT:	2024
BUILDING SIZE:	10,500 SF
LAND SIZE:	1.24 AC

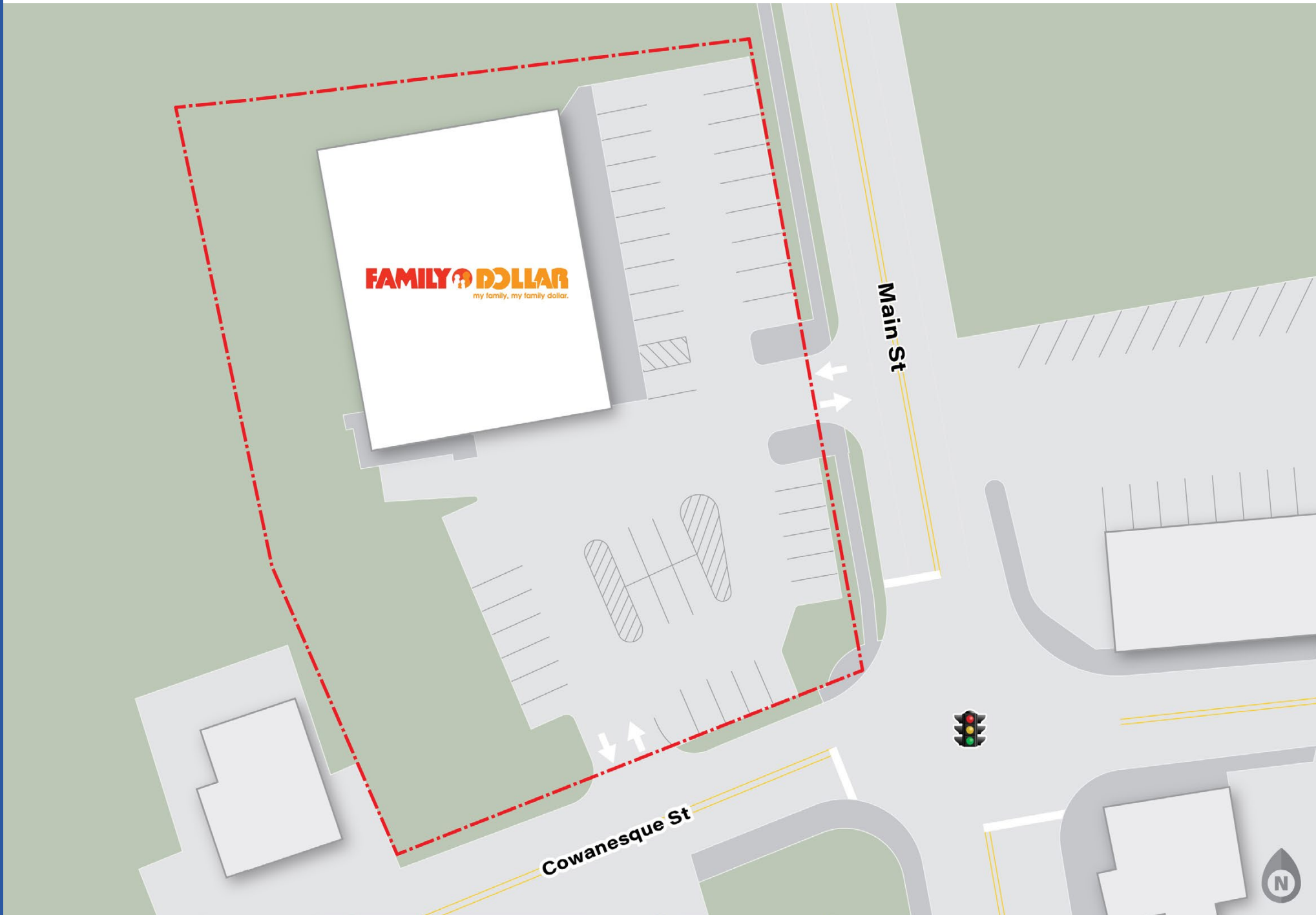
1. Tenant shall reimburse Landlord for the costs of restriping and resealing the parking lot, in an amount not to exceed \$2,000 in the aggregate during any rolling two-year period.



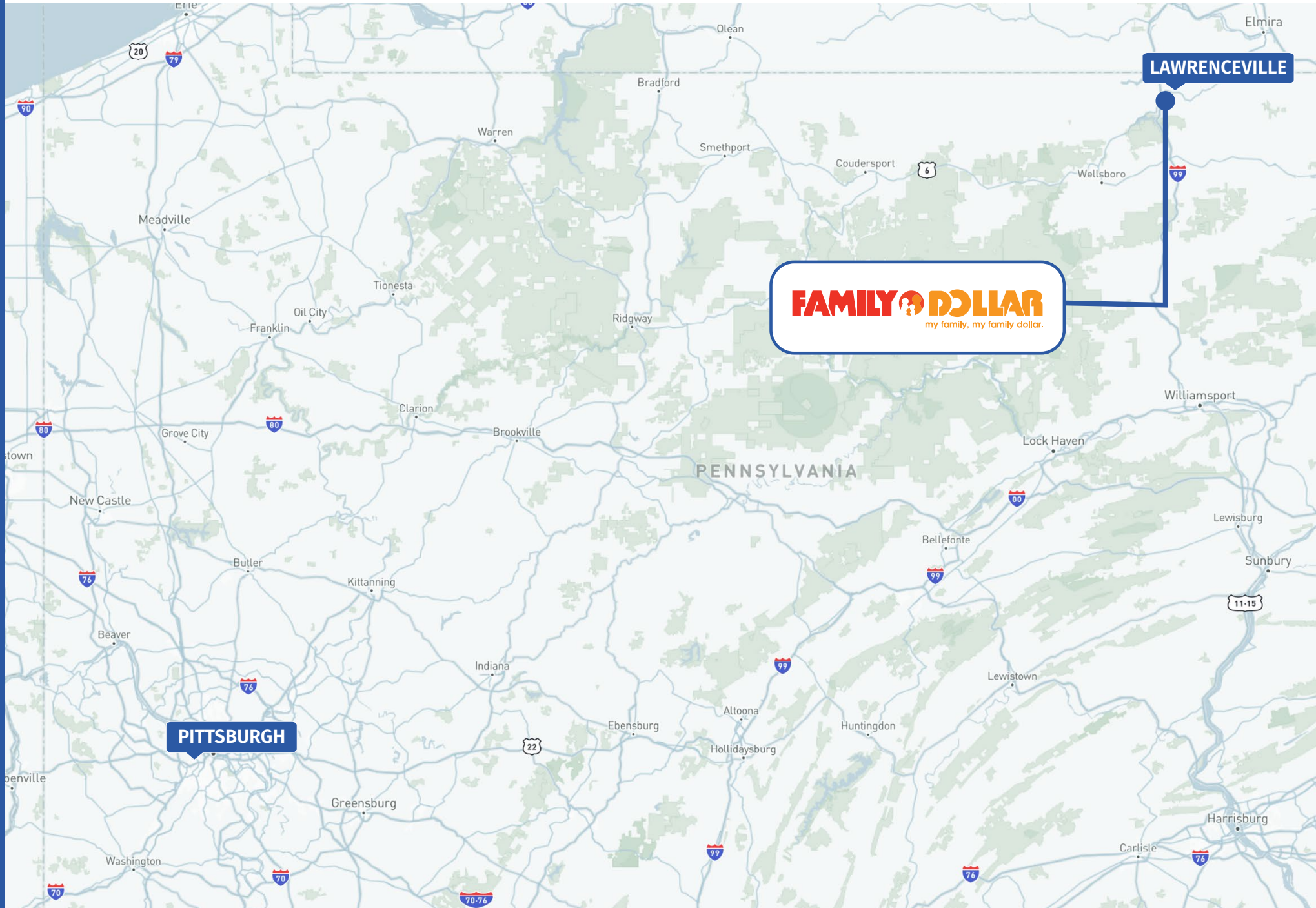
Photographs



Site Plan



Map



Location Overview

LAWRENCEVILLE, PENNSYLVANIA

Lawrenceville is a historic neighborhood on Pittsburgh’s eastern edge, founded in 1814 by William B. Foster, father of composer Stephen Foster, and named after Captain James Lawrence, the War of 1812 naval hero famous for his dying command, “Don’t give up the ship!” Originally built around the Allegheny Arsenal—a Civil War-era munitions facility that suffered a catastrophic 1862 explosion killing 78 people, mostly civilian workers—the neighborhood grew into a dense, working-class industrial hub of iron works and row houses stretching along the Allegheny River. After decades of decline following Pittsburgh’s 1980s steel collapse, Lawrenceville began a dramatic revival in 2009 with the opening of UPMC Children’s Hospital, and today its main artery, Butler Street, is lined with independent restaurants, breweries, boutiques, galleries, and landmarks like Row House Cinema, Arsenal Lanes, and the Roberto Clemente Museum. In 2019, the Lawrenceville Historic District—encompassing 3,217 contributing resources of 19th- and early-20th-century rowhouses, commercial buildings, and former industrial properties—was added to the National Register of Historic Places, cementing its reputation as one of Pittsburgh’s most distinctive neighborhoods, where old-world brick charm meets a modern creative edge.



Demographics

				
	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
5-MILE	4,055	1,649	\$67,781	\$88,540
7-MILE	8,238	3,348	\$68,555	\$91,950
10-MILE	17,786	7,272	\$74,272	\$99,157

Tenant Overview



FAMILY DOLLAR

Family Dollar is an American variety store chain headquartered in Chesapeake, Virginia, operating as a standalone private company under the ownership of private equity firms Brigade Capital Management and Macellum Capital Management. Founded in 1959 by Leon Levine in Charlotte, North Carolina, the company has grown into one of the largest discount retailers in the United States, with thousands of stores across rural, suburban, and urban communities. Family Dollar offers a wide assortment of merchandise at affordable prices, including household goods, food and beverages, health and beauty products, apparel, seasonal items, and home essentials, catering primarily to value-conscious shoppers and families on a budget. Previously acquired by Dollar Tree in 2015, Family Dollar was sold for an aggregate base purchase price of \$1.01 billion in cash in a deal completed on July 7, 2025, beginning a new chapter focused on operational improvements, neighborhood accessibility, and everyday low prices for the millions of customers who rely on it for essential goods close to home.

Website:	www.familydollar.com
Headquarters:	Chesapeake, VA
Number of Locations:	7,200 +/-
Company Type:	Private



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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