

OFFERING MEMORANDUM

STNL FAMILY DOLLAR

326 E MAIN ST EDMORE, MI 48829



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EXECUTIVE SUMMARY

STNL FAMILY DOLLAR 326 E MAIN ST EDMORE, MI 48829

AQRE Advisors is pleased to present for sale the single-tenant net lease Family Dollar property located at 326 E Main St, Edmore, MI 48829 ("Property"). The ±10,386 SF building is situated on 0.61 acres of land and is 100% leased to Family Dollar, providing investors with a reliable, income-producing asset backed by a nationally recognized retailer.



NOI
\$72,702



PRICE
\$881,236



CAP RATE
8.25%

PROPERTY INFORMATION



YEAR BUILT/RENOV
1963/2023



BUILDING SIZE
±10,386 SF



LAND SIZE
±0.61 AC

Property Type: Single-tenant Retail
Parking Spaces: 36+ Spaces
Traffic Counts: ±8,547 VPD on E Main St.



INVESTMENT HIGHLIGHTS

- New 10-Year Corporate Lease:** Lease commenced October 2023, offering long-term income stability from a fresh, full-term agreement.
- Fully Renovated in 2023:** Major capital improvements completed to meet current corporate specifications.
- Minimal Landlord Responsibilities:** NN lease with landlord responsible only for roof, structure, and parking lot, providing passive, low-management ownership.
- Essential Retail Location:** Family Dollar serves as a primary convenience and value retailer for the surrounding community, driving consistent local traffic.



LEASE SUMMARY

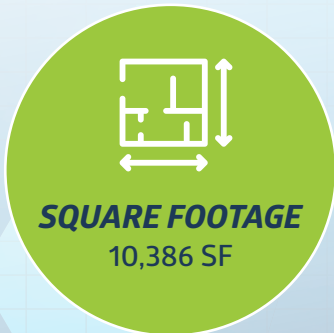
326 E MAIN ST EDMORE, MI 48829

Remaining Lease Term	8± years
Lease Commencement	10/15/2023
Lease Expiration	10/15/2033
Renewal Options	Three (3) five-year options
Rent Schedule (Monthly>Annual)	Option 1 (Years 11 - 15) \$77,895 - \$6,491.25 Option 2 (Years 16 - 20) \$83,088 - \$6,924 Option 3 (Years 21 - 25) \$88,281 - \$7,356.75
Insurance & Property Taxes	Landlord pays direct, Tenant reimburses monthly
Utilities & Maintenance	Tenant Responsibility
Roof, Structure, HVAC Replacement, Parking Lot, and Sprinkler System	Landlord Responsibility



RENT ROLL

TENANT	SF	% of GLA	LEASE START	LEASE END	RENT/SF	MONTHLY RENT	ANNUAL RENT
STNL Family Dollar	10,386	100%	10/15/2023	10/15/2033	\$7.00	\$6,059	\$72,702
TOTALS	10,386 SF	100%			\$7.00	\$6,059	\$72,702



TENANT OVERVIEW

FAMILY DOLLAR

Family Dollar, a wholly owned subsidiary of Dollar Tree, Inc. (NASDAQ: DLTR), stands as one of the largest and most recognized discount retailers in the United States. Founded in 1959 and headquartered in Chesapeake, Virginia, the company operates more than 8,400 stores across 46 states, serving millions of customers each week. Family Dollar has built its reputation on providing affordable, everyday essentials—from groceries and cleaning supplies to apparel and seasonal goods—offering a convenient, value-driven shopping experience for cost-conscious consumers. Its stores are strategically positioned in both urban and rural markets, often within underserved communities where access to affordable retail options is limited.

In 2015, Family Dollar was acquired by Dollar Tree, Inc., forming one of the largest value retail networks in North America with over 16,000 combined locations. This acquisition strengthened Family Dollar's operational infrastructure and expanded its reach, enabling cost efficiencies and stronger buying power across both brands. Dollar Tree, the parent company, maintains an investment-grade credit rating (S&P: BBB | Moody's: Baa3) and generates annual revenues exceeding \$30 billion, underscoring the financial stability and creditworthiness of the Family Dollar brand.

Family Dollar's business model has proven to be recession-resistant, as demand for low-cost essentials remains stable through all economic cycles. The company continues to invest in store renovations, distribution efficiency, and digital integration to enhance the shopping experience and strengthen profitability. Its focus on affordability, convenience, and high-frequency shopping patterns contributes to consistent foot traffic and reliable tenant performance.

As a tenant, Family Dollar is considered a strong, creditworthy national retailer with long-term lease commitments, minimal default risk, and a proven track record of steady growth. Its enduring market presence, stable sales performance, and commitment to serving everyday consumer needs make Family Dollar an attractive and dependable tenant in the net lease investment space.



8,000+ LOCATIONS IN THE UNITED STATES



60,000+ EMPLOYEES



\$3.3 BILLION IN ANNUAL REVENUE



Credit Rating: BBB (S&P Global)



Headquarters: Chesapeake, Virginia



Founded: 1959



Present in: 49 States



SITE OVERVIEW



S 3RD ST.

E MAIN ST. - 8,547 VPD



E MAIN ST. - 8,547 VPD

S 4TH ST.



E MAIN ST. - 8,547 VPD



S 3RD ST.



S 4TH ST.



MARKET OVERVIEW

EDMORE, MICHIGAN

Edmore is a charming village located in Montcalm County, Michigan, offering a welcoming small-town atmosphere with convenient access to larger markets like Mount Pleasant and Grand Rapids. The community features a mix of residential, retail, and light industrial uses supported by a stable local workforce. With ongoing infrastructure improvements and a focus on business-friendly development, Edmore provides an ideal environment for essential retail tenants like Family Dollar.

- Economy:** Edmore maintains a modest yet stable local economy supported by manufacturing, health care, and service-related industries. Manufacturing provides a strong employment base with above-average wages for the region. The village's median household income is approximately \$53,750, with a homeownership rate near 75%, reflecting a steady and rooted community that supports essential retailers and local businesses.
- Developments:** The Village of Edmore is guided by its 2024–2029 Master Plan, which emphasizes infrastructure improvements, zoning updates, and downtown revitalization. Local leadership continues to encourage business diversification and new investment opportunities, positioning the community for sustainable growth and commercial readiness.
- Tourism:** While primarily residential and agricultural, Edmore benefits from its proximity to lakes, trails, and outdoor recreation areas that attract steady regional visitors. Community events like the Edmore Farmers Market and local festivals enhance small-town charm and contribute to consistent retail and service traffic throughout the year.
- Education:** Edmore is served by a dedicated K–12 public school system that plays a central role in the community. The area's strong family presence, high homeownership rates, and investment in education help sustain a reliable workforce and consumer base for local businesses and retailers.



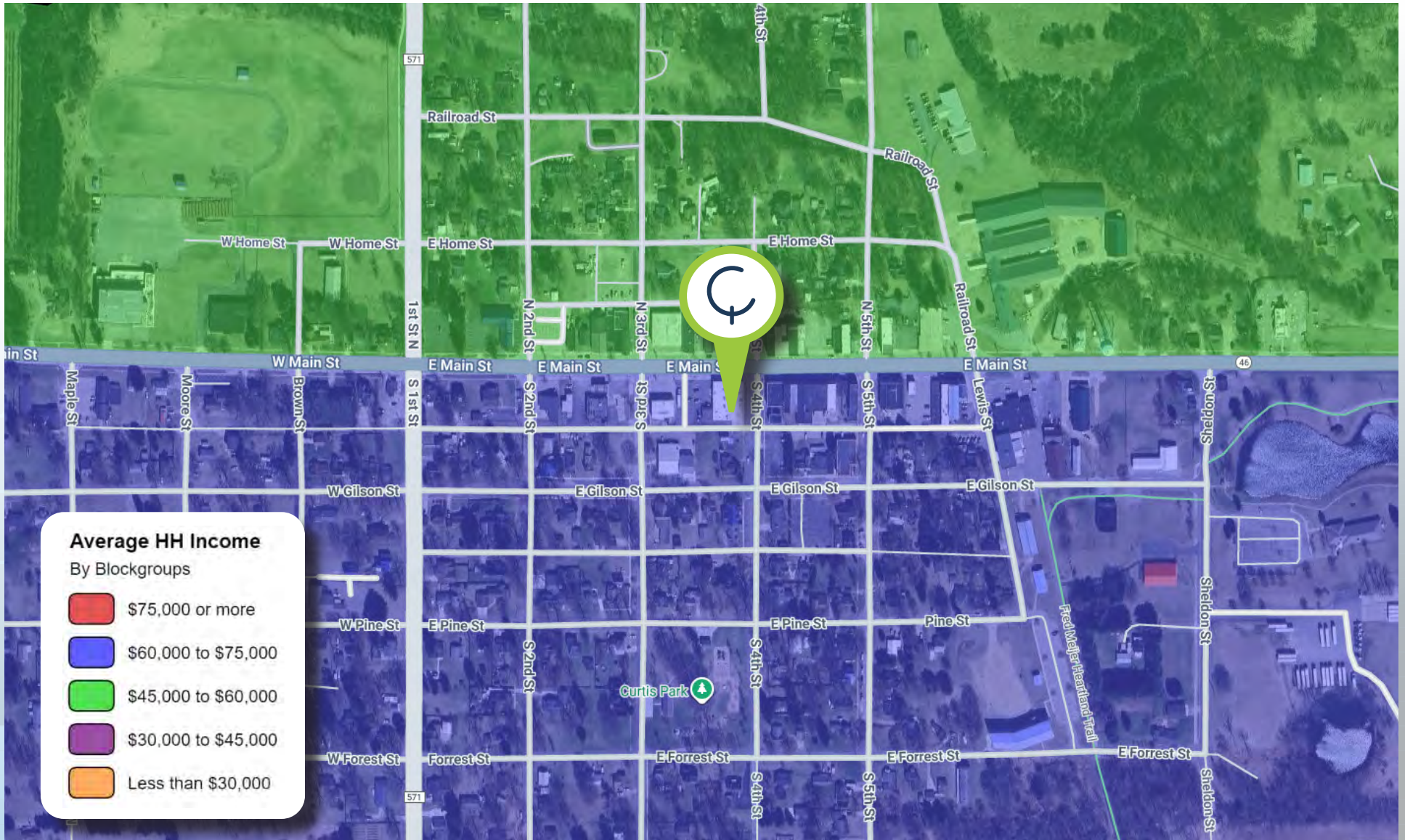
AERIAL OVERVIEW

EDMORE, MICHIGAN



DEMOGRAPHICS HH INCOME

EDMORE, MICHIGAN



DEMOGRAPHICS HH INCOME

326 E MAIN ST EDMORE, MI 48829

*Data provided by SitesUSA 2025

	2 mile radius	5 mile radius	10 mile radius
Population	1,750	4,745	18,273
Average HH Income	\$64,016	\$69,430	\$75,597
Population Median Age	36.5	39.4	41.1
Households	673	1,870	7,302
Total Businesses	51	97	353

KEY FACTS



18.3K
POPULATION



7,302
NUMBER OF
HOUSEHOLDS

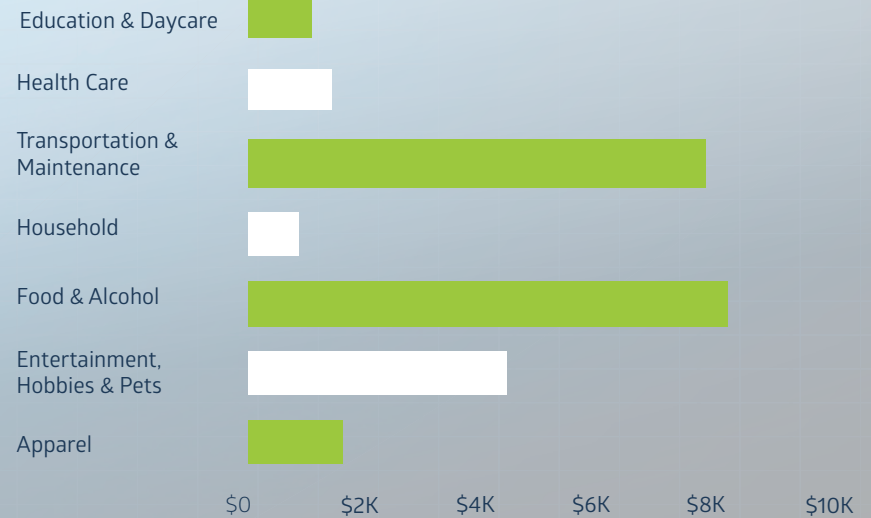
*BASED ON 10 MILE RADIUS

353

TOTAL
BUSINESSES

\$52.2K
MEDIAN
INCOME

Avg. Household Spending - 10 Mile Radius 2025



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