TRANSWESTERN®
National Net Lease | Sale Leaseback Group

SINGLE TENANT NNN INVESTMENT

FAMILY DOLLAR

1005 NE MAIN ST, PALMYRA, IN 47164

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PRICE
$1,733,000

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Investment Overview

Transwestern National Net Lease | Sale Leaseback Group is pleased to present for sale a fee simple Family Dollar in Palmyra, Indiana. The building was built to suit in 2023 and consists of 10,500 square feet on 1.14 acres. Family Dollar's lease commenced on 9/14/2023 and there are 8 years remaining on the primary term. The property sits on a high traffic street, with daily vehicle counts of 7,550. The store will be rebranded from a combo store, to Family Dollar.

Located only 20 miles from downtown Louisville, KY, Palmyra has experienced steady population growth for a rural community, with easy access to a bustling major metropolitan area. With the cost of living 10% below the national average, the Louisville MSA has had an influx of new businesses and residents, growing their population to over 1.36M.

Family Dollar was acquired in 2025 by Brigade Capital Management, Macellum Capital Management and Arkhouse Management who will be taking the brand private as a standalone company again. Headquartered in Chesapeake, VA Family Dollar's fiscal sales for 2023 exceeded $11 Billion and they currently operate more than 7,500 locations.

ASKING PRICE	CAP RATE	NOI
$1,733,000	6.82%	$118,125

LEASE ABSTRACT

Guarantor	Corporate (Family Dollar Stores, Inc.)
Lease Type	NN+
Landlord Responsibilities	foundation, roof, slab, structural portions of the outer walls, fire protection equipment, parking lot, landscaping replacement only.*
Tenant Responsibilities	Keep the building and any fixtures, facilities or equipment contained therein in good condition and repair, including but not limited to, HVAC, interior non-structural portions of the building, maintenance and repair of the parking lot and driveways. *
Real Estate Taxes	Reimbursed by tenant on a monthly basis
Property Insurance	Reimbursed by tenant on a monthly basis
ROFR	None
Lease Commencement	9/14/2023
Lease Expiration	9/30/2033
Renewal Options	5 x 5 years
Rent Increases	$0.50 PSF each option period
Base Rent	$118,125

*See Lease for Details

OVERVIEW

Tenant	Family Dollar Stores of Indiana, LLC
Address	1005 Main St (Hwy 50), Palmyra, IN 47164
Year Built	2023
Gross Leaseable Area (SF)	10,500
Lot Size (AC)	1.14
Ownership	Fee Simple

RENT SCHEDULE

ANNUAL INCOME	YEAR	ANNUAL RENT	RENT PSF
Original Lease Term	**1-10**	**$118,125**	**$11.25**
Option 1	11-15	$123,375	$11.75
Option 2	16-20	$128,625	$12.25
Option 3	21-25	$133,875	$12.75
Option 4	26-30	$139,125	$13.25
Option 5	31-35	$144,375	$13.75

INTERSECTIONAL MAP

MARKET AREA MAP

PROPERTY PHOTOS

Tenant Overview

Leon Levine, the founder of Family Dollar, opened his first store in Charlotte, North Carolina in 1959 when he was 22-years old. His concept was simple: provide shoppers with a low-overhead, simple, straight-forward and consistently laid-out store that would provide customers a convenient "self-serve, cash and-carry neighborhood discount store". His simple retail formula worked as the store grew into a chain that now boasts more than 8,200 stores nationwide. His simple retail formula worked as the store grew into a chain that now boasts more than 7,500 stores nationwide. After being acquired by Dollar Tree in 2015 for $8.5 billion, Family Dollar was sold in July of 2025 to Brigade Capital Management, Macellum Capital Management and Arkhouse Management Co. who will be taking the company private as a standalone company again. They are focused on building a stronger, more agile organization to reinvigorate the iconic Family Dollar brand. Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at $1 or less, most items in the store are priced below $10, which makes shopping fun without stretching the family budget. As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community.

Fiscal 2023 Sales	Profile	Locations
$11 Billion	Private	7,500+

Ownership	Headquarters
Brigade Capital Management, Macellum Capital Management, Arkhouse Management Co.	Chesapeake, VA

Palmyra, IN Overview

Palmyra is situated in a rural area, offering a peaceful environment with scenic views of the surrounding countryside. Residents and visitors can enjoy outdoor activities such as fishing, hunting, camping, and hiking. Palmyra has a primarily agricultural economy, with farming of crops like corn and soybeans, as well as livestock production. The town also relies on local retail and service businesses, including grocery stores, restaurants, and auto repair shops, serving both residents and nearby rural areas. Palmyra's located approximately 20 miles northwest of Louisville, Kentucky, making it part of the Louisville Metropolitan Statistical Area (MSA). This close proximity provides Palmyra residents with easy access to the larger city's economic opportunities, cultural attractions, and amenities. The short drive to Louisville allows residents to commute for work, particularly in industries like healthcare, manufacturing, and logistics, while also benefiting from the city's vibrant dining, entertainment, and retail options.

Louisville, KY Overview

Louisville, Kentucky, is the largest city in the state and serves as the economic and cultural hub of the Louisville Metropolitan Statistical Area (MSA). Located on the Ohio River, the city has a population of approximately 620,000, making it the 29th largest city in the United States. Louisville boasts a diverse economy with major industries such as healthcare, manufacturing, logistics, and technology. The city is also known for its cultural attractions, including the iconic Kentucky Derby, the Louisville Slugger Museum, and a thriving arts scene. With a high quality of life, the city offers ample parks, recreational activities, and a vibrant food and entertainment scene. Louisville's blend of urban amenities, cultural heritage, and Southern hospitality makes it a unique and attractive destination.

DEMOGRAPHIC SNAPSHOT

POPULATION	3 mile	5 mile	10 mile
2020 Population	2,918	6,578	31,475
2024 Population	2,943	6,521	30,823
2029 Population Projection	2,981	6,588	31,128
Annual Growth 2020-2024	0.2%	-0.2%	-0.5%
Annual Growth 2024-2029	0.3%	0.2%	0.2%
Median Age	42.4	42.5	42.6

HOUSEHOLDS	3 mile	5 mile	10 mile
2020 Households	1,185	2,606	12,049
2024 Households	1,192	2,578	11,772
2029 Household Projection	1,206	2,602	11,883
Annual Growth 2020-2024	0.6%	0.1%	-0.1%
Annual Growth 2024-2029	0.2%	0.2%	0.2%
Average Household Income	$64,616	$74,022	$88,849
Median Household Income	$52,458	$55,987	$70,698

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