



LINEBERRY
REAL ESTATE
INVESTMENT SALES | DEVELOPMENT | MANAGEMENT

OFFERING MEMORANDUM

Family Dollar

Canton, North Carolina

595 CHAMPION DRIVE
CANTON, NC 28716

\$1,350,000

ASKING PRICE

7.41%

CAP RATE

8,320 SF

LEASE GLA

SINGLE-TENANT NET-LEASE INVESTMENT OFFERING

NORTH CAROLINA BROKER OF RECORD

ACH Land Investments, LLC d/b/a Simply Brokerage
Desiree Howell, BIC 297755 | NC Firm C30786



REPRESENTATIVE PROTOTYPE IMAGE - NOT ACTUAL PROPERTY

Contents

A focused review of the Family Dollar investment in Canton, North Carolina.



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PROPERTY

595 Champion Drive
Canton, NC 28716

OFFERING

\$1,350,000 asking price
7.41% CAP RATE

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Investment Overview

FAMILY DOLLAR | STORE #32226

DEAL BRIEF

\$1.35M

ASKING PRICE

7.41%

CAP RATE

Purpose-built in 2019 near **I-40 Exit 31**, the property combines public-road access, established retail density and a defined automatic-extension structure.

- \$100,000 annual base rent through 09/30/2029.
- 1.022 acres | 8,320 SF lease GLA.
- Six automatic five-year extensions.



PROPERTY-SPECIFIC ARCHITECTURAL RENDERING | 2018

LOCATION FACTORS

01

ACTIVE STORE PRESENCE

Store #32226 is listed open daily with a broad convenience offering.

02

STRATEGIC RETAIL POSITION

Across Champion Drive from Ingles in the Exit 31 retail cluster.

03

MEASURED RENT GROWTH

First extension rent is \$107,500, a 7.5% scheduled step.

04

DEMAND DRIVERS

57,000 I-40 vehicles and residential activity support interchange traffic.

Tenant Overview

FAMILY DOLLAR | STORE #32226



ACTUAL PROPERTY | 595 CHAMPION DRIVE

FAMILY DOLLAR

Founded in Charlotte in 1959, Family Dollar focuses on neighborhood convenience and value-priced essentials. Its official locator listed **7,060 U.S. locations** as of September 21, 2026.

Family Dollar became independent in July 2025 when Dollar Tree completed the sale to **1959 Holdings, LLC**, backed by Brigade Capital Management and Macellum Capital Management.

FISCAL 2025 PERFORMANCE

~\$13B	+2.5%	\$495M
REVENUE	COMP SALES	EBITDA

OPERATING PROFILE

SERVICES	Same-day delivery EBT bill pay Wi-Fi
FOOD MIX	Refrigerated + frozen food beverages
LEASE TENANT	Family Dollar Stores of North Carolina, Inc.
ORIGINAL GUARANTOR	Family Dollar Stores, Inc. original lease

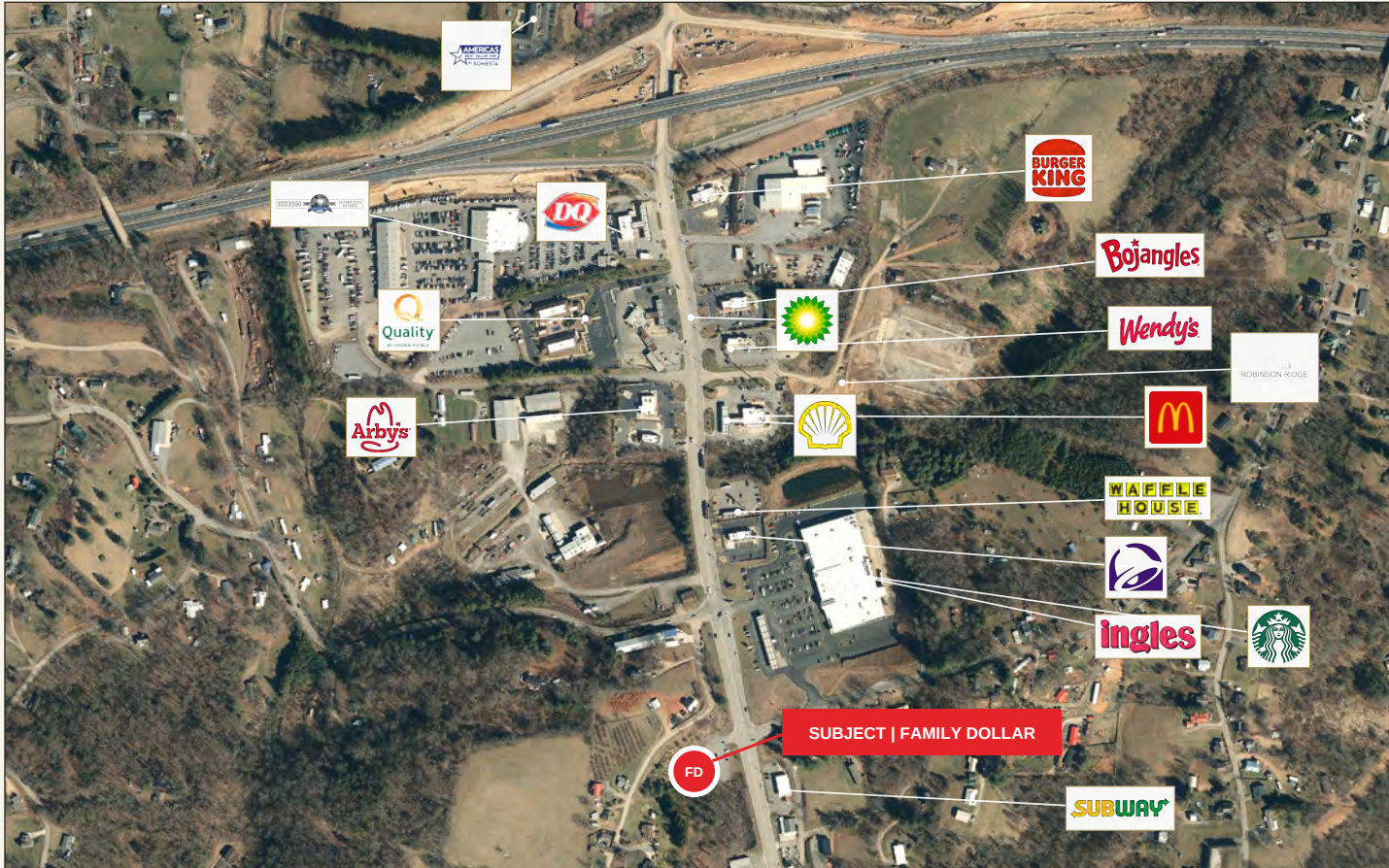
CANTON STORE FAMILY DOLLAR	
STATUS	OPEN
STORE	#32226
HOURS	9 AM-10 PM
FORMAT	8,320 SF
ACCESS	CHAMPION DR

Sources: Family Dollar corporate and Canton store-locator pages (accessed 09/21/2026); Dollar Tree sale-completion release dated 07/07/2025; Family Dollar fiscal-2025 performance release dated 03/17/2026. Actual-property image supplied by Lineberry Real Estate.

03

Retail Map

FAMILY DOLLAR | STORE #32226



EXIT 31 RETAIL CORRIDOR | 17 NEIGHBORING DESTINATIONS

CORRIDOR TRAFFIC

57,000

I-40 AADT

9,500

CHAMPION DR AADT

0.6 MI

TO I-40 EXIT 31

POSITIONING

- Direct Champion Drive access
- Across from Ingles and daily-needs retail
- QSR, lodging, fuel and auto cluster

A concentrated interchange corridor with daily-needs retail, restaurants, lodging and services.

Site + Parcel

FAMILY DOLLAR | STORE #32226

PROPERTY FACTS

SITE AREA

1.022 ACRES

LEASE GLA

8,320 SF

SURVEY FOOTPRINT

8,388 SF

YEAR BUILT

2019

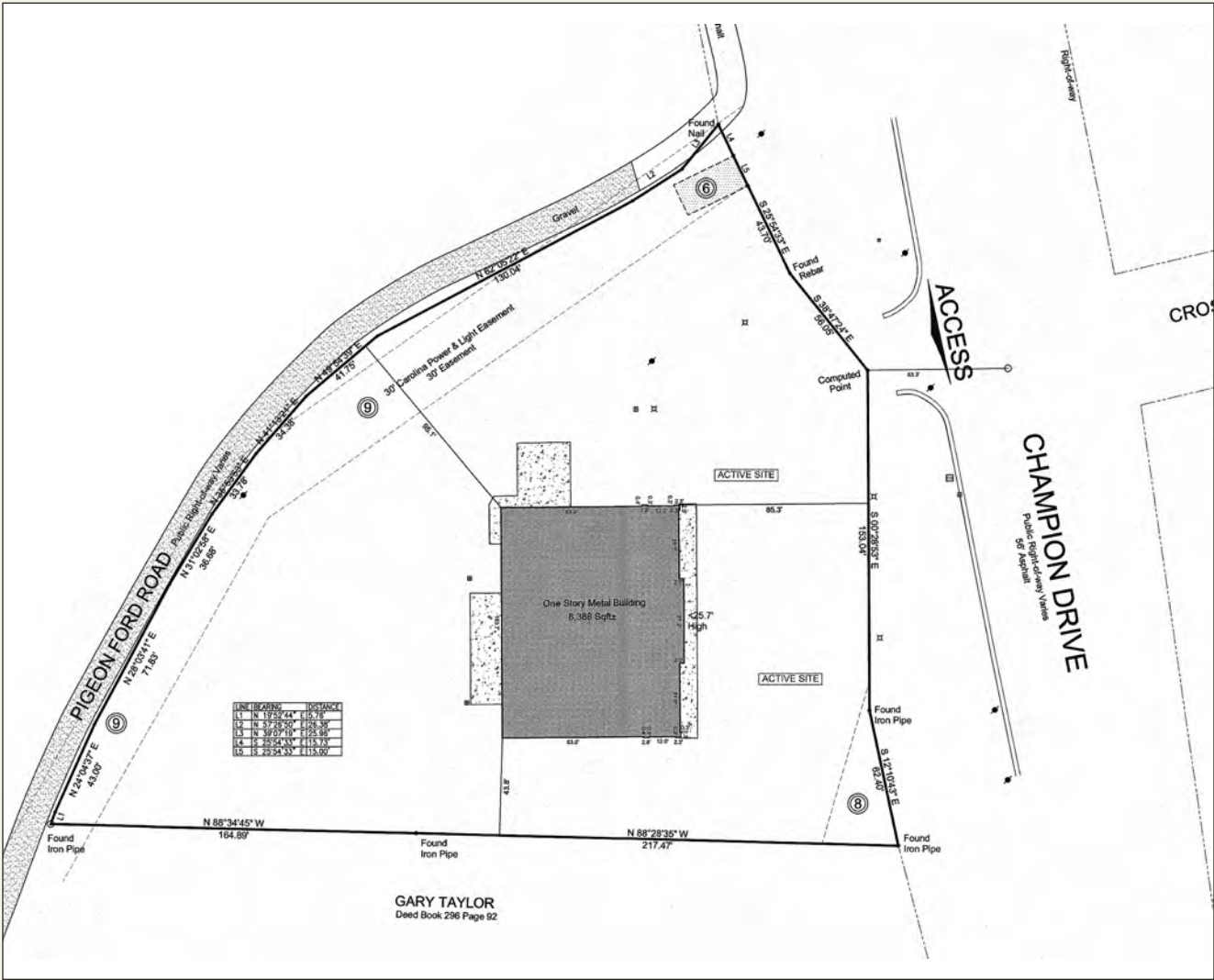
PUBLIC ACCESS

CHAMPION DRIVE



LIVE STREET VIEW

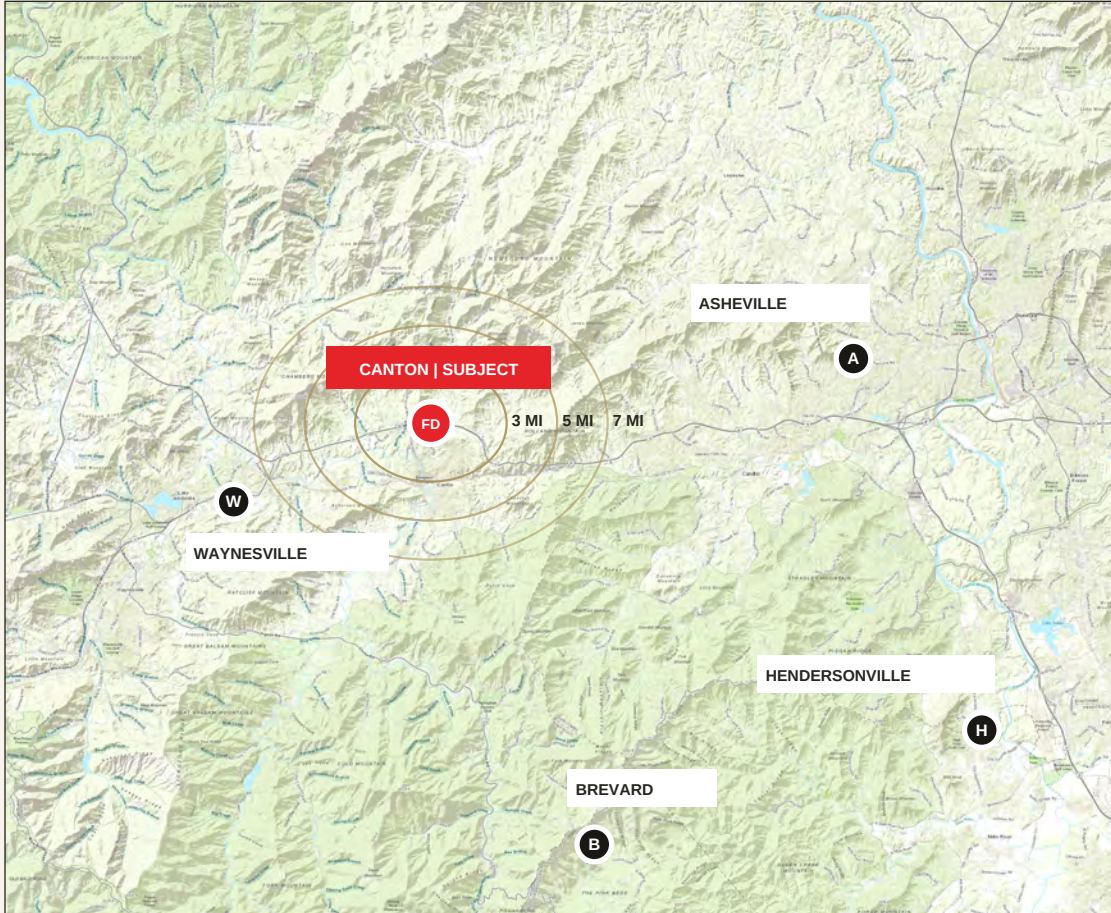
Scan to open the August
2024 street-level
panorama.



PARENT-TRACT EXTRACT | 2019 ALTA/NSPS SURVEY

Regional Market + Demographics

FAMILY DOLLAR | STORE #32226



WESTERN NORTH CAROLINA | 3, 5 AND 7 MILE TRADE AREAS

2026 / 2031 TRADE AREAS

	POP	HH	AVG HH I
3 MILE	12,037	5,249	\$81,482
2026-31 ANNUAL GROWTH			+0.02%

5 MILE	21,917	9,364	\$83,547
2026-31 ANNUAL GROWTH			+0.06%

7 MILE	35,930	15,256	\$84,215
2026-31 ANNUAL GROWTH			+0.13%

Population, households and average household income are shown for exact 3-, 5- and 7-mile rings centered on the property.

REGIONAL ACCESS

WAYNESVILLE

~12 MI / 18 MIN

ASHEVILLE

~20 MI / 28 MIN

HENDERSONVILLE

~36 MI / 47 MIN

BREVARD

~44 MI / 61 MIN

06

Financial Overview

FAMILY DOLLAR | STORE #32226

ASKING PRICE

\$1,350,000

CAP RATE

7.41%

CURRENT TERM THROUGH 09/30/2029

SIX AUTOMATIC 5-YEAR EXTENSIONS

\$100,000 CURRENT ANNUAL RENT

INVESTMENT LEDGER

ANNUAL BASE RENT

\$100,000

MONTHLY BASE RENT

\$8,333

PRICE PER SF

\$162.26

ANNUAL RENT PER SF

\$12.02

LEASE GLA

8,320 SF

SITE AREA

1.022 AC

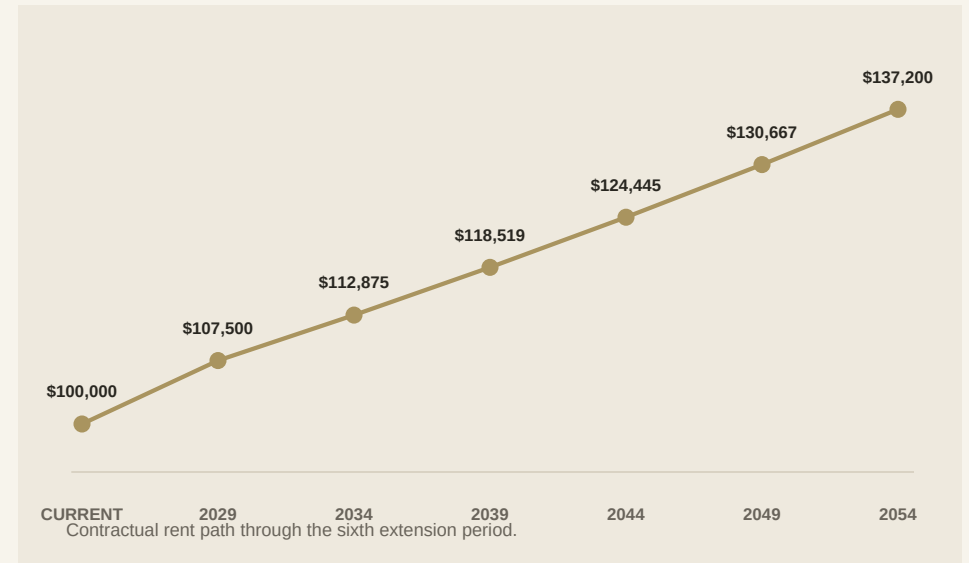
YEAR BUILT

2019

CURRENT TERM

THRU 09/30/2029

SCHEDULED ANNUAL BASE RENT



07

Lease Summary

FAMILY DOLLAR | STORE #32226

CORE LEASE TERMS

TENANT	ORIGINAL GUARANTOR
Family Dollar Stores of North Carolina, Inc.	Family Dollar Stores, Inc. original lease
LEASE STRUCTURE	CURRENT TERM
NNN with extensive tenant responsibilities	Through September 30, 2029
EXTENSIONS	PURCHASE OPTION / ROFR
Six automatic 5-year periods	N/A

BASE RENT LADDER

PERIOD	DATES	ANNUAL RENT	CAP RATE
CURRENT	NOW - 09/30/2029	\$100,000	7.41%
1ST EXT.	10/01/2029 - 09/30/2034	\$107,500.08	7.96%
2ND EXT.	10/01/2034 - 09/30/2039	\$112,875.00	8.36%
3RD EXT.	10/01/2039 - 09/30/2044	\$118,519.08	8.78%
4TH EXT.	10/01/2044 - 09/30/2049	\$124,445.04	9.22%
5TH EXT.	10/01/2049 - 09/30/2054	\$130,667.04	9.68%
6TH EXT.	10/01/2054 - 09/30/2059	\$137,200.08	10.16%

Landlord responsibilities

- Roof, exterior walls and structural components
- Fire-sprinkler repairs and exterior/under-slab utilities
- Parking, service, access and exterior-area repairs
- Asphalt/concrete above Tenant's \$2,000 annual threshold
- Casualty restoration and physical/environmental compliance

Insurance and real-estate taxes are landlord-administered and tenant-reimbursable.

Confidentiality + Disclaimer

FAMILY DOLLAR | STORE #32226

This confidential Offering Memorandum (the **Memorandum**) is provided to assist prospective purchasers in evaluating the property. Seller reserves the right to update the offering, select a purchaser or conclude the process at any time.

Information is drawn from the executed lease and guaranty, the 2019 ALTA survey, historical marketing materials, public-agency records and corporate sources believed reliable. Prospective purchasers are encouraged to confirm material facts independently.

Financial illustrations present contractual rent and potential yield using the stated assumptions. The definitive purchase agreement will govern all representations and warranties.

Recipients are encouraged to complete customary legal, tax, financial, environmental, engineering, zoning, title, survey, flood, access, utility, physical-condition, lease and tenant-credit review.

Tenant and trade names identify the occupant. This offering is independently prepared.

Brokerage participation, compensation and required North Carolina disclosures will be addressed in separate written agreements consistent with applicable law.

Core source set

Executed lease + guaranty | 2019 ALTA survey | NCDOT | U.S. Census | Family Dollar
A concise source set supports efficient investment review.

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Company Overview

LINEBERRY REAL ESTATE

Transaction experience.
An owner's perspective.

BASED IN MT. JULIET, TENNESSEE

Lineberry Real Estate combines commercial brokerage, leasing, and property management with practical experience owning and operating real estate.

Sales and acquisitions. Landlord and tenant representation. Commercial property management.



Kroger

Dublin, Georgia

SELLER REPRESENTATION



White House Crossing

White House, Tennessee

BUYER REPRESENTATION



Town Center Station

Mt. Juliet, Tennessee

PROPERTY MANAGEMENT



Bradford Lineberry

PRINCIPAL BROKER

\$500M+

In commercial real estate transactions involving Bradford over his career.

Management experience

White House Crossing and Town Center Station, with attention to tenants, property operations, and the owner's priorities.

Explore ownership and development work at
LineberryDevelopments.com



LINEBERRY
REAL ESTATE
INVESTMENT SALES | DEVELOPMENT | MANAGEMENT

FOR MORE INFORMATION

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NORTH CAROLINA BROKER OF RECORD

ACH Land Investments, LLC d/b/a Simply Brokerage | NC Firm C30786

Desiree Howell, Broker-in-Charge | NC Broker 297755

980-218-0736 | simplybrokerage@gmail.com



ACTUAL PROPERTY | 595 CHAMPION DRIVE | CANTON, NORTH CAROLINA

Single-tenant net-lease investment

\$1,350,000 asking price | 7.41% CAP RATE | 8,320 SF lease GLA