



FAMILY DOLLAR

4925 BLOOMFIELD RD MACON, GA 31206



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This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group ("the Owner") or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



- **Strong Anchor Tenant & Lease Structure:** The property is anchored by Family Dollar, which has a long-term lease in place. The lease was extended to 2031.
- **Excellent Location & Traffic Exposure** - The property sits at a signalized intersection of Bloomfield Road & Chambers Street in Macon, GA, with over 21,000 vehicles passing daily.
- **Growing Consumer Base & Nearby Institutions** - Proximity to higher education: within 2 miles of Middle Georgia State University and Central Georgia Technical College, and around 4 miles from Mercer University — total student enrollment over ~26,000.
- **Value-Add Opportunity** - The ~4,000 SF portion of the building presents an opportunity to reposition, renegotiate, or lease at higher rates, thereby capturing additional upside.
- **13% Vacancy** - Vacant 1,500 square foot suite allows for future value-add potential with the ability to backfill the space.
- **Fee-Simple Ownership, Built in 2003** - The property is offered on a fee-simple basis, eliminating ground-lease risk. Building is a single-story structure, built in 2003, with a lot size of ~1.58 acres and ample parking (45 spaces). This age is relatively recent in retail, meaning likely lower near-term capital expenditure risk.

5 | OFFERING SUMMARY



LIST PRICE	CAP RATE	NOI	SQUARE FEET	LOT SIZE	YEAR BUILT
\$990,640	10.00%	\$99,064	12,000	1.58 Acres	2003

TENANT	GLA (SF)	GLA (%)	START DATE	EXPIRE DATE	TERM REMAINING	NOI	RENT PSF	LEASE TYPE	RENT INCREASES	OPTIONS	GUARANTOR
Family Dollar	8,000	66%	2003	6/30/2031	5.5 Years	\$73,930	\$9.48	NN*	2027	3, Five Year	Corporate
Jiffy Clean	1,250	10.50%	2007	12/31/2026	1 Year	\$15,600	\$12.48	NN*	In Option	1, Five Year	Personal
Fish House	1,250	10.50%	2007	Month-to-Month	-	\$14,526	\$11.62	NN*	Flat	None	Personal
Vacant Suite	1,500	13%	-	-	-	-	-	-	-	-	-

*Landlord Responsible for Roof & Structure

*Tenants Fully Reimburse for all Taxes & CAM Charges





DEMOGRAPHICS

POPULATION

2030 Projection	5,194	35,218	83,581
Annual Growth 2020-2025	-0.10%	-0.26%	-0.22%
Annual Growth 2025-2030	-0.21%	-0.25%	-0.12%

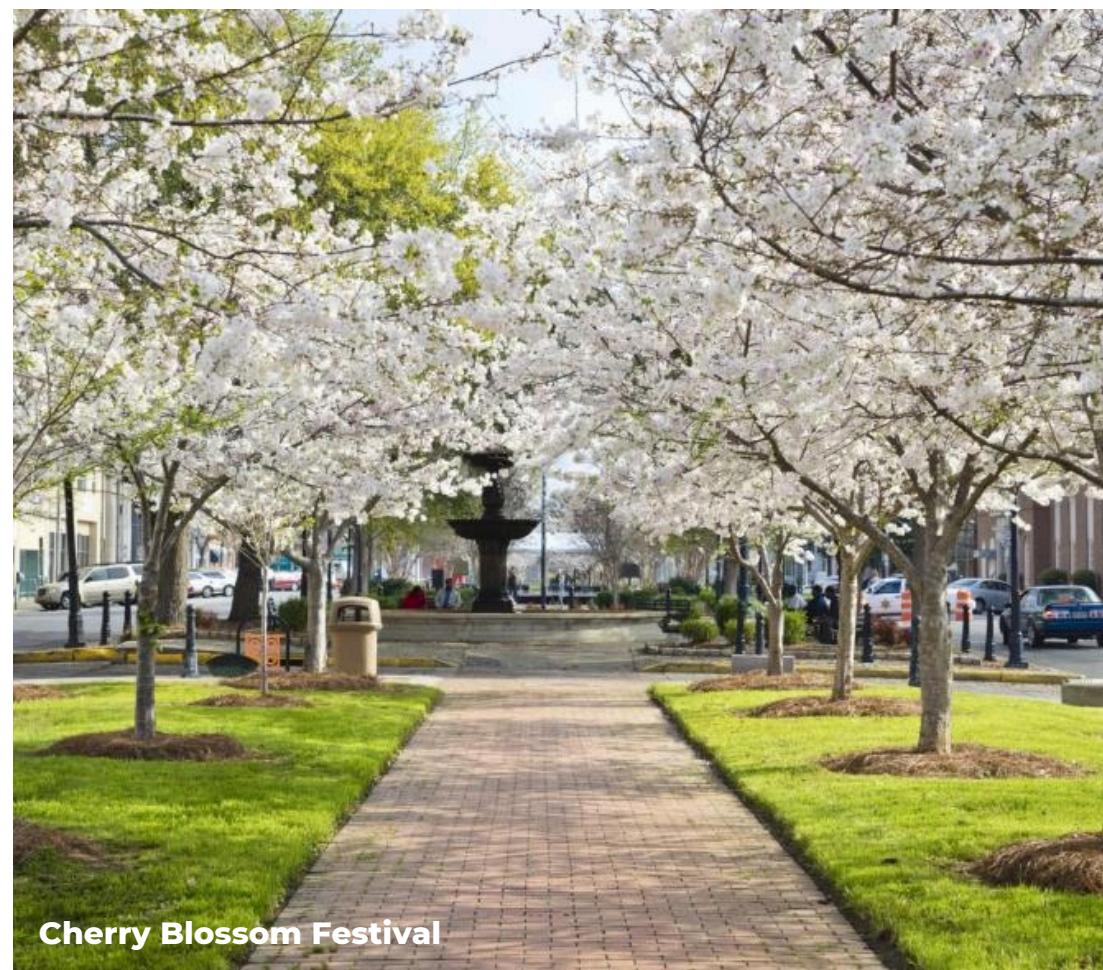
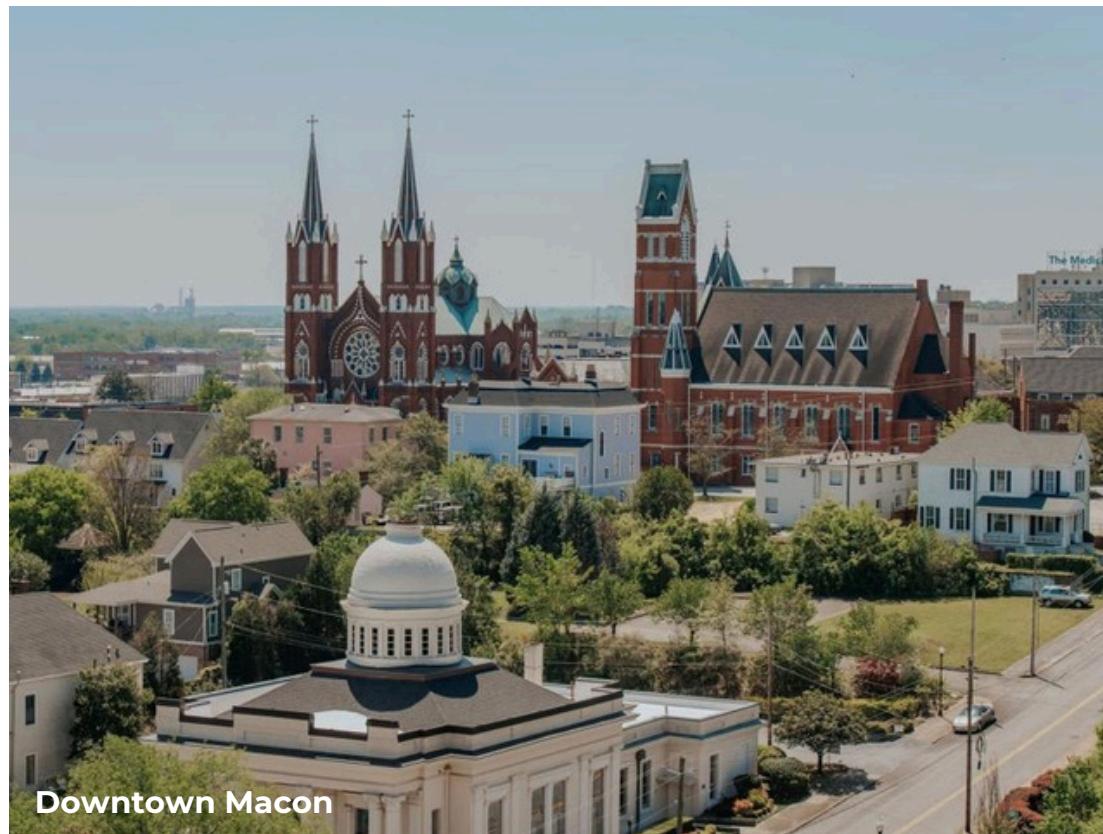
HOUSEHOLDS				
2025 Households	2,012	13,550	33,202	
2030 Projection	2,003	13,473	33,198	

INCOME



8,620+ VPD

8 | LOCATION OVERVIEW - Macon, GA



Macon serves as the consolidated city-county seat of Macon–Bibb County in central Georgia, home to approximately 157,000 residents. Its strategic central-state location—at the intersection of I-75 north-south and I-16 east-west and within an hour-plus of Atlanta—makes it a regional hub for logistics and manufacturing. The region's largest employment sectors include healthcare, advanced manufacturing (including food-processing), distribution/logistics and professional services, anchored by major employers such as Atrium Health Navicent and industrial campuses tailored for growth. Macon offers an affordable cost of living (about 11 % below the U.S. average) and relatively competitive business operating costs. Workforce infrastructure and industrial parks are in place to support expansions, and the region is actively marketed for new investment.

Recent developments include: the region's designation by Site Selection Magazine as one of its "Top 10 Metro Cities" in 2025, based on strong private investment and facility expansions. The county is gearing up to collect \$450 million over 10 years from a SPLOST (special-purpose local option sales tax) to fund major projects, with potential development sites valued above \$1 billion identified. A major downtown initiative is seeking developers for a new hotel and convention centre near Mercer University, and the demolition of a longtime vacant 16-story hotel marks a symbolic step in river-front/downtown renewal. Together these signal Macon is transitioning from a legacy regional hub toward a more dynamic growth and development posture — making the city one where both residents and businesses may find increasing opportunity.



Westside High School

Middle Georgia State University - Macon



Macon Mall & Atrium Health Amphitheater

SUBJECT PROPERTY

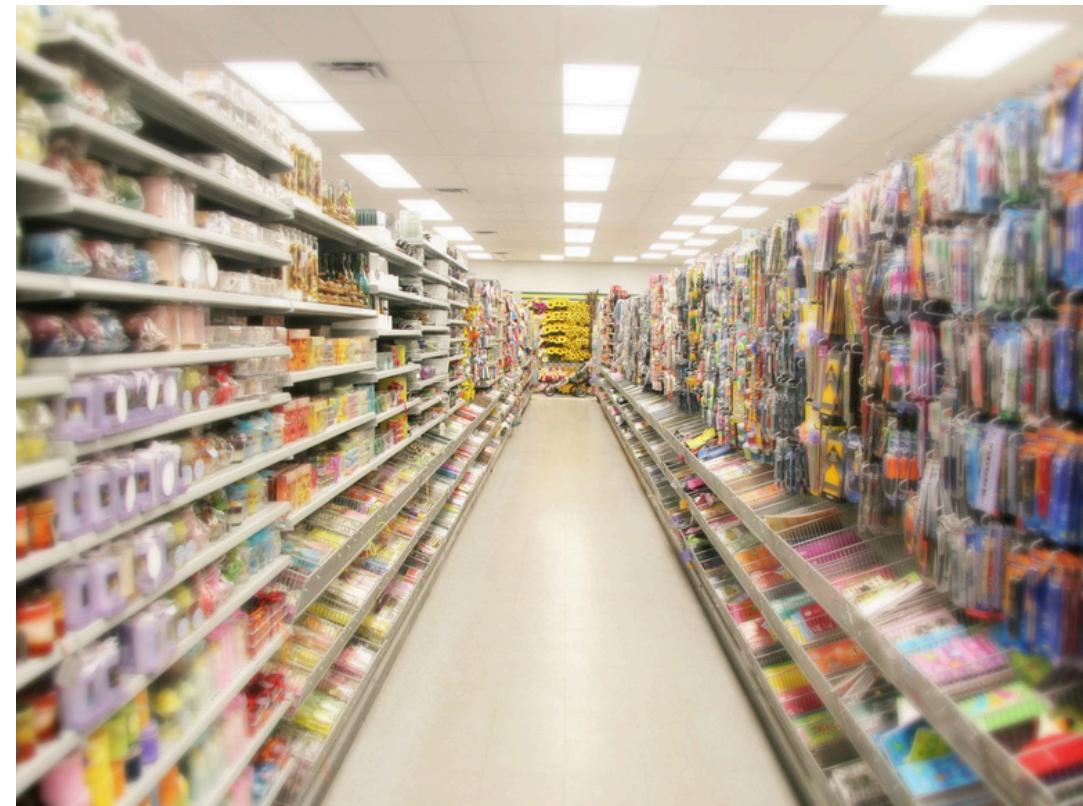


Hartley Elementary School

Southwest Magnet High School & Law Academy

Veterans Elementary School





Family Dollar, headquartered in Chesapeake, Virginia, is one of the nation's largest small-format value retailers, serving millions of customers across urban, suburban, and rural communities. The company operates more than 8,000 stores across 46 states, offering convenient neighborhood access to everyday essentials at competitive prices. Family Dollar stores are strategically located to serve cost-conscious households and provide a broad assortment of consumables, home goods, apparel, seasonal items, and basic necessities. Employing tens of thousands of team members nationwide, Family Dollar is committed to operating with consistency, dependability, and community-focused service—values that have shaped the organization since its founding in 1959.

Family Dollar benefits from the scale, distribution network, and purchasing power of one of North America's largest discount retail organizations, enabling it to continually deliver affordability and convenience to the customers and communities it serves.

Company:	Brigade Capital Management
Year Founded:	1959
Locations:	8,000+
Annual Sales (2023):	\$11 Billion
Website:	www.familydollar.com
Headquarters:	Chesapeake, VA
Guarantor:	Corporate



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