



# **FAMILY DOLLAR EHRHARDT, SOUTH CAROLINA**

OFFERED BY:

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Listed in conjunction with  
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BROKER OF RECORD



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# INVESTMENT SUMMARY



**TENANT:** Family Dollar (Store #7183)

**GUARANTY:** Corporate

**LOCATION:** 13885 Broxton Bridge Road  
Ehrhardt, South Carolina 29081

**CREDIT RATING:** Standard and Poor's: BBB- (Dollar Tree)

**PROPERTY TYPE:** Single Tenant

**LEASE TYPE:** NN  
Landlord Responsible for Roof and Structure

**LIST PRICE:** **\$693,000**

**BASE RENT:** Present – 12/31/21: \$62,370.

Option 2	\$68,607	(10% Increase)
Option 3	\$75,467	(10% Increase)
Option 4	\$83,015	(10% Increase)

**CAP RATE:** 9.0 %

**YEAR BUILT:** 2006

**CONSTRUCTION:** Masonry/Metal

**RENT COMMENCEMENT:** August 1, 2006

**LEASE EXPIRATION:** December 31, 2021

**SQUARE FEET:** 8,022 +/- square feet

**LAND SIZE:** 1.48 +/- acres

**FINANCING:** Property will be delivered free and clear

**PROPERTY SUMMARY**  
**FAMILY DOLLAR – EHRHARDT, SC**



**OVERVIEW**

The subject is situated on the east side of US Highway 601 (Broxton Bridge Road) where the highway intersects with Banana Street (SR 199). The site is just north of where Highway 601 intersects Dundalk Road (SR-575) in the town of Ehrhardt, County of Bamberg, South Carolina. The subject consists of a one-story, single tenant retail building. Construction was completed in 2006. The improvements are set on approximately 1.48 acre of land; the building contains approximately 8,022 square feet of rentable area and is occupied by a single tenant Family Dollar on a long-term lease.

The subject is located in the town of Ehrhardt, Bamberg County, South Carolina. Ehrhardt is located 65 miles south of Columbia, SC and is bordered by Bamberg to the north, Walterboro to the east, Hampton to the south and Fairfax to the west. The town of Ehrhardt contains an area of 3.2 square miles. The subject is located outside of downtown Ehrhardt, with the immediate area containing single family residential developments and raw land. Highway 601 is a primary north/south roadway with four lanes of traffic and has various local retail development and single family residential developments as the predominant use along the roadway. East Franklin Street is located approximately one half mile north of the subject and runs through the downtown area of Ehrhardt.

**LOCATION OVERVIEW:**

The subject is located within the Town of Ehrhardt, Bamberg County, South Carolina. The subject is located within the southern section of the state and is approximately 75 miles west of Charleston, 73 miles east of Augusta and 78 miles south of Columbia in a predominantly rural location. Bamberg County is approximately 395 square miles in area. The county is bordered by Orangeburg County to the north, Dorchester County to the east, Hampton County to the south and Barnwell County to the west.

Based upon the 2010 Census, the national demographics consulting firm REGIS has estimated that for 2018 there are approximately 3,852 residents and 1,727 households within a ten-mile radius of the Property. According to REGIS, the average household income within a ten-mile radius of the Property was estimated to be \$51,433.

## TENANT OVERVIEW

### FAMILY DOLLAR – EHRHARDT, SC



**Family Dollar** – Operates over 8,180 stores in 46 states and the District of Columbia, Family Dollar is the nation’s second largest dollar store. The company also operates 11 distribution centers that are each over 900,000 SF.

Family Dollar targets women shopping for a family earning less than \$40,000 a year. Consumables (food, health, beauty aids, and household items) account for about two-thirds of sales. Family Dollar also sells apparel, shoes, and linens.

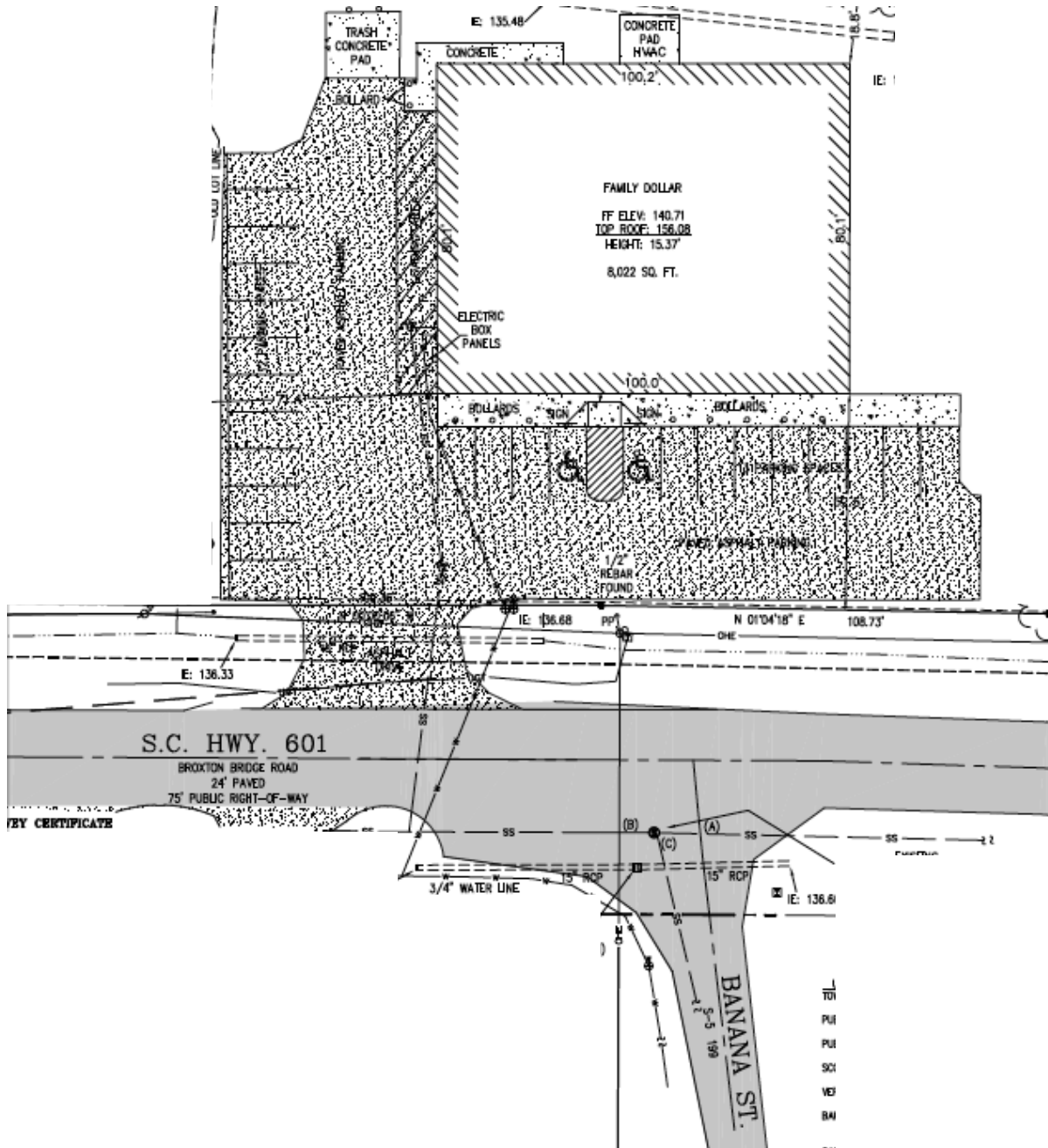
Family Dollar stores are low-format and are located in low and middle-income rural and urban areas. Most goods and groceries (national brands, Family Dollar private labels, and unbranded items) are sold at a variety of discounted prices, the majority of which are under \$10.

In July, 2015, Family Dollar was acquired by, and became a wholly-owned subsidiary of, Dollar Tree, Inc. The acquisition price for Family Dollar was \$9 billion in cash and Dollar Tree stock.

The combined Dollar Tree-Family Dollar entity is now the largest discounter in North America with over 15,000 stores in 48 states and Canada with annual sales over \$22 Billion and a market cap of \$25 Billion. Both brands will continue to operate separately.

Property Name	Family Dollar
Property Type	Net Leased Discount Store
Parent Company Trade Name	Dollar Tree, Inc.
Ownership	Public
Revenue	\$22.8 B
Net Operating Income	\$1.8 B
Stock Symbol	DLTR
Board	NYSE
No. of Locations	over 15,000
No. of Employees	57,200
Headquartered	Charlotte, NC
Web Site	<a href="http://www.familydollar.com">www.familydollar.com</a>
Year Founded	1959

**SITE PLAN**  
**FAMILY DOLLAR – EHRHARDT, SC**



PHOTOS

FAMILY DOLLAR – EHRHARDT, SC



**PHOTOS**

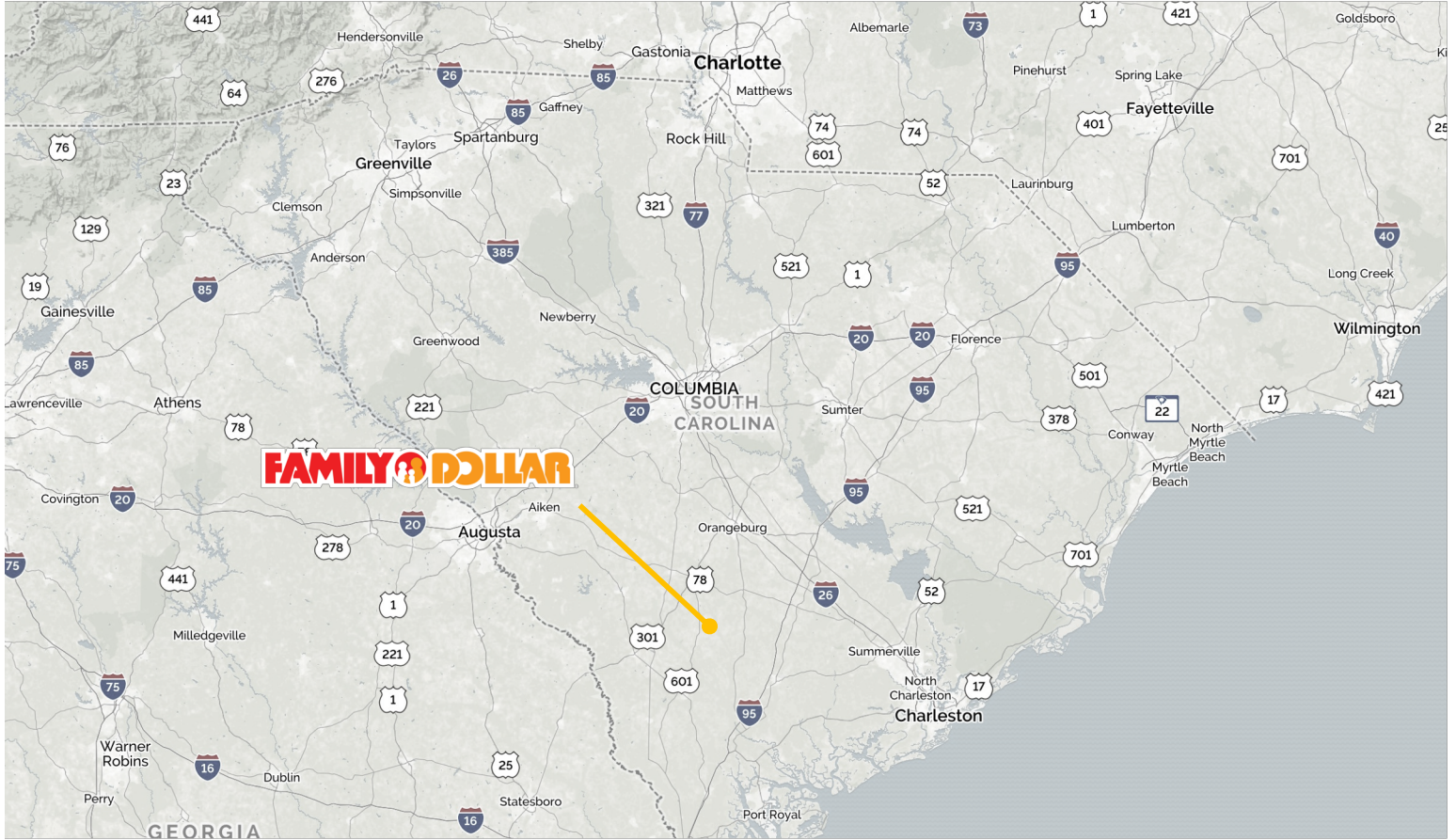
**FAMILY DOLLAR – EHRHARDT, SC**

**RDO**  
INVESTMENTS





**LOCATION MAP**  
**FAMILY DOLLAR – EHRHARDT, SC**



**CONTACT**

**FAMILY DOLLAR – EHRHARDT, SC**



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