



# **FAMILY DOLLAR**

## **TURBEVILLE, SOUTH CAROLINA**

OFFERED BY:

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Listed in conjunction with  
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BROKER OF RECORD



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## PROPERTY SUMMARY



TENANT: Family Dollar

GUARANTY: Corporate

LOCATION: 5191 Turbeville Highway  
Turbeville, South Carolina 29162

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

PROPERTY TYPE: Single Tenant

LEASE TYPE: NN  
Landlord Responsible for Roof and Structure

LIST PRICE: \$885,000

CAP RATE: 9.0 %

LEASE TERM: Original 10 Years with 4 - 5 year renewals  
Tenant recently exercised its first Option Period

BASE RENT: Present – 6/30/22: \$79,720.  
Option 2 \$87,692. (10% Increase)  
Option 3 \$96,462. (10% Increase)  
Option 4 \$106,108. (10% Increase)

YEAR BUILT: 2007

RENT COMMENCEMENT: February 1, 2007

LEASE EXPIRATION: June 30, 2022

SQUARE FOOTAGE.: 9,177 +/- square feet

LAND AREA: .87 +/- acres

FINANCING: Property will be delivered free and clear

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



**OVERVIEW**

The subject is situated on the north side of US Highway 378 east of its intersection with US Highway 301 in Turbeville, South Carolina. The subject consists of a one-story, single tenant retail building. Construction was completed in 2007. The improvements are set on approximately .87 acres of land; the building contains approximately 9,177 square feet of rentable area and is occupied by a single tenant Family Dollar on a long-term lease.

Turbeville is located 65 miles from Columbia, SC and is bordered by Sumter to the west, Florence to the north, Lake City to the east and Manning to the south. The town of Turbeville contains an approximate area of 3.2 square miles. The site has good highway access as it is located 5 miles east of I-95. Highway 378 is a primary east/west roadway with four lanes of traffic and has various local retail development and single family residential developments as the predominant use along the roadway. Highway 301 creates the northern border of the subject property and is a two-lane local roadway with single family residential development and various commercial uses. The subject's immediate area contains single family residential developments and raw land with supporting retail situated along the major roadways.

**LOCATION OVERVIEW:**

The subject is located within the Town of Turbeville, Clarendon County, South Carolina. Turbeville is on U.S. 378, a major route for tourists headed to Myrtle Beach from Columbia and the Midlands. Covering only 3.2 square miles, Turbeville is also near the U.S. 378 exit off of Interstate 95, funneling even more tourists through the town. The subject is located within the southern section of the state and is approximately 100 miles north of Charleston, 150 miles east of Augusta and 65 miles east of Columbia in a predominantly rural location. Clarendon County is approximately 696 square miles in area. The county is bordered by Sumter County to the north, Williamsburg County to the east, Berkeley and Orangeburg County to the south and Calhoun County to the west.

Based upon the 2010 Census, the national demographics consulting firm REGIS has estimated that for 2018 there are approximately 12,121 residents and 4,363 households within a ten-mile radius of the Property. According to REGIS, the average household income within a one-radius of the Property was estimated to be \$70,321.

## TENANT OVERVIEW

### FAMILY DOLLAR – TURBEVILLE, 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





During Construction



During Construction



**PHOTOS**  
**FAMILY DOLLAR – TURBEVILLE, SC**



During Construction



During Construction



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



**CONTACT**

**FAMILY DOLLAR – TURBEVILLE, SC**



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