



FAMILY DOLLAR

TURBEVILLE, SOUTH CAROLINA

OFFERED BY:

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Listed in conjunction with
Philip J. Stewart, Jr.
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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:	\$1,063,000
CAP RATE:	7.5%
LEASE TERM:	Original 10 Years with 4 - 5 year renewals Tenant recently extended a second time for 7 years
BASE RENT:	Present – 6/30/29: \$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, 2029
SQUARE FOOTAGE.:	9,177 +/- square feet
LAND AREA:	.87 +/- acres
FINANCING:	Property will be delivered free and clear

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.

The tenant recently extended their primary term for a second time to June 2029. Family Dollar has made a substantial investment renovating the interior of the store in 2019.

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 2020 Census, the national demographics consulting firm REGIS has estimated that for 2021 there are approximately 11,656 residents and 4,041 households within a ten-mile radius of the Property. According to REGIS, the average household income within a five-radius of the Property was estimated to be \$76,056.

TENANT OVERVIEW

FAMILY DOLLAR – TURBEVILLE, SC



Family Dollar is a subsidiary of Dollar Tree (NASDAQ: DLTR) and is one of the fastest growing discount store chains in the United States. Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,500+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

The merchandising strategy that drives this growth provides customers with good values on basic merchandise for the family and home in a small-box, neighborhood format. 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.

In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities they service by supporting the non-profit organizations that seek to improve the quality of life for our customers and team members. Through a grass-roots approach to giving, the FamilyHope Community Foundation aids to give back to organizations that help local families in need.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion. Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

Dollar Tree currently has a \$22.586B Market Cap and holds a BBB Investment Grade Credit Rating by Standard and Poors.

PHOTOS

FAMILY DOLLAR – TURBEVILLE, SC



During Construction



During Construction

PHOTOS

FAMILY DOLLAR – TURBEVILLE, SC

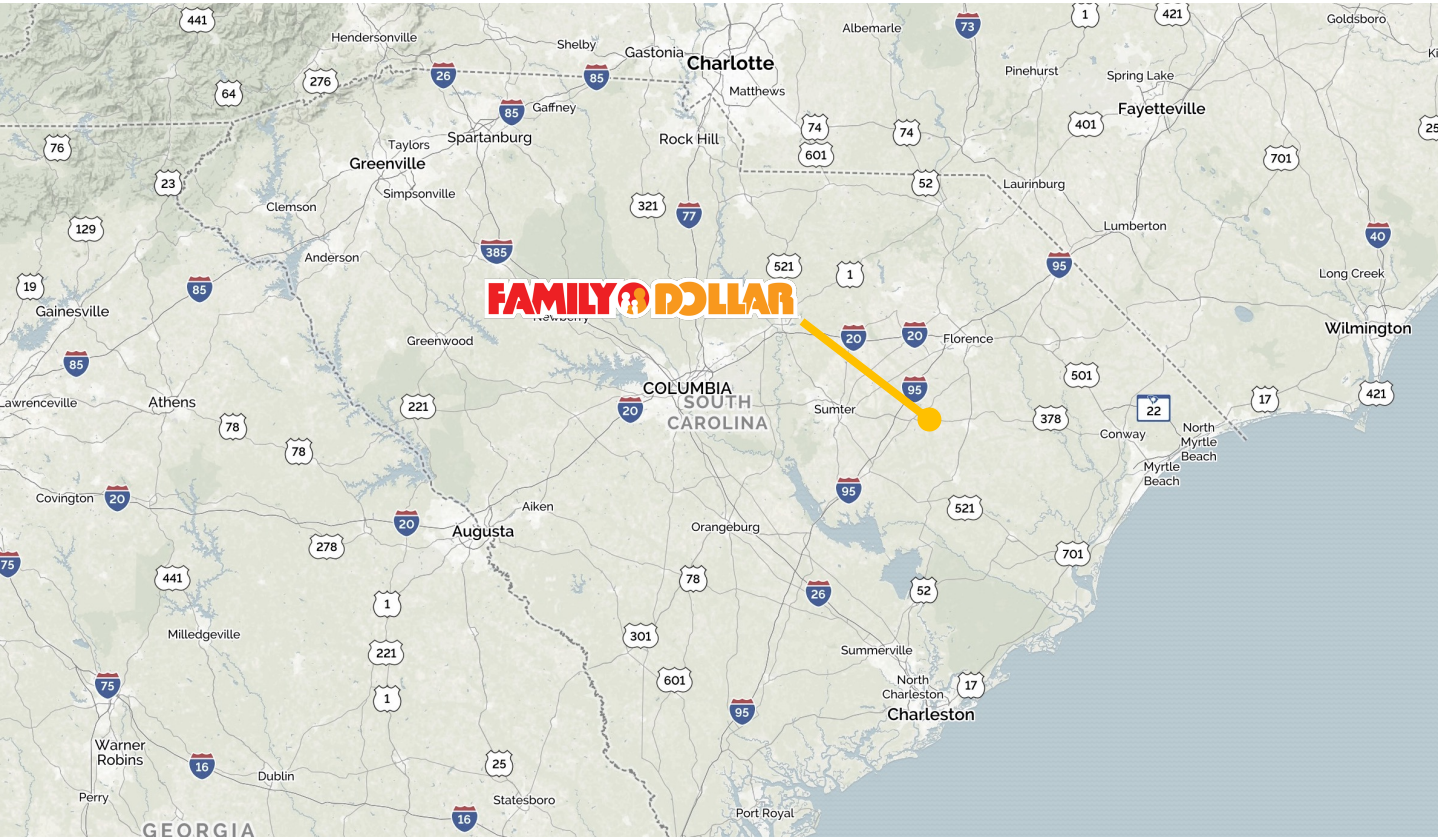


During Construction



During Construction

LOCATION MAP
FAMILY DOLLAR – TURBEVILLE, SC



DEMOGRAPHICS
FAMILY DOLLAR – TURBEVILLE, SC



Lat/Lon: 33.895/-80.0113

5191 W Turbeville Hwy	5 mi	10 mi	15 mi
Turbeville, SC 29162	radius	radius	radius
Population			
2021 Estimated Population	5,188	11,656	32,352
2026 Projected Population	5,159	11,520	31,813
2010 Census Population	5,532	12,523	34,839
2000 Census Population	5,199	12,516	35,585
Projected Annual Growth 2021 to 2026	-0.1%	-0.2%	-0.3%
Historical Annual Growth 2000 to 2021	-	-0.3%	-0.4%
2021 Median Age	34.8	38.8	39.6
Households			
2021 Estimated Households	1,593	4,041	12,121
2026 Projected Households	1,581	3,998	11,986
2010 Census Households	1,621	4,172	12,598
2000 Census Households	1,512	4,075	12,447
Projected Annual Growth 2021 to 2026	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2000 to 2021	0.3%	-	-0.1%
Race and Ethnicity			
2021 Estimated White	57.7%	54.2%	46.6%
2021 Estimated Black or African American	38.9%	42.2%	49.3%
2021 Estimated Asian or Pacific Islander	0.3%	0.4%	0.5%
2021 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2021 Estimated Other Races	2.9%	2.9%	3.2%
2021 Estimated Hispanic	3.5%	3.2%	3.3%
Income			
2021 Estimated Average Household Income	\$76,056	\$65,027	\$61,555
2021 Estimated Median Household Income	\$49,063	\$48,844	\$43,684
2021 Estimated Per Capita Income	\$26,329	\$24,106	\$23,646
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	8.0%	8.2%	6.9%
2021 Estimated Some High School (Grade Level 9 to 11)	13.7%	14.6%	14.6%
2021 Estimated High School Graduate	36.0%	37.8%	36.9%
2021 Estimated Some College	19.0%	18.4%	17.5%
2021 Estimated Associates Degree Only	7.8%	6.7%	7.9%
2021 Estimated Bachelors Degree Only	10.1%	9.2%	10.2%
2021 Estimated Graduate Degree	5.2%	5.2%	5.9%
Business			
2021 Estimated Total Businesses	69	177	717
2021 Estimated Total Employees	760	1,196	7,209
2021 Estimated Employee Population per Business	11.0	6.8	10.1
2021 Estimated Residential Population per Business	74.8	66.0	45.1

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CONTACT

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