



Ranked by Placer.ai in Top 25% of Family Dollars in SC!

Actual Store

OFFERING MEMORANDUM

FAMILY DOLLAR, NNN LEASE INVESTMENT OPPORTUNITY

7.5% CAP RATE | ST. GEORGE, SC



FAMILY DOLLAR

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EXECUTIVE SUMMARY

INVESTMENT OFFERING

This absolute NNN Family Dollar in St. George South Carolina is strategically located just off busy Interstate 95, the primary US east coast north/south artery where traffic counts are 51,600 vehicles per day to the north of the exit and 50,100 vehicles per day to the south of the exit. St. George is part of the Tri-County Region which includes Dorchester, Orangeburg and Berkeley Counties. It is an easy commute to Charleston, Columbia and Orangeburg.

This attractive, ±8,320 SF Family Dollar was built in 2015 and sits on a large ±1.19-acre site. It is situated on US Highway 78 that has almost 10,000 vehicles per day. In addition to proximity to Interstate 95, traffic generators include the following retail and hotel establishments: RaceTrac, Food Lion, McDonald's, Auto Zone, Hardee's, Days Inn, Flying J Travel Center, Denny's, Hardee's, Tractor Supply Company, Red Roof Inn, Budget Inn, Dunkin', Econo Lodge, Pizza Hut, and a Ford dealership.

The initial NNN term of 15 years has approximately 5.5 years remaining with rare CPI rent bumps every 3 years (not to exceed 6%) and six 5-year renewal options. There are no landlord responsibilities.

This established and successful location is ranked in the top 25% of the 212 Family Dollar stores in South Carolina according to Placer.ai. It has a strong guaranty by Family Dollar, a subsidiary of Dollar Tree with 16,590 locations operating under the Dollar Tree, Family Dollar and Dollar Tree Canada brands throughout the US & Canada. This rare NNN Family Dollar is priced at \$1,650,550 and a 7.5% cap rate.

HIGHLIGHTS

- Rare absolute 15-year absolute NNN lease has approximately 5.5 years remaining on the initial term with CPI Rent increases every 3 years and six 5-year renewal options
- Strategically located just off Interstate 95 with combined traffic counts of over 110,000 vehicles per day including the store's exposure on Highway 78
- This busy corridor serves travelers and locals with many restaurants, convenience/gas, grocery stores, hotels, QSR's and more
- Ranked by Placer.ai in the Top 25% of Family Dollars in South Carolina with a successful and established location
- Conveniently located in the Tri-County region, with an easy drive to Charleston, Columbia and Orangeburg

OVERVIEW

Address:	5995 W. Jim Bilton Blvd. St. George, South Carolina 29477
County:	Dorchester
Price:	\$1,650,550
Cap Rate:	7.5%
NOI:	\$124,541.40
Building Size:	±8,320 SF
Site Size:	±1.19 Acres
Parcel ID:	0440000015000
Parking Spaces:	34
Year Built:	2015
Type of Owership:	Fee Simple
Tenant Name:	Family Dollar
Lease Commencement:	7/1/2015
Lease Expiration:	6/30/2030
Renewal Options:	Six 5-year
Rent Inceases:	Every 3 years, based on CPI increases but not to exceed 6%
Guarantor:	Family Dollar Stores of South Carolina, Inc. (Dollar Tree)
Landlord Responsibilities:	None
Tenant Responsibilities:	All maintenance & repairs, taxes and insurance
Right of First Refusal:	Yes



RENT SCHEDULE

TERM	DATES	MONTHLY RENT	ANNUAL RENT	INCREASE
Initial	7/1/2015-6/30/2018	\$8,735.59	\$104,827.08	-
Initial	7/1/2018-6/30/2021	\$9,236.78	\$110,841.36	5.70%
Initial	7/1/2021-6/30/2024	\$9,790.99	\$117,491.88	6.00%
Initial	7/1/2024-6/30/2027	\$10,378.45	\$124,541.40	6.00%
Initial	7/1/2027- 6/30/2030	\$11,001.16	\$132,013.92	Est. 6% CPI increases every 3 years
First Option	7/1/2030 – 6/30/2035	\$11,661.23	\$139,934.76	Est. 6% CPI increases every 3 years
Second Option	7/1/2035 – 6/30/2040	\$12,360.90	\$148,330.80	Est. 6% CPI increases every 3 years
Third Option	7/1/2040 – 6/30/2045	\$12,360.90	\$166,664.52	Est. 6% CPI increases every 3 years
Fourth Option	7/1/2045 – 6/30/2050	\$13,102.55	\$187,264.20	Est. 6% CPI increases every 3 years
Fifth Option	7/1/2050 – 6/30/2055	\$13,888.71	\$198,500.04	Est. 6% CPI increases every 3 years
Sixth Option	7/1/2055 – 6/30/2060	\$18,586.22	\$223,034.64	Est. 6% CPI increases every 3 years



\$1,650,550
Price



NNN
Fee Simple



5.5 Years
Term Remaining



7.5%
Cap Rate

TENANT INFORMATION

OVERVIEW

Family Dollar is a discount retail chain in the United States offering a wide variety of products including groceries, household items, personal care products, and seasonal goods at affordable prices. Founded in 1959 by Leonard Schaefer in Charlotte, North Carolina, the company has grown into one of the largest discount store chains in the U.S. with thousands of locations across the country, primarily in rural and suburban areas. Family Dollar's business model focuses on providing low-cost, everyday items to budget-conscious consumers, with a commitment to value and convenience.

The store is known for its frequent promotions, store-brand offerings, and smaller footprint compared to other big-box retailers, positioning itself as a convenient option for shoppers looking for affordability without the need for bulk purchases. [Click Here](#) to visit the Family Dollar website for more information.

ABOUT THE OPERATOR

Family Dollar is operated by Dollar Tree, Inc., a leading discount variety store operator in the United States. Dollar Tree acquired Family Dollar in 2015 for \$9.2 billion, expanding its presence in the discount retail sector. Dollar Tree itself operates a chain of dollar stores that offer a wide range of products, typically priced at \$1 or less, while Family Dollar focuses on providing a broader selection of items at affordable prices, with some products priced above the dollar threshold. Under Dollar Tree's ownership, Family Dollar continues to operate independently, targeting value-conscious consumers in rural and suburban areas. Dollar Tree's strategic management has aimed at strengthening both brands by leveraging shared resources, enhancing store layouts, and optimizing their respective product offerings to cater to a wider demographic.



Actual Location



AUV

(Average Unit Volume)

\$1.5- \$2M/YR



**FOUNDED
1959**

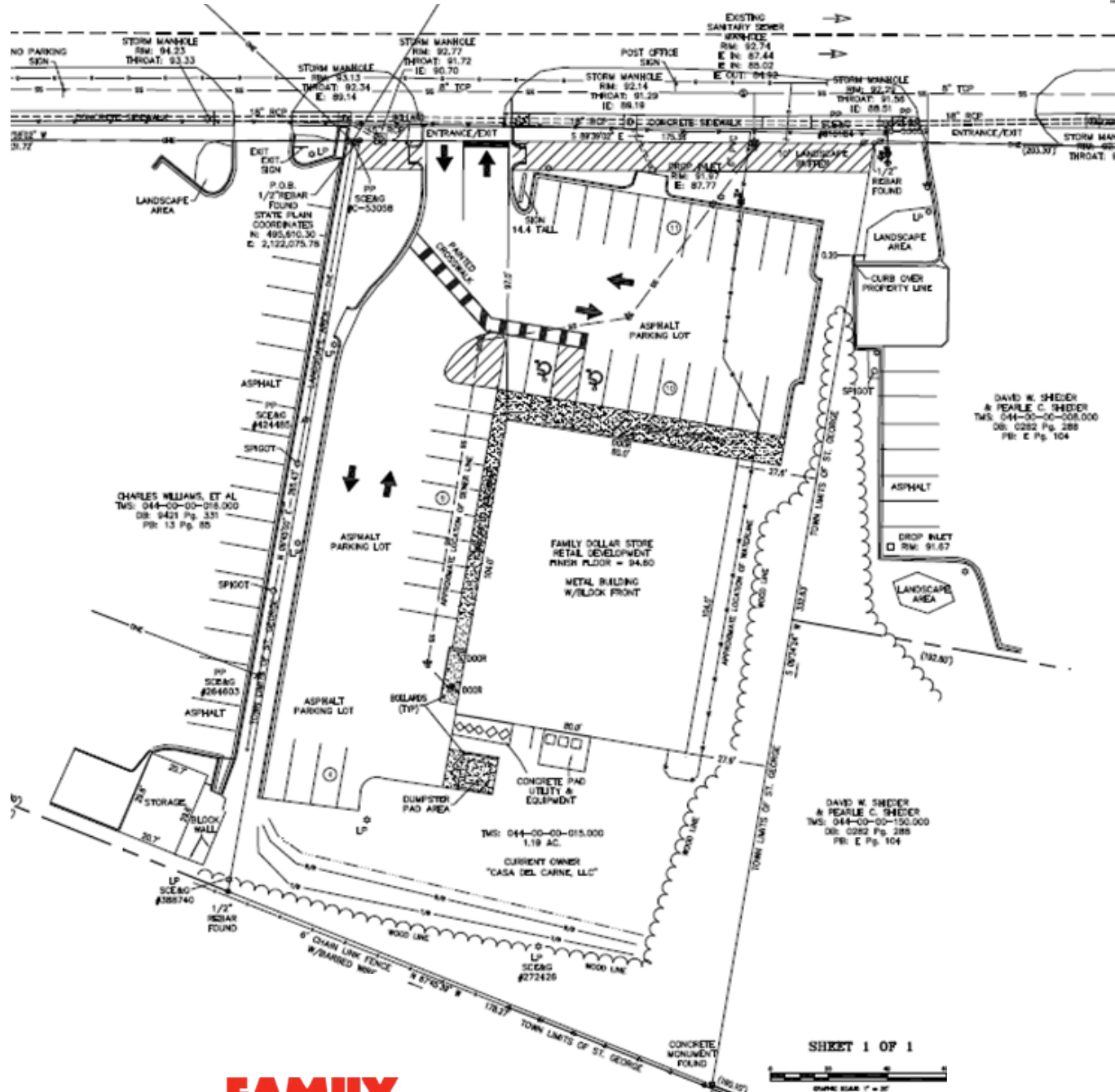


**LOCATIONS
+8,000**



**HEADQUARTERS
Charlotte, NC**

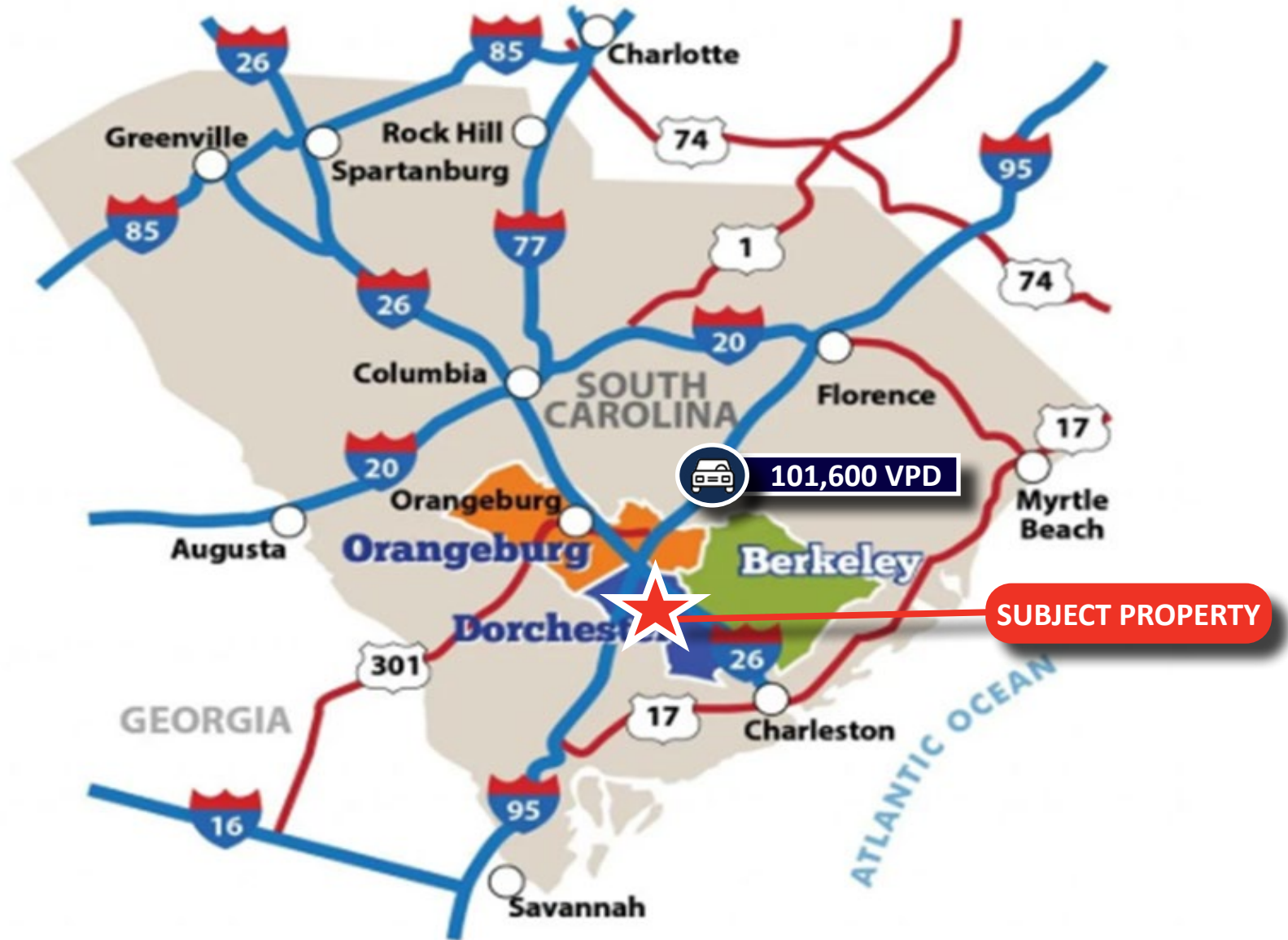
SURVEY



IN THE AREA



AROUND THE AREA



PROXIMITY TO OTHER DOLLAR STORES



AREA AND DEMOGRAPHICS

ST. GEORGE, SOUTH CAROLINA

St. George, South Carolina, is a town located in Dorchester County, sometimes referred to as “the low country” region of the state. Its proximity to the most heavily trafficked US Interstate 95, provides many visitors traveling north and south. In addition, it serves as a regional hub for agriculture, commerce, and transportation.

The town is an easy drive to Charleston, Columbia and Orangeburg. The Tri-Country Chamber of Commerce is based in St. George and works closely with other nearby counties including Orangeburg, and Berkley County to bring more industry and economic opportunities education to the area.

St. George is also home to several annual events that reflect the local culture, including the St. George Arts and Crafts Festival. The town’s history dates to the 18th century, and it takes its name from the nearby St. George’s Church, which was established in the late 1700s. Over the years, St. George has maintained its close-knit community atmosphere while still benefiting from its strategic location along major transportation routes, such as Interstate 95 and Interstate 26. St. George offers a combination of small-town living and access to the broader opportunities found in the larger cities of the Lowcountry.

NOTABLE AREA EMPLOYERS



DAIMLER BENZ



DEMOGRAPHICS

	1 MILE	5 MILES	15 MILES
POPULATION	193	5,662	25,784
# HOUSEHOLDS	65	2,423	10,743
AVG. HOUSEHOLD INCOME	\$65,781	\$67,178	\$64,365

ESRI 2024



BROKER PROFILES



NANCY MILLER, CCIM, MBA

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Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the [Commercial Real Estate Show](#), a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ADAM WILLHITE

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Adam adds value for clients with single tenant net lease acquisitions, dispositions, 1031 exchanges and consulting. Utilizing Bull Realty's advanced marketing, research and database technology, he delivers industry-leading client experience and results.

Prior to pursuing his passion of real estate and joining Bull Realty, Adam worked in the field of physician recruitment where he received multiple awards as his firm's 18-time top producer of the year.

Adam graduated with a Bachelor's Degree from Kennesaw State University and is a longtime resident of downtown Atlanta. In his free time, Adam is active in dog rescue, music, home renovations and volunteering to help preserve historic Atlanta landmarks.

CONNECT WITH US:
www.BullRealty.com



FAMILY DOLLAR NET LEASE INVESTMENT 7.5% CAP RATE

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

CONNECT WITH US:

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27
YEARS IN
BUSINESS



ATL
HEADQUARTERED
IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 5995 W. Jim Bilton Blvd. St. George, South Carolina 29477. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of South Carolina. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.