



# Food Lion Center

205 Radford Boulevard, Dillon, SC

Offering Memorandum

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**This is a confidential Offering Memorandum** intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

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## Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

## Contact Us

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# Executive Summary

The Twist Capital Team of Colliers is pleased to offer for sale to qualified investors the opportunity to acquire this Food Lion-anchored shopping center located in Dillon, South Carolina.

The property is a well-established Food Lion supermarket in a prime location within the community, with easy accessibility and visibility. The property includes a 35,560 sf Food Lion and 6,000 sf of additional retail space with is currently 100% occupied, presenting a lucrative opportunity for sustained growth and profitability.

<b>Tenant</b>	Food Lion, Subway and four others
<b>Address</b>	205 Radford Boulevard Dillon, SC 29536
<b>Asking Price</b>	\$3,508,597
<b>NOI</b>	\$245,601.79
<b>Cap Rate</b>	7.0%
<b>Rentable Area</b>	41,560 SF
<b>Lot Size</b>	4.2 Acres

A photograph of a modern office building interior. In the foreground, a woman in a light blue blazer and dark skirt walks away from the camera, carrying a blue folder. Next to her, a man in a dark suit walks in the same direction. To the left, a woman in a dark blazer is walking up a wide staircase. In the background, two people are standing on a mezzanine level with a glass railing. The architecture is contemporary with clean lines and a mix of materials like wood, metal, and glass.

# Subject Property

# Highlights

- Well established Food Lion anchors the center with long-term lease and extension options providing income stability
- Food Lion ranks in the top 96% in the State of South Carolina and 94% nationally in terms of foot traffic
- Strong tenant history with average occupancy exceeding 20 years
- Existing waiting list for in-line stores provides potential for future growth with minimal down time
- Located immediately off of I-95 at the Radford Boulevard interchange in a high-traffic retail corridor.



# Property Overview



205 Radford Boulevard, Dillon SC 29536

<b>Gross Leasable Area</b>	41,560± SF
<b>Occupancy</b>	100%
<b>Lot Size</b>	4.2± Acres
<b>Building Type</b>	Storefront
<b>Year Built</b>	1986
<b>Type of Ownership</b>	Private Ownership or Fee Simple

# Rent Roll

Suite	Tenant	Leased SF	Pro Rata Share	Lease Comm	Lease Exp	Annual Rent	Rent PSF	Recovery Type	Renewal Options/ Rent Increases	
1	Food Lion	35,560	85.56%	Oct.1986	Sept. 2031	\$179,577.96	\$5.05	See note below	4 5-year renewal options Opt 1: \$5.55 Opt 2: \$6.05 Opt 3: \$6.55 Opt 4: \$7.05	
<p><i>Food Lion will pay fixed Common Area Maintenance of \$1.00 PSF annually with 2% annual increases; plus 90% of its natural pro rata share of casualty Insurance over \$1,880.00 annually, plus natural pro rata share of Real Estate Taxes. Management Fee, Administrative Fee and Liability insurance are not reimbursed. Food Lion will have four 5-year options to renew as shown above.</i></p>										
3	Security Finance	1,200	2.89%	June 2009	May 2025	\$11,400.00	\$9.50	NNN	CAM/Tax/Ins/MF + 15% Admin	No Options
4	Patel Wine & Liquors	1,200	2.89%	Oct. 1989	Mar. 2027	\$11,640.00	\$9.70	NNN	CAM/Tax/Ins/MF + 15% Admin	No Options
5	Subway	1,200	2.89%	Mar. 1990	Feb. 2025	\$14,330.64	\$11.94	NNN	CAM/Tax/Ins + 15% Admin	1 5-year renewal option w/15% base rent increase each options



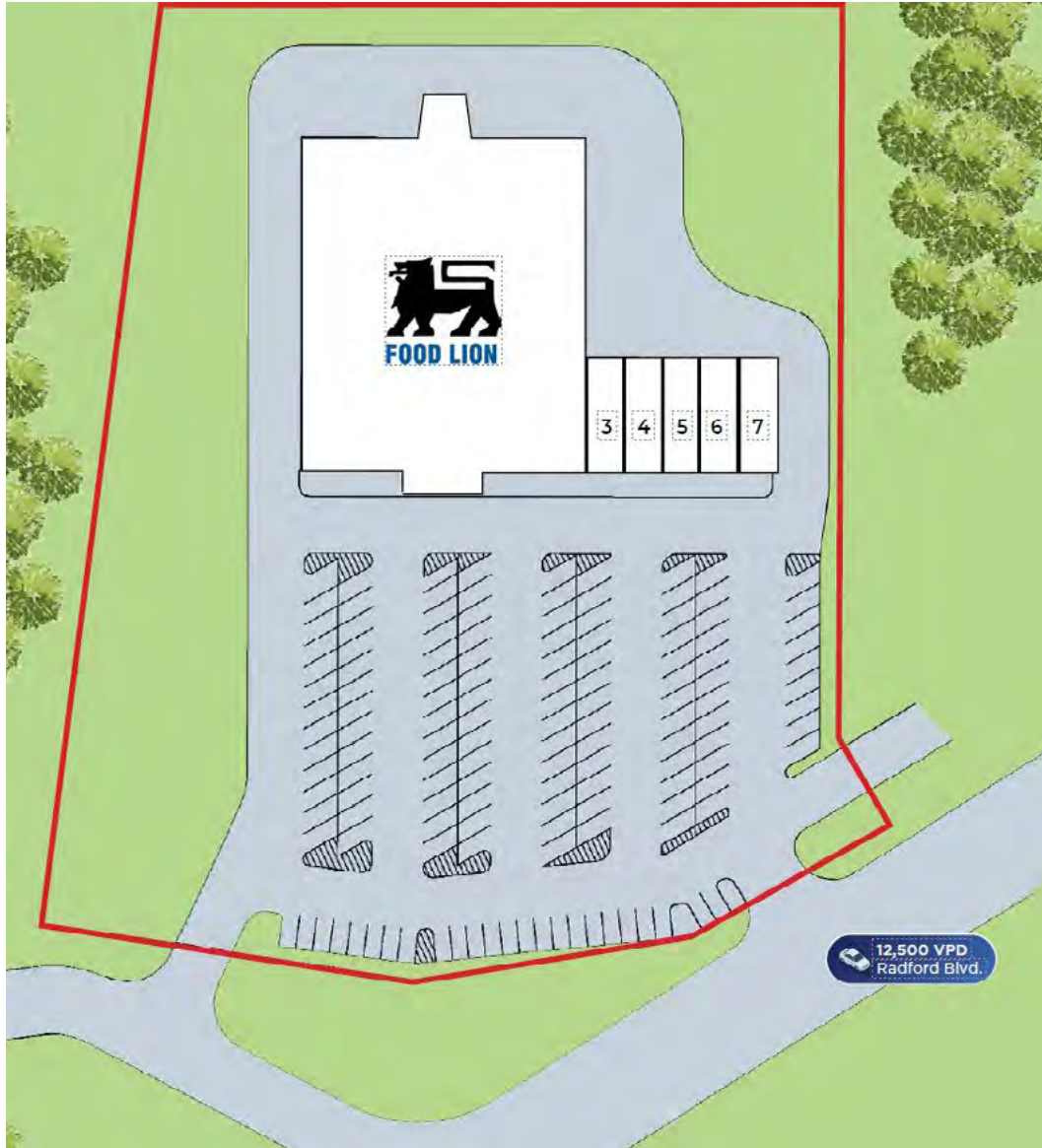
# Rent Roll

Suite	Tenant	Leased SF	Pro Rata Share	Lease Comm	Lease Exp	Annual Rent	Rent PSF	Recovery Type	Renewal Options/ Rent Increases
6	Pho Hong Saigon	1,200	2.89%	Feb. 2019	Apr. 2029	\$14,400.00	\$12.00	NNN CAM/Tax/Ins/MF + 15% Admin	No Options May 2025: \$12.10/SF May 2026: \$12.20/SF May 2027: \$12.30/SF May 2028: \$12.40/SF
<i>Monthly escrow (CAM/Ins only) True-up to Actual. No Cap.</i>									
7	Cape Fear Tax Consultant	1,200	2.89%	July 2021	June 2026	\$10,800.00	\$9.00	NNN CAM/Tax/Ins/MF + 15% Admin	No Options July 2024: \$9.25/SF July 2025: \$9.50/SF
TOTAL		41,560	100.00%			\$242,148.60	\$5.74		

# Income & Expenses

REVENUE	TOTAL	PER SF
Base Rent	\$242,148.60	\$5.74
Pass-thrus-CAM	\$46,378.03	\$1.12
Pass-thrus-Ins.	\$15,080.00	\$0.36
Pass-thrus-Tax	\$58,512.79	\$1.41
<b>TOTAL INCOME</b>	<b>\$358,519.42</b>	<b>\$8.63</b>
<b>EXPENSES</b>		
CAM Expenses		
Sweeping/Landscaping	\$10,388.93	\$0.25
Electricity	\$6,165.73	\$0.15
Repairs/Maintenance	\$915.75	\$0.02
Fire Alarm/Sprinkler	\$7,483.92	\$0.18
Insurance	\$18,350.00	\$0.44
Management Fee	\$14,700.51	\$0.35
Taxes	\$58,512.79	\$1.41
<b>TOTAL EXPENSES</b>	<b>\$116,517.63</b>	<b>\$2.80</b>
<b>NET OPERATING INCOME</b>	<b>\$245,601.79</b>	<b>\$5.82</b>

# Site Plan



TENANT ROSTER		
1	Food Lion	35,560 SF
3	Security Finance	1,200 SF
4	Patel Wine & Spirits	1,200 SF
5	Subway	1,200 SF
6	Pho Hong Saigon	1,200 SF
7	Cape Fear Tax Consultants	1,200 SF
<b>TOTAL</b>		<b>41,560 SF</b>



# Tenant Overview

# Tenant Profile



## FOOD LION

<b>Tenant</b>	Food Lion, LLC
<b>Founded</b>	1957
<b>Headquarters</b>	Salisbury, NC
<b>Industry</b>	Grocery
<b>Locations</b>	1,103 (2023)
<b>Website</b>	<a href="http://www.foodlion.com">www.foodlion.com</a>

Food Lion is an American regional supermarket chain headquartered in Salisbury, North Carolina, that operates more than 1,100 supermarkets in ten states. The chain employs over 63,000 people. Founded in 1957 as Food Town, it was independently operated until 1974 when it was acquired by Belgium-based Delhaize Group. It rebranded as Food Lion in 1983. Food Lion has spent the last twenty years focusing on sustainability efforts and has been named an Energy Star Partner of the Year for 18 consecutive years. They have partnered with Feeding America to reduce food waste by donating more than 300 million meals to local communities through their food rescue initiative.

# Tenant Profile



<b>Tenant</b>	Subway IP, LLC
<b>Founded</b>	1965
<b>Headquarters</b>	Shelton, CT & Miami, FL
<b>Industry</b>	Restaurants
<b>Locations</b>	37,000± (2023)
<b>Revenue</b>	\$16.1 Billion (2019)
<b>Website</b>	<a href="http://www.subway.com">www.subway.com</a>

Subway is a globally recognized and well-established quick-service restaurant chain specializing in submarine sandwiches, salads, and other fast food offerings. Headquartered in Shelton, CT, Subway has become one of the largest and most successful franchises with thousands of franchises in more than 100 countries. They are renowned for their diverse menu, featuring a variety of freshly prepared sandwiches, salads, and wraps. Their focus on customization and healthy alternatives to fast food has resonated with a diverse customer base and allowed it to be more responsive to changing consumer preferences and dietary trends.



# Market Overview





# Drive Time Map



# Area Demographics

Population	1 Mile	3 Miles	5 Miles
2024 Population	2,675	10,774	14,659
2029 Population	2,619	10,446	14,252
2024-2029 Annual Rate Change	-0.42%	-0.62%	-0.56%
2024 Median Age	43.6	38.4	38.0

Households	1 Mile	3 Miles	5 Miles
2024 Total Households	1,151	4,383	5,868
2029 Total Households	1,135	4,284	5,752
2024-2029 Annual Rate Change	-0.28%	-0.46%	-0.40%
2024 Average Household Size	2.27	2.42	2.47

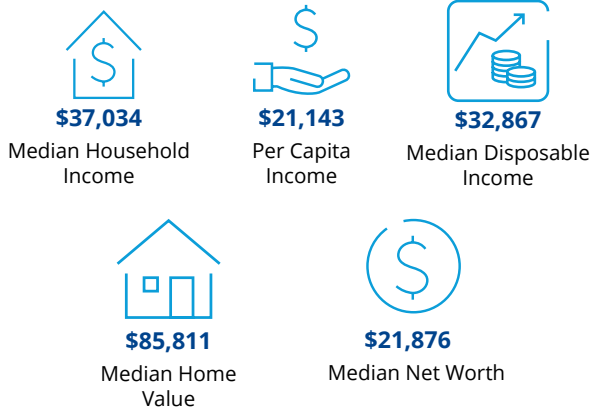
Median Household Income	1 Mile	3 Miles	5 Miles
2024 Median Household Income	\$43,711	\$37,952	\$37,034
2029 Median Household Income	\$46,855	\$40,599	\$39,732
2024-2029 Annual Rate Change	1.40%	1.36%	1.42%

Average Household Income	1 Mile	3 Miles	5 Miles
2024 Average Household Income	\$62,107	\$53,837	\$52,858
2029 Average Household Income	\$70,965	\$60,627	\$59,530
2024-2029 Annual Rate Change	2.70%	2.40%	2.41%

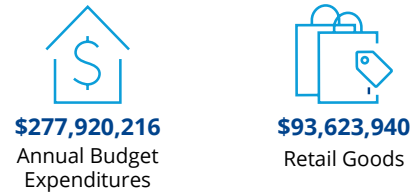


# Consumer Expenditures (5 mile radius)

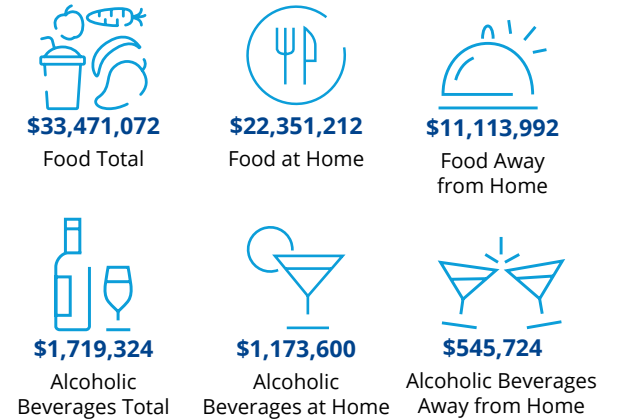
## Wealth & Income



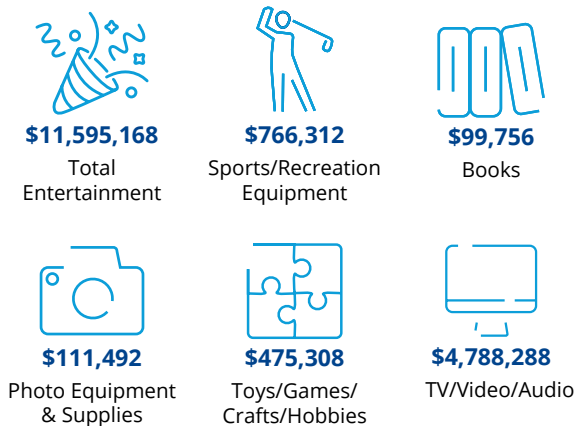
## Annual Spending Total



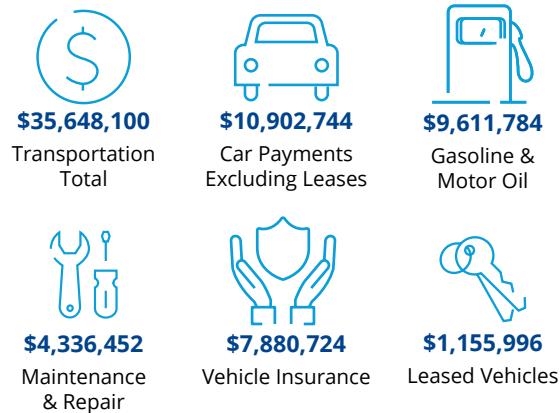
## Annual Food & Alcohol Spending



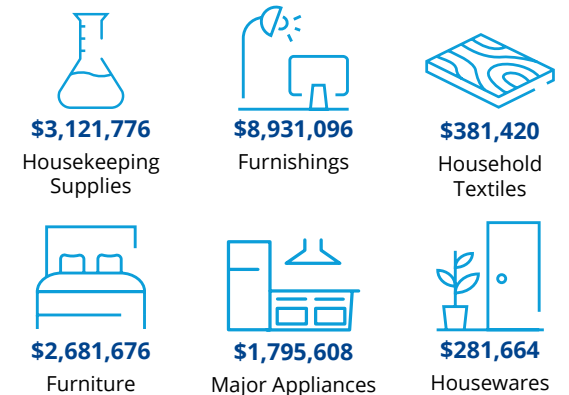
## Annual Entertainment Spending



## Annual Transportation Spending



## Annual Household Goods Spending





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