



942 BROAD RIVER RD, COLUMBIA,
SC 29210

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PRICE

\$1,914,200

CAP RATE

7.50%



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Rare absolute NNN lease structure with CPI, or 6%, rent increases every three years



Relocated to this site after operating (in a 5,000 SF unit) in the shopping center across the street



Large traffic counts with over 28,000 vehicles per day



4.3 miles from University of South Carolina (53k+ students)



Ranked in the top 14% of South Carolina Family Dollar locations, per AlphaMaps



Across from Food Lion anchored shopping center and many other national retailers



Columbia is the capital of South Carolina



Strong demographics with over 158,000 residents within a five mile radius



Site features multiple access points and prominent pylon sign

ASKING PRICE	CAP RATE	NOI
\$1,914,200	7.50%	\$143,565

LEASE ABSTRACT

Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
ROFR	10 business days
Lease Commencement	4/4/2015
Lease Expiration	3/31/2030
Renewal Options	6 x 5 year
Rent Increases	CPI or 6%, every 3 years
Base Rent	\$143,565

OVERVIEW

Tenant	Family Dollar Stores of South Carolina, Inc.
Address	942 Broad River Rd, Columbia, SC 29210
Year Built	2015
Gross Leaseable Area (SF)	9,180
Lot Size (AC)	1.40
Ownership	Fee Simple
APN	R07311-05-01
Zoning	RAC

RENT SCHEDULE

ANNUAL INCOME	YEAR	ANNUAL RENT	RENT PSF
Primary Term	4/4/15 - 4/3/18	\$120,581.04	\$13.14
	4/4/18 - 4/3/21		
	4/4/21 - 4/3/24	\$135,350.64	\$14.74
	4/4/24 - 4/3/27	\$143,565.36	\$15.64
	4/4/27 - 4/3/30	CPI or 6% every 3 years; continues into the options	
6 x 5 year options			

SITE MAP



INTERSECTIONAL MAP



MARKET AREA MAP



PROPERTY PHOTOS



PROPERTY PHOTOS





Tenant Overview

Leon Levine, the founder of Family Dollar, opened his first store in Charlotte, North Carolina in 1959 when he was 22-years old. His concept was simple: provide shoppers with a low-overhead, simple, straight-forward and consistently laid-out store that would provide customers a convenient “self-serve, cash and-carry neighborhood discount store”. His simple retail formula worked as the store grew into a chain that now boasts more than 8,200 stores nationwide. His simple retail formula worked as the store grew into a chain that now boasts more than 7,500 stores nationwide. After being acquired by Dollar Tree in 2015 for \$8.5 billion, Family Dollar was sold in July of 2025 to Brigade Capital Management, Macellum Capital Management and Arkhouse Management Co. who will be taking the company private as a standalone company again. They are focused on building a stronger, more agile organization to reinvigorate the iconic Family Dollar brand. 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. As shoppers enter their neighborhood Family Dollar, they’ll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community.

Fiscal 2023 Sales

\$11 Billion

Profile

Private

Locations

7,500+

Ownership

Brigade Capital Management,
Macellum Capital Management,
Arkhouse Management Co.

Headquarters

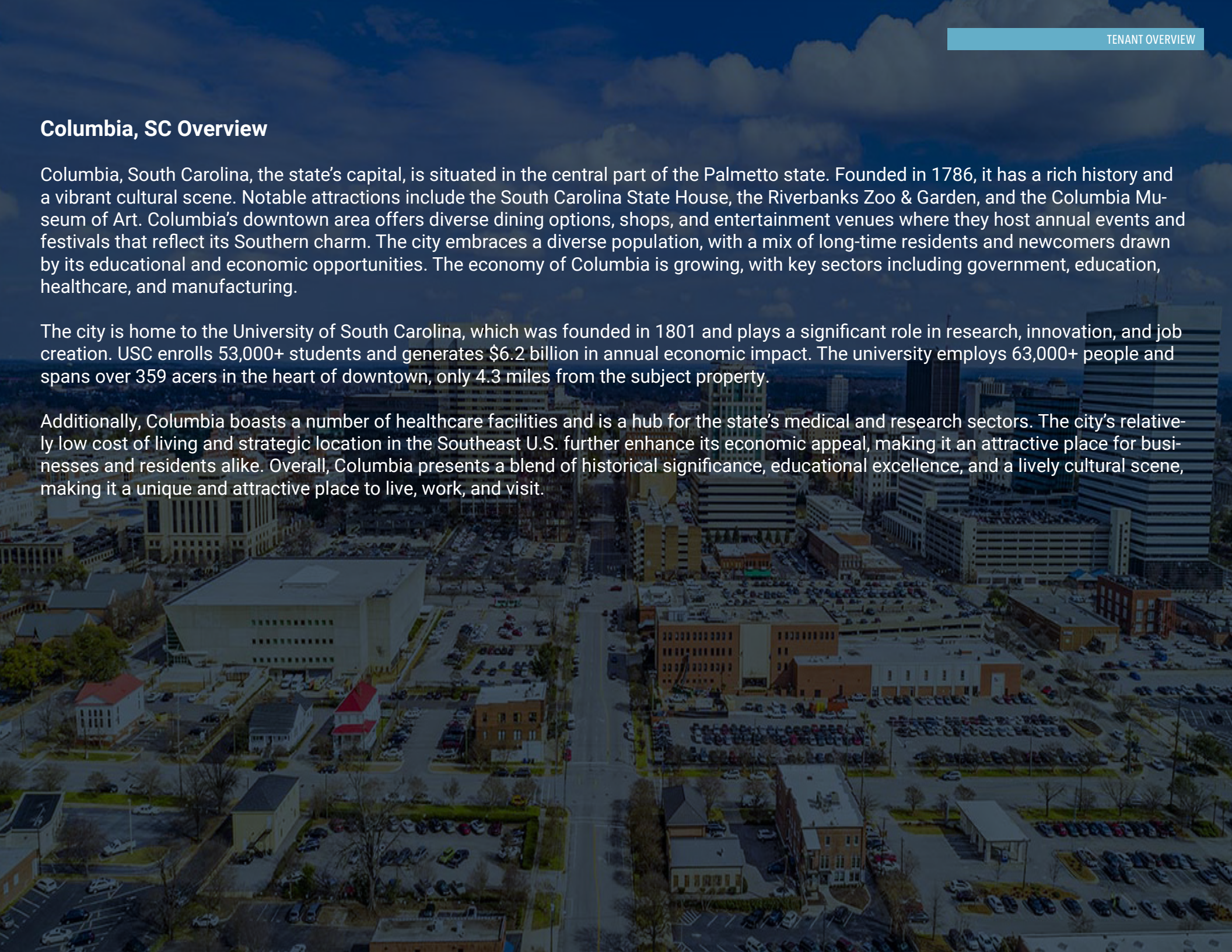
Chesapeake, VA

Columbia, SC Overview

Columbia, South Carolina, the state's capital, is situated in the central part of the Palmetto state. Founded in 1786, it has a rich history and a vibrant cultural scene. Notable attractions include the South Carolina State House, the Riverbanks Zoo & Garden, and the Columbia Museum of Art. Columbia's downtown area offers diverse dining options, shops, and entertainment venues where they host annual events and festivals that reflect its Southern charm. The city embraces a diverse population, with a mix of long-time residents and newcomers drawn by its educational and economic opportunities. The economy of Columbia is growing, with key sectors including government, education, healthcare, and manufacturing.

The city is home to the University of South Carolina, which was founded in 1801 and plays a significant role in research, innovation, and job creation. USC enrolls 53,000+ students and generates \$6.2 billion in annual economic impact. The university employs 63,000+ people and spans over 359 acres in the heart of downtown, only 4.3 miles from the subject property.

Additionally, Columbia boasts a number of healthcare facilities and is a hub for the state's medical and research sectors. The city's relatively low cost of living and strategic location in the Southeast U.S. further enhance its economic appeal, making it an attractive place for businesses and residents alike. Overall, Columbia presents a blend of historical significance, educational excellence, and a lively cultural scene, making it a unique and attractive place to live, work, and visit.



DEMOGRAPHIC SNAPSHOT

POPULATION			
	3 mile	5 mile	10 mile
2020 Population	63,547	152,566	388,280
2024 Population	65,648	158,551	397,204
2029 Population Projection	68,462	165,826	414,874
Annual Growth 2020-2024	0.80%	1.00%	0.60%
Annual Growth 2024-2029	0.90%	0.90%	0.90%
Avg Household Income	\$60,625	\$60,429	\$74,700

HOUSEHOLDS			
	3 mile	5 mile	10 mile
2020 Households	28,733	65,111	160,615
2024 Households	29,713	67,746	164,516
2029 Household Projection	31,085	71,050	172,165
Annual Growth 2020-2024	0.60%	0.80%	0.80%
Annual Growth 2024-2029	0.90%	1.00%	0.90%

TRAFFIC COUNTS	
	Vehicles Per Day
Broad River Road	28,300+ VPD
River Road	27,000+ VPD
I-20	123,700+ VPD



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