



FranklinStreet

Offering Memorandum



FAMILY DOLLAR STRIP

117 May Ave, Lincolnton, GA 30817

New 10 Yr Lease Extension (13 Yrs Remaining) | Top Tier Family Dollar Sales Performance

CONTACT US

BRYAN BELK

Executive Managing Partner
GA (Broker of Record) #329335
404.832.1251
bryan.belk@franklinst.com

JOHN TENNANT

Executive Managing Partner
GA #124147
404.832.8896
john.tennant@franklinst.com

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

TABLE OF CONTENTS



| | |
|-----------|------------------------------------|
| 4 | PROPERTY INFORMATION |
| | Offering Summary 5 |
| | Property Summary 6 |
| | Family Dollar Overview 7 |
| | Income & Expense Analysis 8 |
| | Rent Roll 9 |
| 10 | MARKET OVERVIEW |
| | Lincolnton Aerial 11 |
| | Regional & Local Map 12 |
| | Area Overview 13 |
| | Drive Time Demographics 14 |
| | Lincolnton Overview 15 |
| | Back Page 16 |





4

PROPERTY INFORMATION

Family Dollar Strip | Lincolnnton, GA



FranklinStreet

OFFERING MEMORANDUM



FAMILY DOLLAR STRIP

117 May Ave, Lincolnton, GA 30817



OFFERING SUMMARY

| | |
|---------------------------|------------|
| Sale Price: | \$952,000 |
| Cap Rate: | 8.50% |
| NOI: | \$80,963 |
| Building Size: | 9,380 SF |
| Year Built: | 1998 |
| Lot Size: | 1.13 Acres |
| Parking Spaces: | 39 |
| Zoning: | C-3 |
| Occupancy: | 100% |
| Tenancy: | Multiple |
| FD Lease Start: | 3/6/1998 |
| FD Lease End: | 12/31/2038 |
| FD Term Remaining: | 13 Years |
| Parcel Number: | L08-019 |



\$2.35M

Family Dollar's 2024 sales



\$76,768 AVG. HHI

within 5 miles of the property



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 25+ Year operating Family Dollar with multiple options exercised and recent 10 Year extension giving them 13 Years of firm term remaining
- Very Strong Store Metrics: \$2.35M in Sales
- Proximity to Savannah River and Clark's Hill Lake allow the site to capture outside visitors
- Smaller mix of national tenants and no grocer options allow for Family Dollar to dominate immediate market
- Below market rents allowing for future upside
- Center of town location that out positions Dollar General

PROPERTY DESCRIPTION

Franklin Street is pleased to present this Family Dollar strip in Lincolnton, Georgia. Lincolnton is located about 30 miles from Augusta and is the county seat of Lincoln County. The town's proximity to the nearby Savannah River and Clark's Hill Lake make it an important retail hub for visitors. Lincolnton is home to the county school system, with a combined 658 students between its Middle and High Schools. Family Dollar is well situated on the corner of Elm Street and May Avenue, which sees over 5,000 VPD. Family Dollar is one of the nation's leading discount retailers, with over 8,000 locations across the country. The immediate trade area has a healthy mix of national tenants including BP, Hardee's, Dollar General, the US Postal Office, and Texaco. Family Dollar recently extended their lease 10 additional years to 13+ years remaining, which showcases their strong commitment to this site. Family Dollar is very close to hitting their percentage rent breakpoint, allowing for additional future rental income. The 1,400 SF small shop space is occupied by a local vape shop and is leased at a below market rate of \$8.57 PSF gross, allow for future potential rental upside.

FAMILY DOLLAR OVERVIEW



Company Website

www.familydollar.com

Lease Type

NNN (Roof and Structure)

Guarantor

Corporate

Original Lease Term

10 Years

Lease Term Remaining

13 Years

Rent Commencement Date

3/6/1998

Rent Expiration Date

12/31/2038

Company Sales

\$14B

Number of Locations

8,350+

FAMILY DOLLAR

Family Dollar has been the neighborhood store for consumers across the country since its founding in Charlotte in 1959. Family Dollar focuses on bringing its stores to convenient locations for its customers with an emphasis on easy and affordable shopping. Products range from \$1-\$10, and many of its stores provide relief to those located in food deserts. Family Dollar contains national brands and private labels in food and beverage, household products, cleaning supplies, health and beauty supplies, gifts, party supplies, accessories and apparel such as clothing and footwear, and so much more.

| BASE RENT | LEASE YEARS | MONTHLY | ANNUAL | % INCREASE |
|--------------|-------------|---------|----------|------------|
| Primary Term | 26-to-30 | \$5,890 | \$70,683 | - |
| Primary Term | 31-to-35 | \$6,479 | \$77,751 | 10% |
| Primary Term | 36-to-40 | \$7,127 | \$85,526 | 10% |

| OPTION RENT | LEASE YEARS | MONTHLY | ANNUAL | % INCREASE |
|------------------|-------------|----------|-----------|------------|
| 1st Renewal Term | 41-to-45 | \$7,839 | \$94,079 | 10% |
| 2nd Renewal Term | 46-to-50 | \$8,623 | \$103,487 | 10% |
| 3rd Renewal Term | 51-to-55 | \$9,486 | \$113,835 | 10% |
| 4th Renewal Term | 56-to-60 | \$10,434 | \$125,219 | 10% |

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

INCOME & EXPENSE ANALYSIS

OFFERING SUMMARY

| | | | | | |
|--------------------|-----------|------------------------------|-----------|--------------------|---------|
| Sale Price: | \$952,000 | Net Operating Income: | \$80,963 | Year Built: | 1998 |
| Cap Rate: | 8.50% | Leasable Area: | 9,380 RSF | Occupancy: | 100.00% |

| | CURRENT TOTAL | CURRENT PER SF |
|-----------------------------------|------------------|-------------------|
| INCOME | | |
| Base Rent | \$82,683 | \$8.81 |
| NNN Reimbursement | \$9,742 | \$1.04 |
| GROSS POTENTIAL INCOME | \$92,425 | \$9.85 |
| EFFECTIVE GROSS INCOME | \$92,425 | \$9.85 |
| EXPENSES | TOTAL | PER SF |
| CAM | \$2,800 | \$0.30 |
| Taxes | \$5,521 | \$0.59 |
| Insurance | \$3,141 | \$0.33 |
| TOTAL EXPENSES | \$11,462 | \$1.22 |
| NET OPERATING INCOME (NOI) | \$80,963 | \$8.63 |

Family Dollar on NNN lease and 378 Smoke Shop on Gross Lease

RENT ROLL

Sale Price: \$952,000

Cap Rate: 8.50%

Net Operating Income: \$80,963

Leasable Area: 9,380 RSF

Year Built: 1998

Occupancy: 100.00%

| TENANT | SF | GLA % | LEASE BEGIN | LEASE EXPIRATION | RENT PSF | ANNUAL BASE RENT | ANNUAL NNN | ANNUAL INCOME | RECOVERY TYPE | CHANGES ON | CHANGES TO |
|--------------------|--------------|-------------|-------------|------------------|---------------|------------------|----------------|-----------------|---------------|------------|--------------|
| Family Dollar | 7,980 | 85.07% | 03/06/98 | 12/31/38 | \$8.86 | \$70,703 | \$9,742.70 | \$80,445 | NNN | 01/01/29 | \$77,751.00 |
| | | | | | | | | | | 01/01/34 | \$85,526.00 |
| | | | | | | | | | | 01/01/39 | \$94,079.00 |
| | | | | | | | | | | 01/01/44 | \$103,486.00 |
| | | | | | | | | | | 01/01/49 | \$113,835.00 |
| 01/01/54 | \$125,219.00 | | | | | | | | | | |
| 378 Smoke Co | 1,400 | 14.93% | 04/01/26 | 03/31/28 | \$8.57 | \$12,000 | \$0.00 | \$12,000 | Gross | 04/01/28 | \$13,200.00 |
| | | | | | | | | | | 04/01/29 | \$13,200.00 |
| TOTALS/AVGS | 9,380 | 100% | | | \$8.82 | \$82,703 | \$9,742 | \$92,445 | | | |



10

MARKET OVERVIEW

Family Dollar Strip | Lincolnton, GA



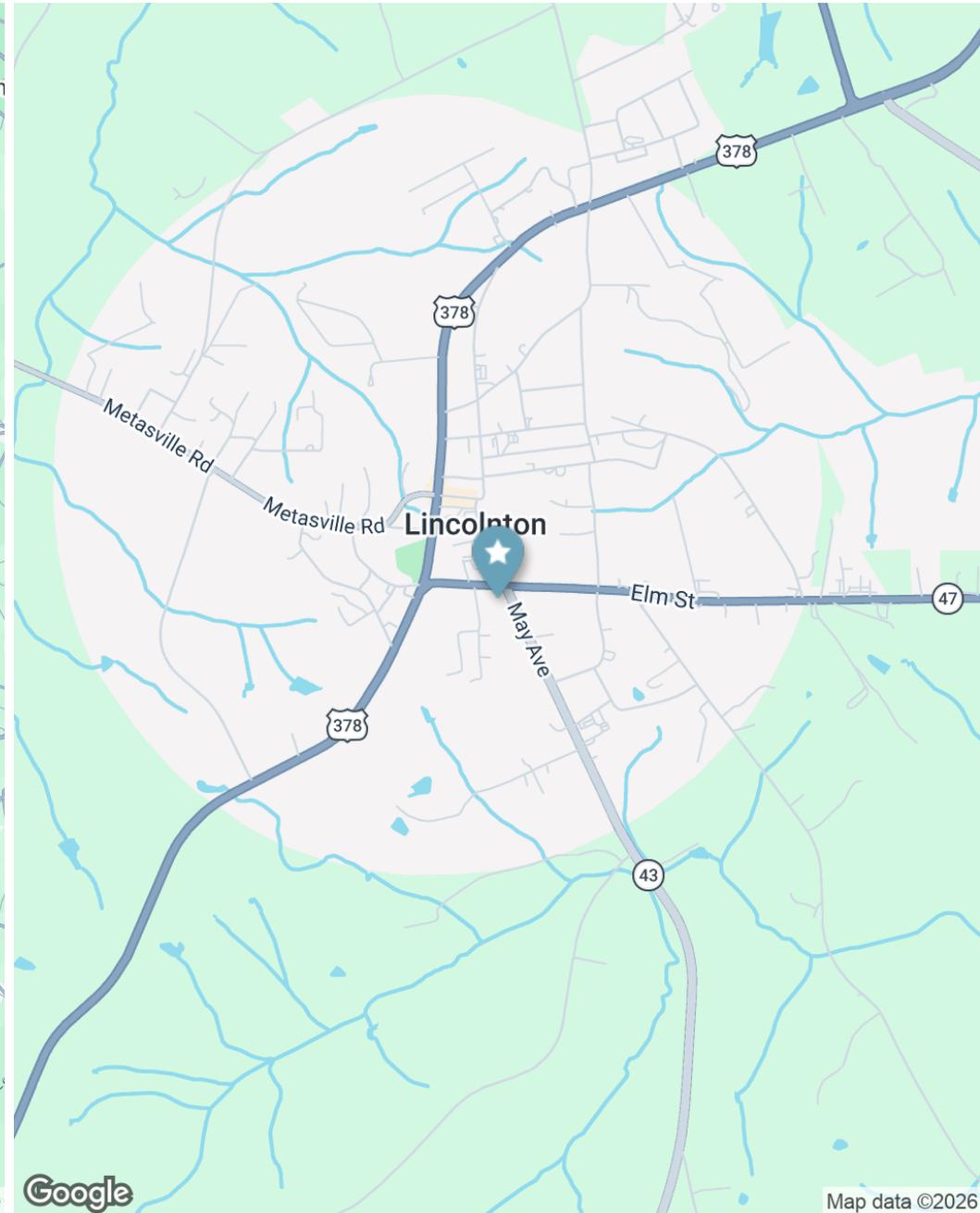
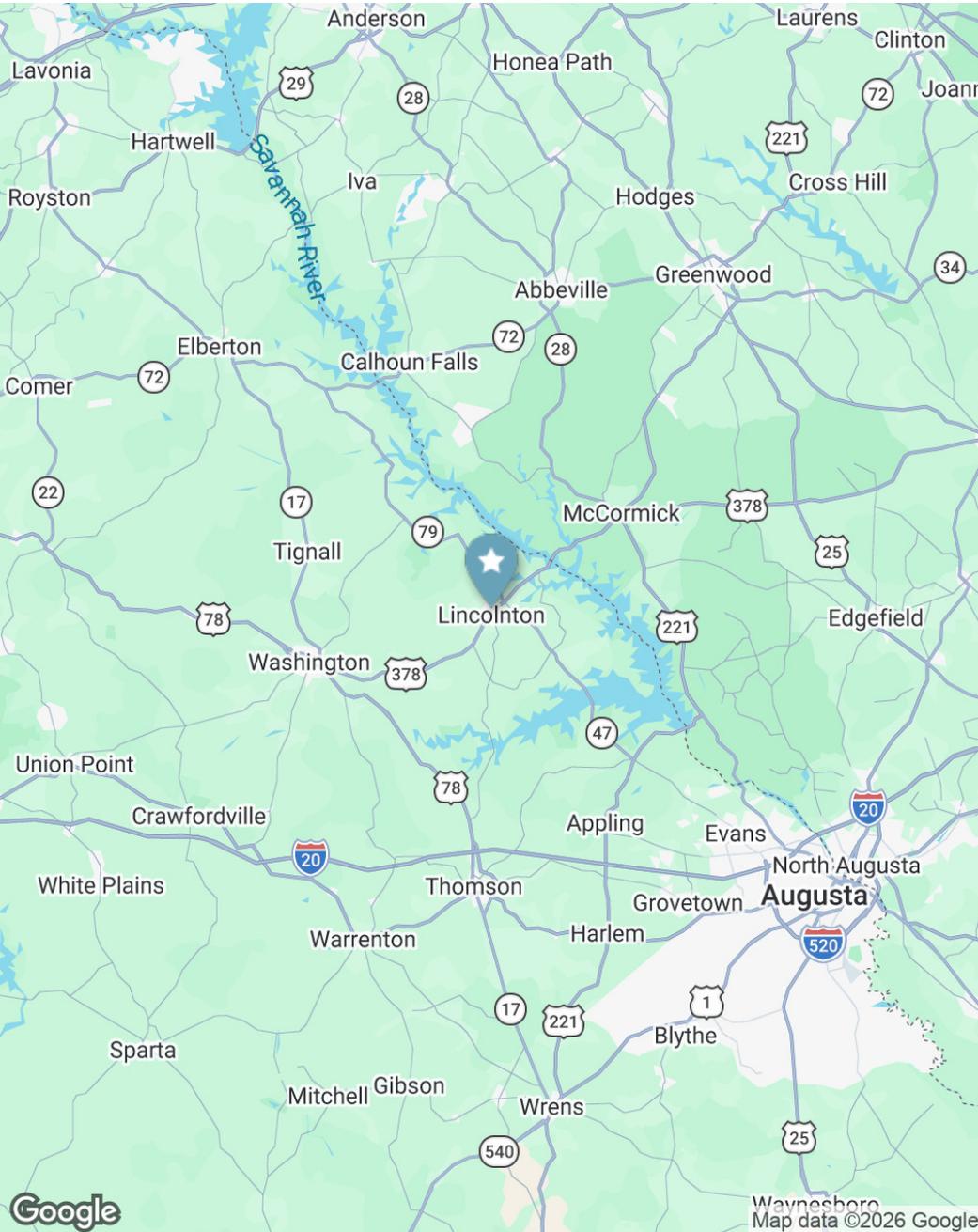
FranklinStreet

OFFERING MEMORANDUM

LINCOLNTON AERIAL



REGIONAL & LOCAL MAP

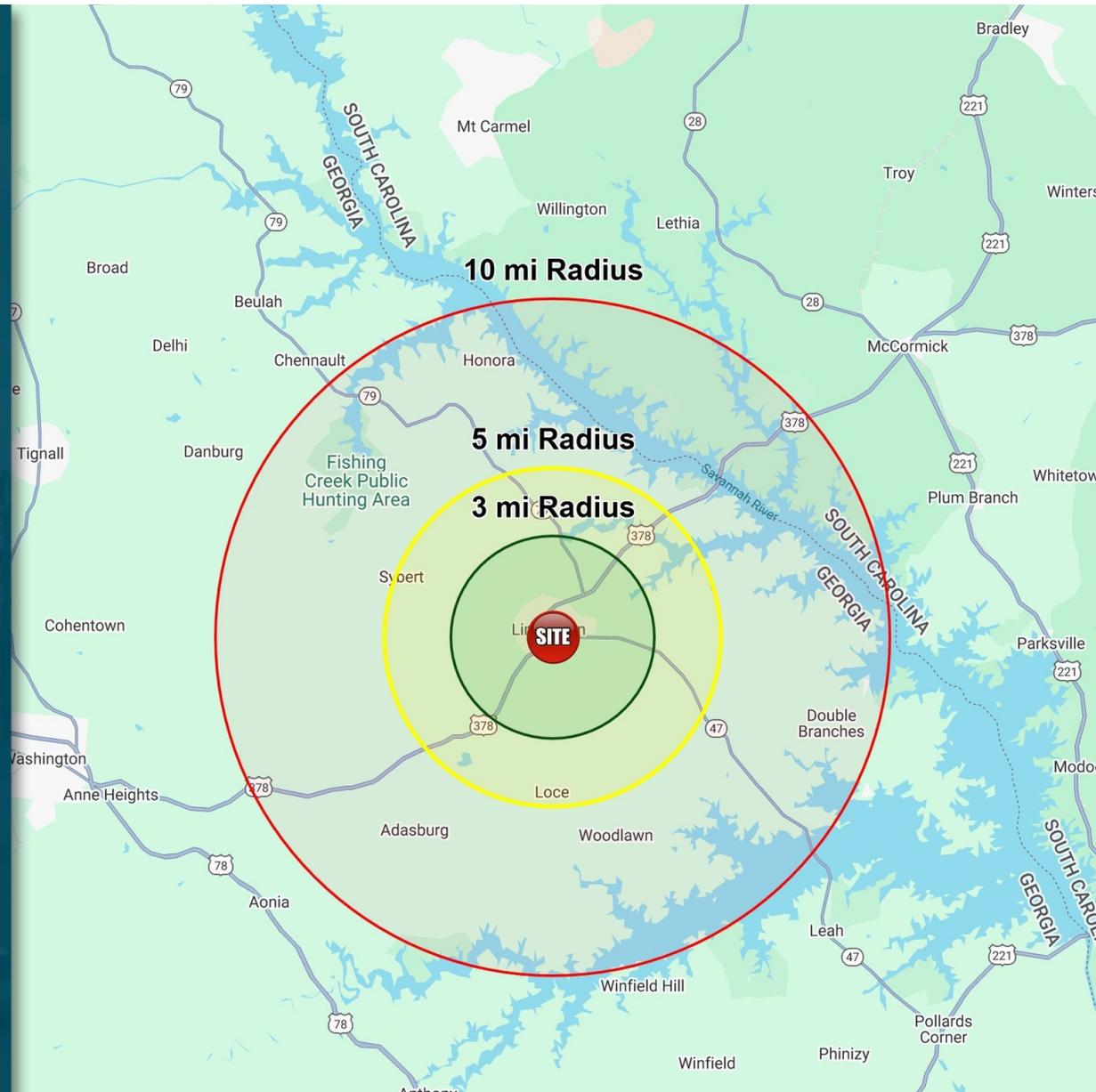


AREA OVERVIEW

DEMOGRAPHICS

| | 3 MILES | 5 MILES | 10 MILES |
|--------------------------------|-----------|-----------|----------|
| POPULATION | | | |
| Total population (2024) | 2,274 | 3,785 | 10,318 |
| Proj. Population (2029) | 2,303 | 3,836 | 10,912 |
| Census Population (2020) | 2,473 | 4,082 | 9,815 |
| Census Population (2010) | 2,583 | 4,229 | 9,920 |
| HOUSEHOLDS & INCOME | | | |
| Total households (2024) | 942 | 1,551 | 4,583 |
| Proj. Households (2029) | 921 | 1,522 | 4,645 |
| Median HHI (2024) | \$49,106 | \$54,578 | \$61,807 |
| Avg. HH Net Worth (2024) | \$804,173 | \$876,653 | \$1.23M |

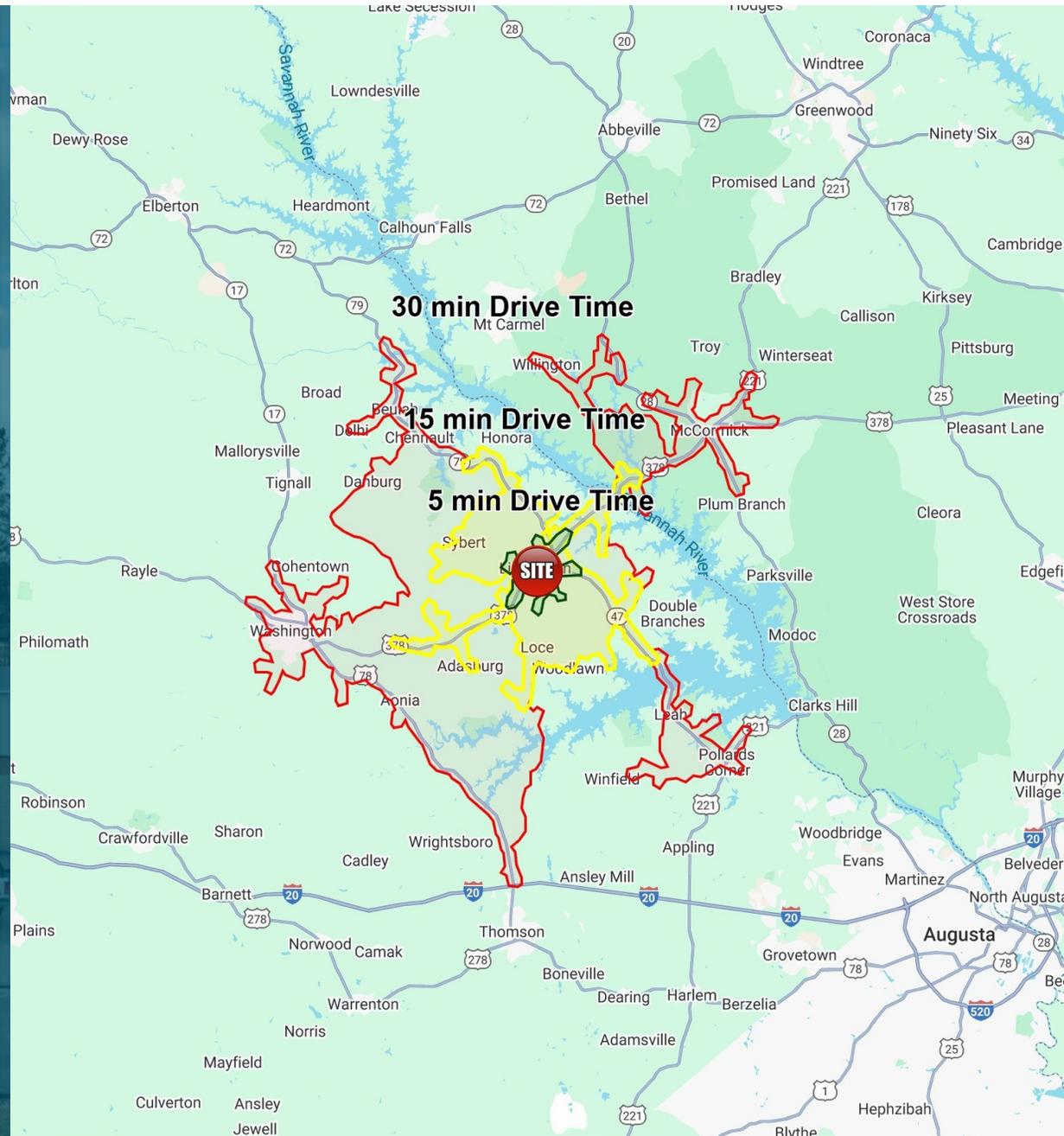
* Demographic data derived from REGIS-Online



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

| | 5 MIN | 15 MIN | 30 MIN |
|--------------------------|-----------|-----------|----------|
| POPULATION | | | |
| Total Population (2024) | 1,673 | 4,598 | 16,433 |
| Proj. Population (2029) | 1,694 | 4,685 | 17,080 |
| Census Population (2020) | 1,849 | 4,962 | 16,201 |
| Census Population (2010) | 1,941 | 5,120 | 16,733 |
| HOUSEHOLDS | | | |
| Total Households (2024) | 698 | 1,914 | 7,302 |
| Proj. Households (2029) | 1,694 | 4,685 | 17,080 |
| Census Households (2020) | 767 | 2,073 | 7,084 |
| Census Population (2010) | 782 | 2,078 | 6,964 |
| HOUSEHOLD INCOMES | | | |
| Avg. HHI (2024) | \$68,075 | \$79,041 | \$84,551 |
| Median HHI (2024) | \$45,107 | \$55,268 | \$63,184 |
| Avg. HH Net Worth (2024) | \$754,229 | \$972,253 | \$1.09M |



LINCOLNTON OVERVIEW

ABOUT LINCOLNTON

Lincolnton, the county seat of Lincoln County, Georgia, boasts a rich history dating back to its establishment in 1798. Named after Revolutionary War General Benjamin Lincoln, the county was initially settled by European Americans, with agriculture serving as the primary economic driver. Today, while agriculture continues to play a role, the local economy has diversified. Key industries include manufacturing, particularly in areas like textiles and wood products. Notable employers include smaller manufacturing plants and local businesses. The Lincoln County School District serves students from pre-kindergarten to high school. The district strives to provide quality education and foster a supportive learning environment. Healthcare services are available through local clinics and hospitals with access to specialized care in nearby larger cities. The historic downtown area, with its well-preserved architecture, attracts tourists. The Lincoln County Historical Park, featuring restored buildings and exhibits, offers a glimpse into the region's past. Outdoor enthusiasts can enjoy recreational opportunities at nearby lakes and parks. Transportation infrastructure includes a network of state and local roads, providing connectivity within the county and to neighboring areas. The city of Lincolnton itself maintains a relatively small-town atmosphere, with a focus on community and local events.



FAMILY DOLLAR STRIP

Top Tier Sales Location
117 May Ave
Lincolnton, GA 30817

13 Yrs Remaining on Lease

Contact a Team Member

BRYAN BELK

Executive Managing Partner
GA (Broker of Record) #329335
404.832.1251
bryan.belk@franklinst.com

JOHN TENNANT

Executive Managing Partner
GA #124147
404.832.8896
john.tennant@franklinst.com

