

FOR SALE

NN FAMILY DOLLAR



361 SHANKLIN RD.
BEAUFORT, SOUTH CAROLINA



EXECUTIVE SUMMARY

Sales Price	\$1,000,000
Cap Rate	9.73%
NOI	\$97,256
Building	±8,000 SF
Lease Exp.	3/31/27
Lot Size	3.21 AC

Reedy River Retail at SVN Palmetto presents the opportunity to acquire a corporately guaranteed single-tenant net-leased retail asset occupied by Family Dollar in Beaufort, a stable and supply-constrained coastal South Carolina market. The property is strategically positioned directly across the street from Food Lion, benefiting from strong daily traffic and established neighborhood retail synergy.

The subject property features an 8,000-square-foot freestanding building situated on a 3.21-acre parcel, providing excellent visibility, access, and long-term real estate optionality. Family Dollar is currently operating under a corporate lease with approximately 2.5 years remaining on the current term and has already exercised its first five-year renewal option, demonstrating continued commitment to the location.



The lease includes three (3) additional five-year renewal options, each with 10% rental increases, offering investors built-in income growth and long-term cash-flow durability. The lease structure is net-leased, with the tenant responsible for the majority of operating expenses, resulting in minimal landlord management responsibilities.

The asset is being offered at an attractive 9.7% cap rate, presenting a compelling yield relative to comparable single-tenant net-lease retail offerings. The combination of strong corporate credit, remaining option periods, contractual rent growth, and a well-located retail site positions this property as a stable, income-producing investment with long-term upside.

LEASE OVERVIEW



FAMILY DOLLAR

Entity Family Dollar Stores of South Carolina, Inc.

Guaranty Corporate

Original Lease Term 10 Years

Lease Expiration March 31, 2027

Company Information

Family Dollar is a national discount retailer operating over 8,000 stores across the U.S., offering affordable everyday essentials in convenient neighborhood locations, backed by a corporate guarantee from parent company Dollar Tree, which provides reliable national credit strength and stable, recession-resistant performance.

Option Renewal Notice 90 Days

Landlord Responsibilities Roof, Structure, Parking Lot

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Total Population (2025)	8,289	29,006	66,774
Average HH Income	\$73,875	\$72,179	\$81,328
Median Home Value	\$188,934	\$225,948	\$291,855





BEAUFORT, SC

Beaufort, South Carolina is a historic coastal community situated along the Intracoastal Waterway, offering a rare blend of Lowcountry charm, waterfront beauty, and economic stability. Located between Charleston and Savannah, Beaufort features a picturesque downtown with preserved antebellum architecture, waterfront dining, boutique retail, and a strong tourism presence. The city's coastal lifestyle, combined with steady population growth and limited commercial inventory, continues to attract residents, visitors, and investors alike. With its resilient economy and high quality of life, Beaufort remains one of the most desirable coastal markets in the Southeast.



- **Growing Coastal Trade Area:** Serves as a regional hub for the Sea Islands and surrounding Lowcountry communities, drawing consistent consumer traffic from both residents and tourists.
- **Stable Economic Drivers:** Anchored by Marine Corps Air Station Beaufort, along with healthcare, education, and government employment, providing long-term market stability.
- **Strong Tourism & Downtown Activity:** A year-round visitor destination supported by historic attractions, waterfront access, festivals, and a vibrant dining and retail scene.
- **Limited Supply Market:** Constrained development and preservation-focused planning create favorable conditions for well-located commercial investments.
- **Lifestyle & Demographic Appeal:** Coastal setting, walkability, and proximity to beaches and waterways support continued residential growth and demand for retail and service-oriented uses.
- **Business-Friendly Environment:** Supportive local leadership and sustained public and private investment encourage thoughtful commercial growth while preserving Beaufort's character.

REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."

- David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!"

- Nauman Panjwani, VP of SNS Properties

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





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