

OFFERING MEMORANDUM



FAMILY DOLLAR
ORANGEBURG, SOUTH CAROLINA

S SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty-South Carolina Inc.
A Licensed South Carolina Broker #108250



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INVESTMENT SUMMARY



LIST PRICE
\$952,715



CAP RATE
9.50%



BUILDING SIZE
9,180 SQ. FT.



OWNERSHIP
FEES SIMPLE



LEASE TERM REMAINING
4.5 YEARS



RENEWAL OPTIONS
2 - 5 YEAR



PARKING
44 SPACES



TAX PARCEL
0042250



PROPERTY ADDRESS
**2755 OLD EDISTO DR
ORANGEBURG, SC 29115**



ANNUAL RENT
\$90,508.08



LAND AREA
1.288 ACRES



LEASE TYPE
NN



LEASE EXPIRATION
06/30/2030



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2005



TRAFFIC COUNTS
16,536 VPD

RENT SCHEDULE

| | MONTHLY RENT | ANNUAL RENT | INCREASE | CAP RATE |
|----------------------|--------------|--------------|----------|----------|
| Current - 06/30/2030 | \$7,542.34 | \$90,508.08 | | 9.50% |
| Option - 06/30/2035 | \$8,296.57 | \$99,558.84 | 10.00% | 10.45% |
| Option - 06/30/2040 | \$9,126.23 | \$109,514.76 | 10.00% | 11.49% |

LEASE ABSTRACT

MAINTENANCE AND REPAIRS

Landlord shall maintain and keep in good repair and replace when necessary, all exterior portions of the building constituting part of the demised premises, including the roof, exterior walls, canopy, gutter, downspouts, doors, door closures and plate glass, and also all structural portions of the building whether interior or exterior.

Landlord shall also be responsible for making any repairs made necessary by the settling of the building constituting part of the demised premises, any repairs to the interior of the building made necessary by Landlord's failure to maintain the exterior of the building and any repairs to exterior (including under slab) plumbing and electrical lines and repairs and replacement to the interior building sprinkler system, if applicable.

Landlord shall keep the drain field area, parking, service and access areas (and other exterior areas, if any) maintained and in a good state of repair and properly lighted; provided, however, that Landlord shall not be responsible for (a) the removal of snow, ice, trash, weeds and debris, or (b) landscaping, or (c) parking lot striping, or (d) maintenance or replacement of wiring and lamps in exterior lighting.

Landlord shall be responsible for all capital repairs and replacements, including without limitation resurfacing or replacement of the parking area.

Tenant shall be responsible for lawn and landscape maintenance, including maintenance and repair of any sprinkler/irrigation system, the removal of snow, ice, trash, weeds and debris, and pothole repairs.

Tenant shall maintain and repair all interior, non-structural portions of the building, except for repairs Landlord is required to make, and tenant shall keep the interior plumbing, interior electrical and the heating and air conditioning systems in repair except that during the last two years of the lease term, Tenant shall not be obligated to replace any major components of the heating and air conditioning systems.

TAXES

Landlord shall pay all taxes, assessments and other charges which may be levied, assessed or charged against the demised premises. Beginning on the rent commencement date, Tenant shall reimburse Landlord for real estate taxes on the demised premises.

Tenant shall reimburse Landlord within thirty (30) days after receipt of proof of payment and written request for reimbursement from Landlord.

INSURANCE

(a) Landlord agrees to keep the demised premises insured to their full replacement cost against loss or damage by perils covered by "Causes of Loss - Special Form" insurance.

(b) Tenant shall maintain a commercial general liability insurance policy with a minimum single limit of \$1,000,000 for bodily injury, death and property damage.

(c) The insurance required to be carried by subparagraphs (a) and (b) above will be issued by financially responsible insurers duly authorized to do business in the state where the demised premises are located.

(d) Beginning on the rent commencement date, Tenant shall reimburse Landlord for the insurance premium for the insurance Landlord is required to carry by subparagraph (a) of this Paragraph.

Landlord shall furnish Tenant with a copy of the premium and the paid invoice annually after the end of each lease year or partial lease year. Tenant shall reimburse Landlord within thirty (30) days after receipt of proof of payment and written request for reimbursement from Landlord.

UTILITIES

Tenant shall pay directly to the utility provider all charges for all utilities used by Tenant in the demised premises.

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE LEASE:

- 2005 Construction Build-to-Suit Family Dollar
- 9,180 SF Building | 1.28 Acre Parcel
- Approximately 4.50 Years of Guaranteed Lease Term (Lease Exp: June 30, 2030)
- Two (2) - Five (5) Year Renewal Options

RECENT LEASE RENEWAL:

- Family Dollar Recently Exercised a Renewal Option as Per the Lease Agreement (Requiring No Landlord Concessions)

STRONG PERFORMING STORE:

- Tenant Required to Report Store Sales Annually (Contact Listing Agent for Details)

RECENT STORE REMODELS:

- "H2" Remodel = 2020
- "H2.5" Remodel = 2023

NN LEASE STRUCTURE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsible for Roof & Parking Lot
- Tenant is Responsible for Maintenance, Repair & Replacement of HVAC Units
- Tenant is Responsible for Lawn and Landscape Maintenance (Snow & Trash Removal), Repairing Parking Area Lights; and Restriping the Parking Lot
- Tenant Reimburses Property Taxes and Insurance In Full

PROXIMITY FROM ORANGEBURG, SOUTH CAROLINA:

- Columbia, SC | 44 Miles
- Charleston, SC | 75 Miles
- Augusta, GA | 75 Miles
- Savannah, GA | 120 Miles
- Charlotte, NC | 137 Miles
- Myrtle Beach, SC | 141 Miles
- Atlanta, GA | 223 Miles

BIRLA CARBON - \$1 BILLION INVESTMENT:

- A Leading Manufacturer and Supplier of Carbon Solutions
- In October 2024, Birla Carbon Announced it Selected Orangeburg County to Establish the Company's First South Carolina Operation
- The \$1 Billion Investment Will Create 124 New Jobs
- The Company Will Build a 435,000-Square-Foot Facility in Orangeburg, S.C.

TRADE AREA DEMOGRAPHICS:

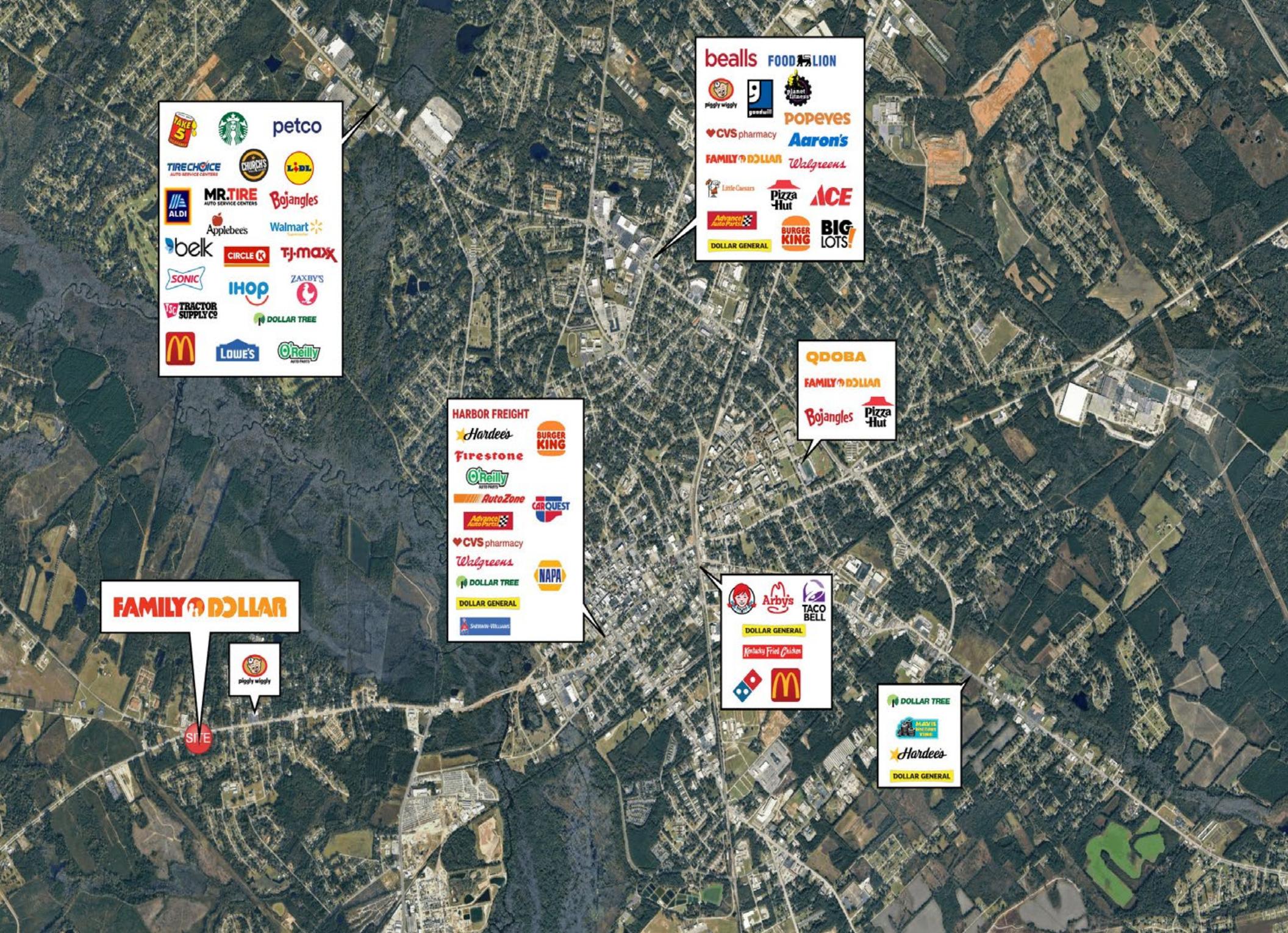
- 1-Mile Population = 1,510 Residents
- 1-Mile Average Household Income = \$61,606
- 3-Mile Population = 11,388 Residents
- 3-Mile Average Household Income = \$65,356
- 5-Mile Population = 35,330 Residents
- 5-Mile Average Household Income = \$68,194
- 7-Mile Population = 43,248 Residents
- 7-Mile Average Household Income = \$68,110

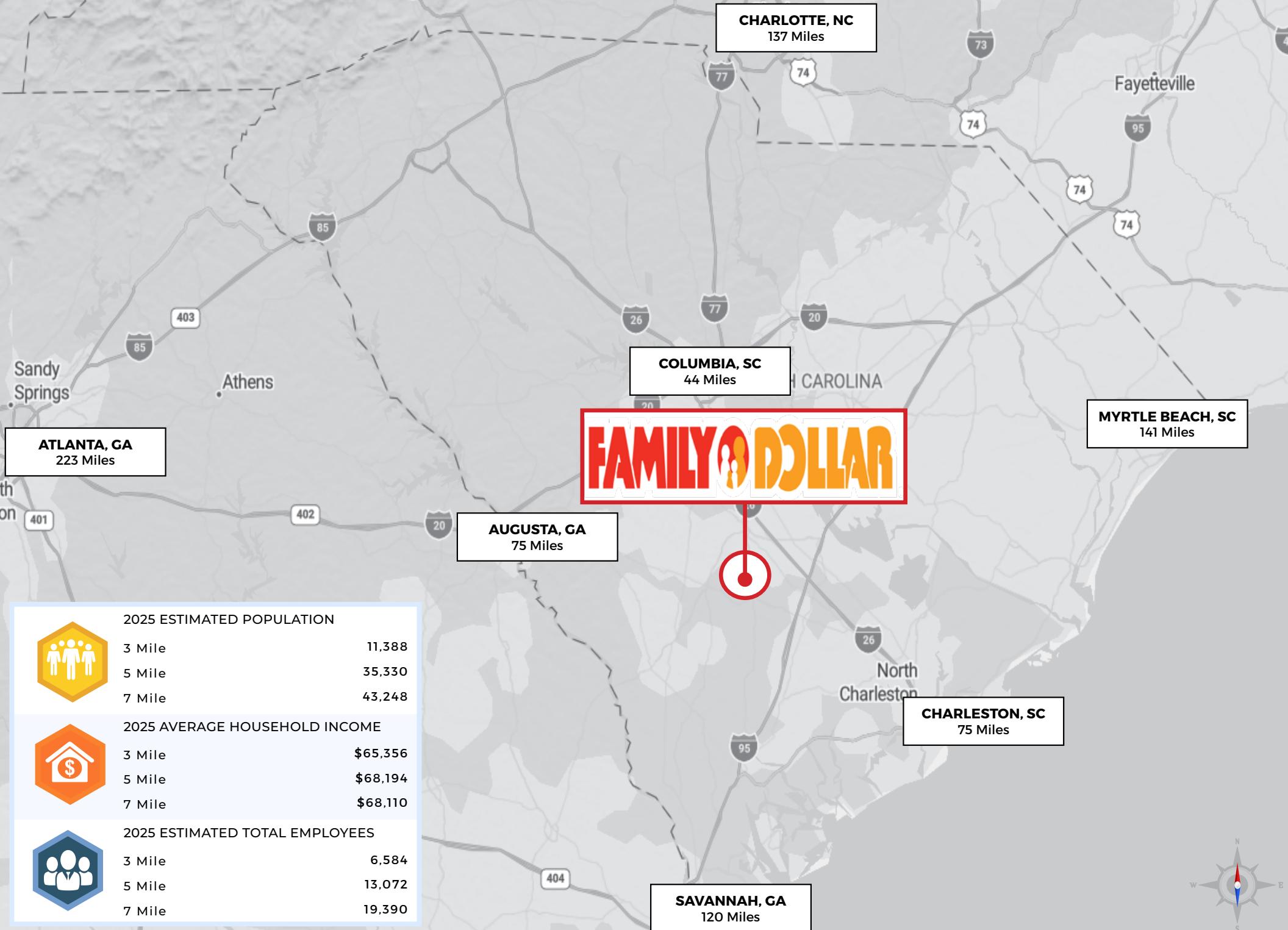












AREA OVERVIEW



ORANGEBURG, SOUTH CAROLINA

Orangeburg, South Carolina, in Orangeburg county, is 36 miles S of Columbia, South Carolina (center to center) and 120 miles S of Charlotte, North Carolina. The City of Orangeburg had a population of 13,321 as of July 1, 2024, it is the 33rd largest city in South Carolina.

Orangeburg, South Carolina's economy is a vibrant mix of traditional industries and modern development efforts that position the region for sustained growth and diversification. Manufacturing remains a cornerstone of the local economy, providing stable employment and competitive wages, while the agricultural sector continues to thrive with the production of key crops such as cotton, soybeans, and watermelons. Healthcare and education further bolster the economy, with major institutions like the Medical University of South Carolina, South Carolina State University, and Claflin University playing critical roles in both employment and community development. The county's strategic location between Columbia and Charleston, coupled with its access to major transportation routes like Interstates 95 and 26, enhances its logistical advantages and makes it an attractive location for businesses seeking efficient connectivity to regional and global markets. The largest industries in Orangeburg, SC are Health Care & Social Assistance, Educational Services, and Manufacturing, and the highest paying industries are Public Administration, Finance & Insurance, and Information.

Orangeburg and nearby Attractions are Stardust Amusement, Sunlight Community Center, Holy Trinity Roman Catholic Church, Mirmow Field, Ellis Avenue Historic District, Amelia Street Historic District. The city has several historical sites and amusement parks. There is something for everyone to do in the city. Shopping centers such as the Edisto Village Shopping Center and Grove Park Village Shopping Center make wonderful hangout places. The city also has many good restaurants and cafes where one can enjoy the local cuisine.



AREA DEMOGRAPHICS



| POPULATION | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|---------------------------|--------|--------|--------|--------|
| 2025 Estimated Population | 1,510 | 11,388 | 35,330 | 43,248 |
| 2030 Projected Population | 1,474 | 11,104 | 34,522 | 42,308 |
| 2020 Census Population | 1,626 | 11,641 | 35,527 | 43,703 |



| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|---------------------------|--------|--------|--------|--------|
| 2025 Estimated Households | 643 | 4,779 | 13,301 | 16,591 |
| 2030 Projected Households | 628 | 4,637 | 12,912 | 16,133 |
| 2020 Census Households | 676 | 4,947 | 13,673 | 17,056 |
| Average Household Size | 2.35 | 2.31 | 2.35 | 2.36 |



| INCOME | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|-------------------------------|----------|----------|----------|----------|
| 2025 Average Household Income | \$61,606 | \$65,356 | \$68,194 | \$68,110 |
| 2025 Median Household Income | \$53,100 | \$47,751 | \$49,839 | \$50,567 |
| 2025 Per Capita Income | \$26,247 | \$27,740 | \$26,672 | \$26,953 |



| HOUSING | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|------------------------------------|--------|--------|--------|--------|
| 2025 Housing Units | 643 | 4,779 | 13,301 | 16,591 |
| 2025 Owner-Occupied Units | 392 | 2,489 | 7,448 | 9,726 |
| 2025 Renter Occupied Housing Units | 251 | 2,290 | 5,853 | 6,866 |



| PLACE OF WORK | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|-----------------|--------|--------|--------|--------|
| 2025 Businesses | 60 | 723 | 1,417 | 1,689 |
| 2025 Employees | 470 | 6,584 | 13,072 | 19,390 |

TENANT OVERVIEW

ABOUT

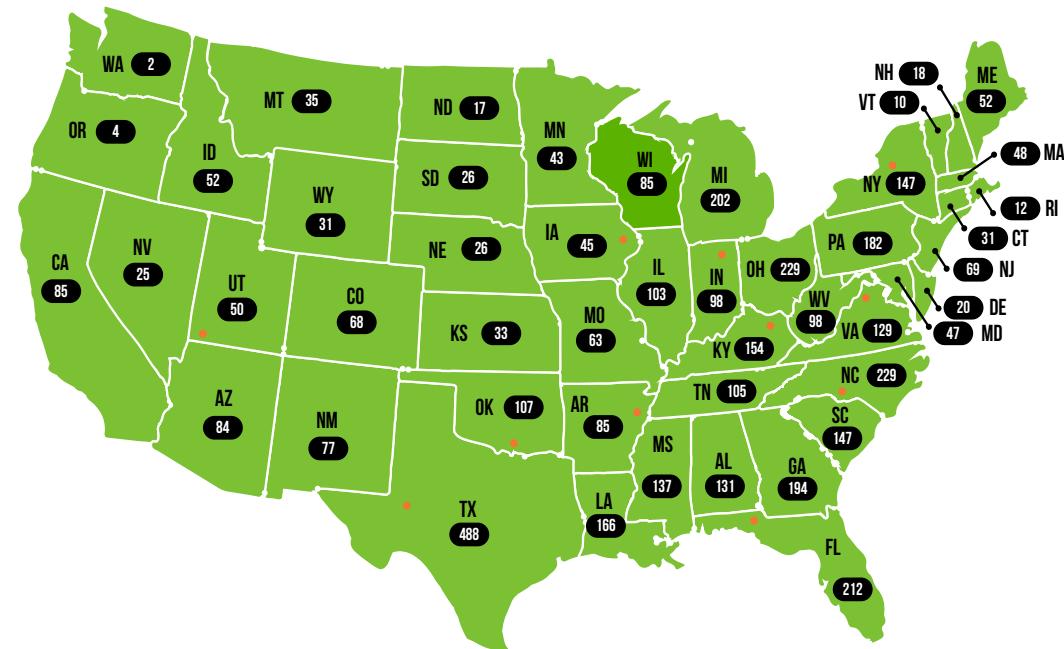
Family Dollar is an American discount retail chain founded in 1959 by Leon Levine in Charlotte, North Carolina. Since its founding, the company has expanded to operate 7,622 stores across 49 U.S. states and territories as of March 2025. Family Dollar offers a variety of products, including household goods, groceries, cleaning supplies, and apparel, primarily serving low-to-middle-income communities. The retailer also offers seasonal merchandise and necessities from competitively-priced national name brands and equivalent-value, lower-priced private labels. Family Dollar is headquartered in Chesapeake, Virginia. In fiscal year 2024, Family Dollar's annual revenue was reported as \$13.2 billion.

In 2015, Dollar Tree Inc. acquired Family Dollar for over \$8 billion. However, in March 2025, Dollar Tree announced the sale of Family Dollar to private equity firms Brigade Capital Management and Macellum Capital Management for approximately \$1 billion. The transaction is expected to close in the second quarter of 2025. Brigade Capital Management is a global asset management firm founded in 2006 with over \$26 billion in assets under management. Macellum Capital Management is an investment firm founded in 2009 that focuses on value-oriented investments in the consumer and retail sectors. Following the acquisition, Duncan McNaughton, former president and COO of Family Dollar, will assume the role of chairman, aiming to revitalize the brand and improve its market position.



7,622 STORES | IN 49 STATES

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

**EXCLUSIVELY
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