



## INVESTMENT SALE

±9,180 SF Family Dollar  
in Pelion, South Carolina

432 Pine Street | Pelion, SC 29123

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# INVESTMENT OVERVIEW



Prime Net Lease Investment - Offering a Family Dollar property located at 435 Pine Street in Pelion, South Carolina. This established national tenant has occupied the building since 2007 and provides a stable and reliable income stream, backed by a corporate lease. 435 Pine Street provides a low-maintenance investment with minimal landlord responsibilities.

<b>Address</b>	435 Pine Street
<b>City, State, Zip   County</b>	Pelion, SC 29123   Lexington
<b>Current Zoning</b>	LR
<b>Building Size</b>	±9,180 SF Retail, freestanding building
<b>Year Built</b>	2007
<b>Acreage</b>	±1.5 acres
<b>TMS #</b>	0117-19-01-001



#### Corporate lease

Family Dollar Stores of South Carolina, LLC  
8,212+ locations nationwide



#### Investment grade credit

Baa2/BBB



#### Strong operating history

Leased since 2007

## TENANT OVERVIEW

Dollar Tree, Inc. operates discount variety retail stores in two segments: Dollar Tree and Family Dollar.

The Family Dollar segment includes discount stores that offer a range of products such as food, personal care items, household supplies, pet supplies, clothing, seasonal merchandise, personal electronics and toys.

As of January 23, 2023, Family Dollar operated 8,016 stores and managed 11 distribution centers.

<b>Tenant Entity</b>	Family Dollar Stores of South Carolina, LLC
<b>Guarantor</b>	Family Dollar Store, Inc.
<b>Lease Commencement</b>	6/7/2006
<b>Lease Expiration</b>	7/1/2027
<b>Original Lease Term</b>	10 years
<b>Options Remaining</b>	Two, 5-Year
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, structure
<b>NOI</b>	\$95,832
<b>Rent Increases</b>	10% in each option

### RENT SCHEDULE

Lease year	Start	End	Annual rent	PSF increase
Current	7/1/2022	7/1/2027	\$95,832	—
Opt 3	7/2/2027	7/2/2032	\$105,415	10%
Opt 4	7/3/2032	7/3/2037	\$115,957	10%

### SALE PRICE

# \$1,000,900

CAP RATE 9.57%

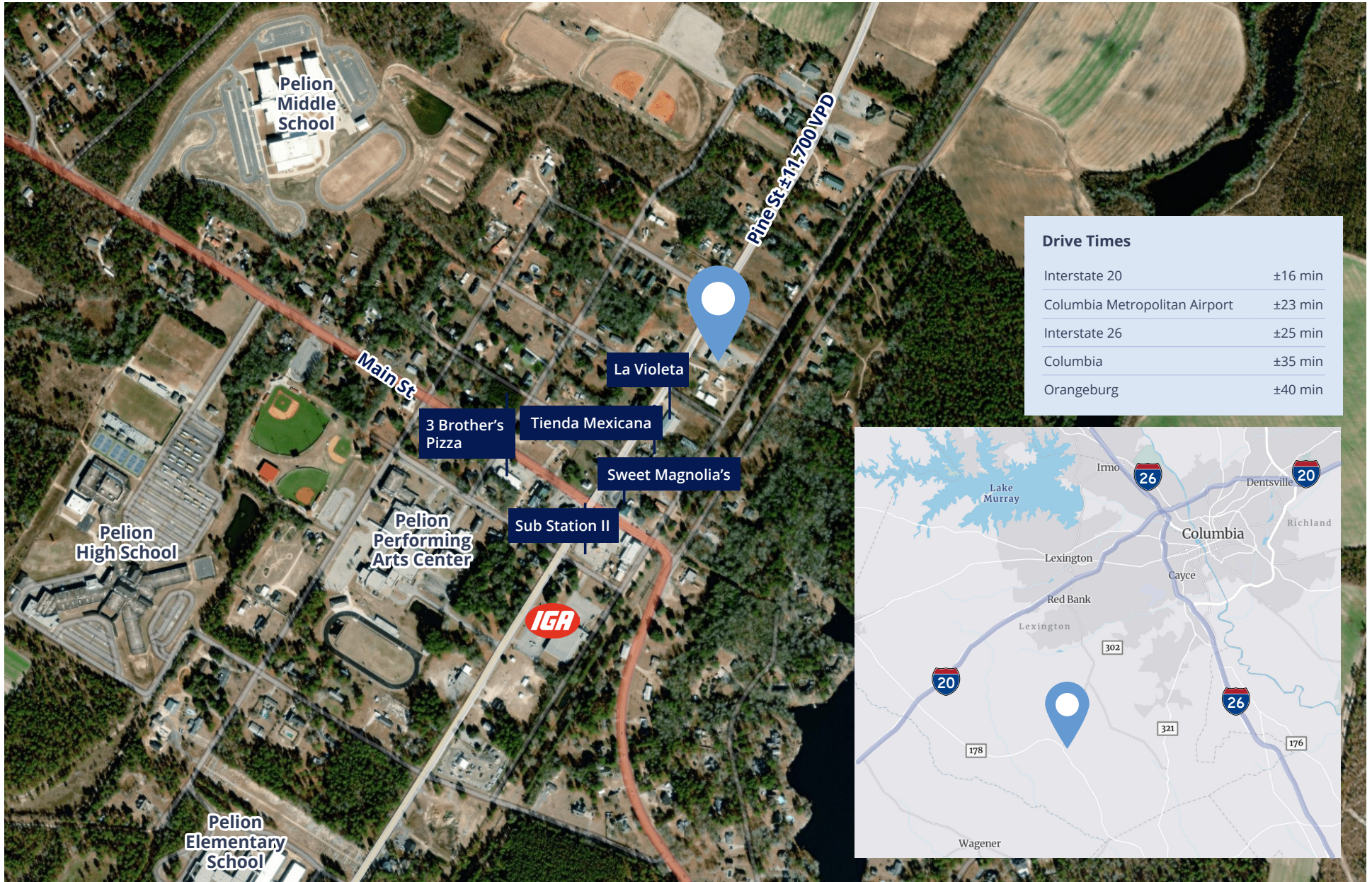
# LOCATION OVERVIEW

Demographics 2025 est | 5 miles

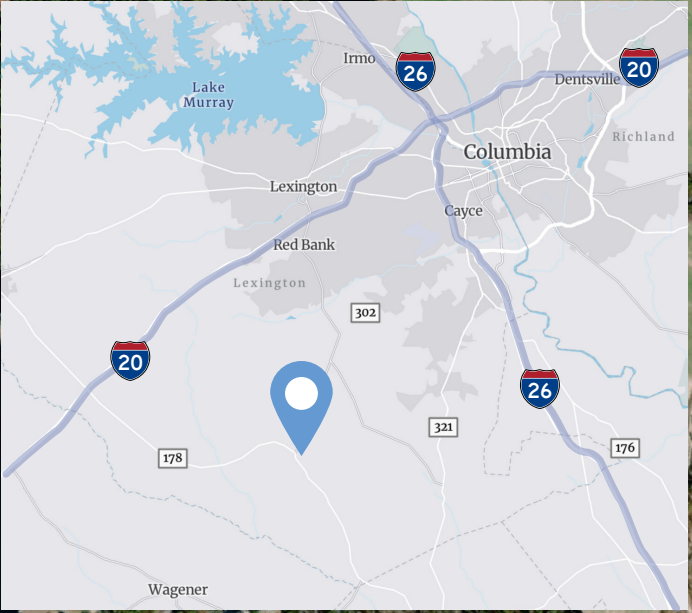
**10,744**  
Population

**4,181**  
Households

**\$79,425**  
Avg. HH Income



Interstate 20	±16 min
Columbia Metropolitan Airport	±23 min
Interstate 26	±25 min
Columbia	±35 min
Orangeburg	±40 min





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