

NAI Columbia



FOR SALE

FULLY LEASED DOLLAR TREE ANCHORED CENTER



Gaston Center

1100-1132 MACK STREET

±18,700 SF Retail Center

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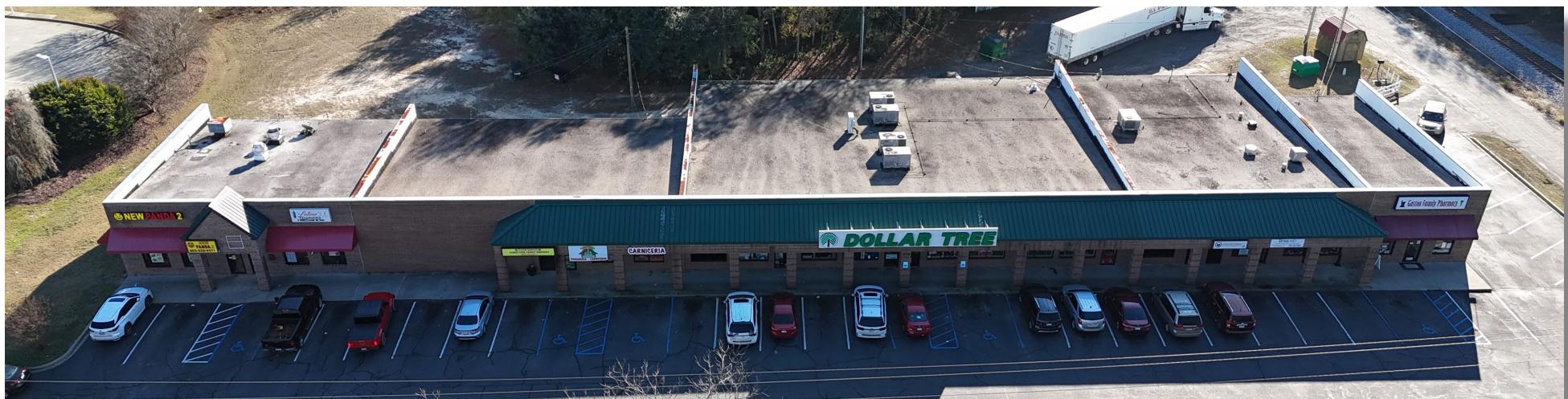


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INVESTMENT OVERVIEW

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CONTACT BROKERS FOR FULL OM

18,700 SF

Total GLA

1.75 AC

Total Land Size

100%

Occupancy

1995

Year Built

2005

Year Renovated

Asking Price

\$2,375,000

\$127 PSF



Property Highlights

National Credit Anchor

Anchored by Dollar Tree (NYSE: DLTR), a Fortune 500 company ranked 137, the center benefits from strong brand recognition and a reliable traffic driver. Dollar Tree has been a key tenant for more than 10 years, and their recent exercise of a renewal option further demonstrates their long-term commitment to and confidence in the market.

Growing Submarket

The Property is strategically positioned near several significant residential developments that are driving rapid population growth in the Gaston submarket. The area is benefiting from a surge in new single-family development announcements, including the 198-unit Valley Crest subdivision, the 119-unit Tera Pines subdivision, and a proposed 318-unit single-family community. This pipeline of housing activity underscores Gaston's emergence as one of the fastest-growing submarkets in central South Carolina.

Ease of Customer Access

The center provides excellent consumer accessibility with three dedicated points of ingress and egress, allowing for smooth traffic flow and convenient entry from multiple directions.

Internet Resistant Tenant Mix

A tenant mix comprised primarily of necessity goods and essential-service providers significantly mitigates exposure to e-commerce-related risk for a new investor. Retail categories within the center such as groceries, medical services, pharmacies, personal care, occupy nearly 87% of the center.

Minimal Shopping Center Competition

The center benefits from minimal direct retail competition within the town limits of Gaston, positioning it as a premier shopping destination for both existing and incoming residents. This competitive advantage enhances tenant performance, strengthens retailer demand for space, and creates a compelling environment for future leasing opportunities. As the surrounding population continues to grow, the center is well positioned to capture an outsized share of local consumer spending.

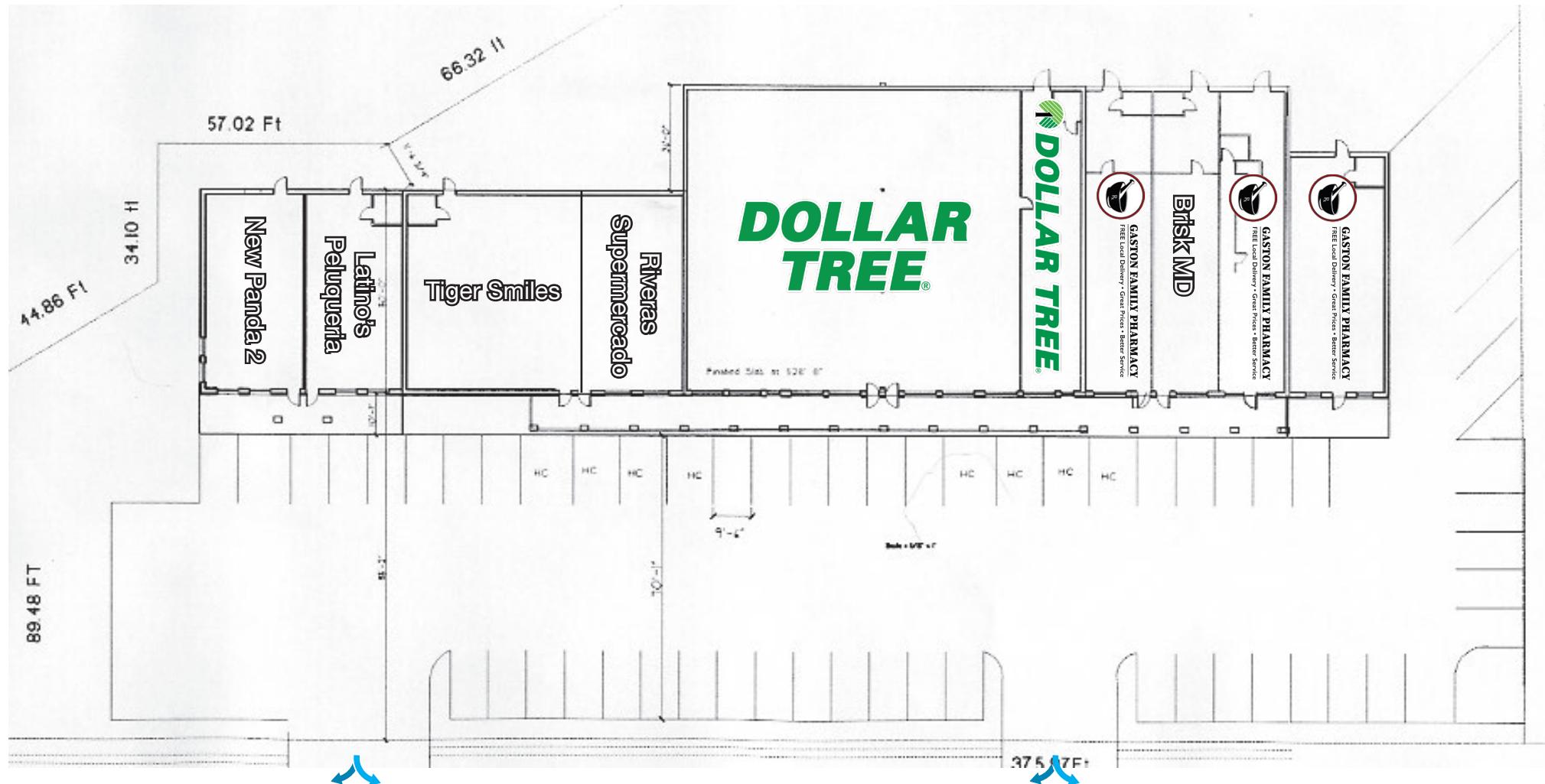
PROPERTY PHOTOS

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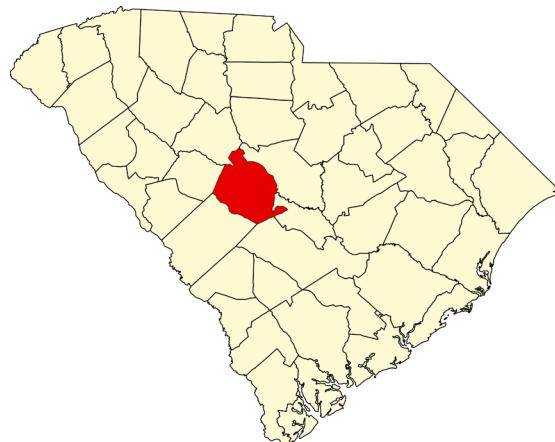
SITE PLAN

NAI Columbia





South Carolina County of Lexington



LEXINGTON COUNTY MAJOR EMPLOYERS



FAST FACTS

- Lexington County's population as of 2025 is 317,671.
- Lake Murray is a 50,000-acre man-made lake, offering 649 miles of shoreline for recreation.
- Lexington is located near several major highways, including I-20 and I-26, providing easy access to Columbia (just 12 miles away) and other regional destinations.
- Lexington is attracting major companies like Nephron and Amazon, leading to increased job opportunities and drawing in new residents.
- Lexington County boasts award-winning schools, making it a desirable place for families to settle down and raise their children.
- The Columbia Metropolitan Airport sits in the heart of Lexington County and provides the Midland's with nonstop flights to many major US cities.



MARKET Analysis

NAI Columbia



FAST FACTS

- Capital city of South Carolina and the **second largest city in the state** of South Carolina - 5 Million people live within a 60-minute drive
- Columbia MSA population exceeds 861,000 people in 2025 with roughly 354,000 households and a median age of 39 years
- With enrollment of over 38,000 students on its main campus, the University of South Carolina acts as a vital economic engine for Downtown Columbia
- Columbia is a city on the rise with a booming downtown, growing population, declining unemployment rate, and diversifying economy
- The number of visitors to reached a record high in 2024, reaching 17.3 million in 2024 - more than **one million new visitors**. Of those, 6.2 million were overnight visitors and spending increased 7.1 percent year over year to **exceed \$1.9 billion, generating \$2.9 million in business sales, 24,012 total jobs, and nearly \$148 million in state and local taxes**.
- **Industries pledged \$8.19 billion in capital investment** for the 2024 projects that will be realized over the coming years.
- Access to an unparalleled transportation network with access to **five major interstates, The Columbia Metropolitan Airport, the Port of Charleston, and an extensive railroad system**
- Proudly called "**The Most Military Friendly Community in America**," Columbia and the greater Midlands Region are known for being military-friendly. The **combined economic impact in the Midlands is \$6.6 billion, with Fort Jackson alone accounting for \$4.2 billion**. The defense community represents **over 57,848 jobs** (18,000 service members, 79,000 veterans, 16,547 veterans, and 3,435 Department of Defense civilians).

#1

BEST PLACES TO LIVE IN SOUTH CAROLINA

Travel + Leisure (2023)

#2

STATE FOR DOING BUSINESS

Area Development (2023)

#3

STATE FOR WORKFORCE DEVELOPMENT

Area Development (2023)

#4

BEST PLACE TO LIVE IN SOUTH CAROLINA

Forbes.com (2023)

#5

BEST CITY TO RAISE A FAMILY IN AMERICA

Niche.com (2024)

#6

BEST SOUTHERN CITY ON THE RISE

Southern Living (2024)

#7

BEST PLACE TO LIVE IN SOUTH CAROLINA

U.S. News (2024-2025)

#8

BEST STATE FOR BUSINESS GROWTH

Forbes.com (2023)

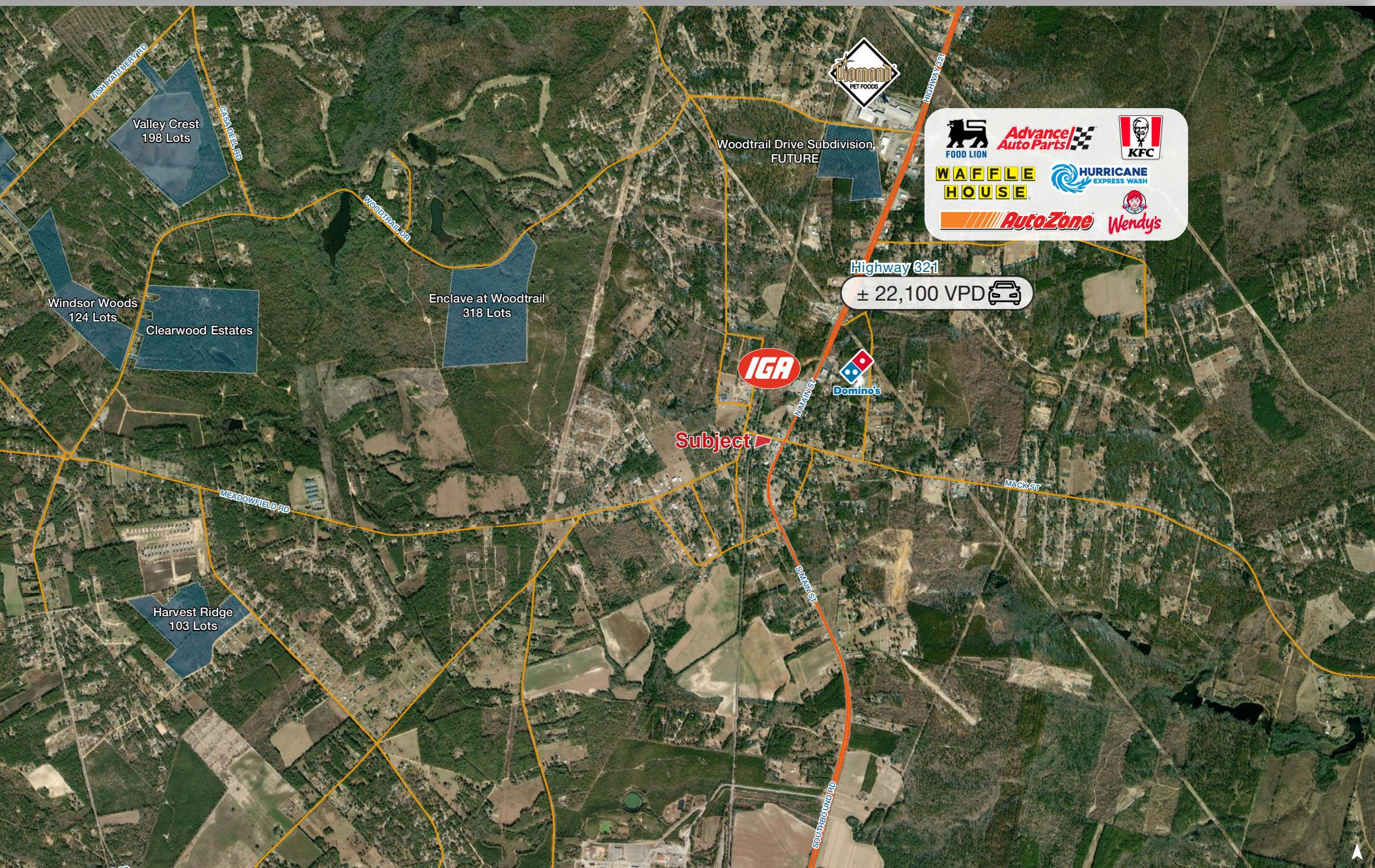
#9

BEST STATE TO START A SMALL BUSINESS

Forbes.com (2024)

POINTS OF INTEREST

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5
MINUTE
RADIUS

10
MINUTE
RADIUS

15
MINUTE
RADIUS

Summary	2025	2030
Population	3,535	3,735
Households	1,342	1,439
Families	902	959
Average Household Size	2.61	2.58
Owner Occupied Housing Units	1,044	1,140
Renter Occupied Housing Units	298	299
Median Age	38.2	39.2
Average Household Income	\$62,872	\$69,945

Summary	2025	2030
Population	17,470	18,498
Households	6,576	7,055
Families	4,416	4,697
Average Household Size	2.64	2.61
Owner Occupied Housing Units	5,143	5,632
Renter Occupied Housing Units	1,433	1,423
Median Age	38.9	40
Average Household Income	\$66,973	\$74,742

Summary	2025	2030
Population	40,053	42,165
Households	15,660	16,702
Families	10,305	10,897
Average Household Size	2.55	2.52
Owner Occupied Housing Units	12,144	13,221
Renter Occupied Housing Units	3,516	3,480
Median Age	39.7	40.8
Average Household Income	\$73,236	\$81,494



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