



Corporate Guaranty | Ranked 137th on the Fortune 500 List

**DOLLAR
TREE®**

High Visibility and Access | Recent Renewal Exercised

\$1,522,200 7.50% CAP RATE

1126 RED BANK ROAD
GOOSE CREEK, SC

Marcus & Millichap
NFB GROUP



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Marcus & Millichap
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WHY INVEST



LOCATION

- Excellent Visibility Off Red Bank Road | Close Proximity to Highway-78 and Interstate-26, With Over 200,000 Vehicles Passing Per Day
- Surrounded by National Retailers and Daily Traffic Generators Including: Food Lion, CVS Pharmacy, Dollar General, O'Reilly Auto Parts, Walmart Neighborhood Market, Waffle House, and Goose Creek High School
- Charleston is a Significant Economic and Cultural Hub in the Southeastern Region
- Home to Several Fortune 500 Companies and a Thriving Small Business Community
- Charleston is the 75th Largest Metro in the US



LEASE

- Approximately 6.25-Years Remaining on Corporate Backed Lease
- Initial Lease Term is Flat for the First Current Term and has \$0.50 PSF Rent Increases Every Five (5) Years in the Option Periods
- Two (2) Extension Option Periods of Five (5) Years Each Remaining
- Recent Option Exercise Demonstrates Tenant's Commitment to the Location



TENANT

- Dollar Tree is a Well-Established and Financially Stable Company, Ranking 137th on the Fortune 500 List
- Lease is Guaranteed by the Corporate Entity Dollar Tree (NYSE: DLTR) | Publicly Traded Backed Lease Allows for Financial Transparency Along with Enhanced Credit
- More Than 16,700 Locations Across North America
- Dollar Tree and Family Dollar (NYSE: DLTR) Are Publicly Traded Companies That Have Strong Financial Fundamentals That Demonstrate a Recession Proof Business Model
- Attracts a High Volume of Customers Due to Affordable Pricing
- Profitability of the Company has Grown 20%+ Year Over Year as the Company Makes Efficiency Changes Throughout it's Dollar Tree & Family Dollar Brand



SUBJECT SITE



RED BANK RD - 24,852 VPD

NORTHWOODS MALL



THE PROMENADE AT NORTHWOODS



STARS & STRIPES
STORAGE



SUBJECT SITE



RED BANK RD - 24,852 VPD



GOOSE CREEK
HIGH SCHOOL



SUBJECT SITE


RED BANK RD - 24,852 VPD

STARS & STRIPES
STORAGE

EXECUTIVE SUMMARY

Income & Lease Terms

OFFERING SUMMARY

Address:	GOOGLE MAPS  1126 Red Bank Road, Goose Creek, SC 29445
Concept:	Freestanding Dollar Tree
Tenant:	Dollar Tree Stores, Inc
Price:	\$1,522,200
Cap Rate:	7.50%
NOI:	\$114,165
Building Size (SF):	±10,620 SF
Lot Size (AC):	±1.06 Acres
APN:	252-06-00-039
Year Built:	2014

LEASE TERMS

Lease Commencement:	11/26/2014
Lease Term Expiration:	2/28/2042
Lease Term Remaining:	±6 Years
Lease Type:	NN
Monthly Rent*:	\$9,514
Annual Base Rent:	\$114,165
Rental Increases:	\$.50/5-Years in Option Periods
Renewal Options:	Two x 5-Year



The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	12,557	56,639	118,957
Avg. Household Income	\$81,397	\$96,058	\$92,465
Households	4,934	21,523	46,149
Daytime Population	4,363	25,547	69,228

NAVAL BASE

DOLLAR TREE
SUBJECT SITE

THE PROMENADE AT NORTHWOODS

HOBBY LOBBY **OLLIE'S** **Party City**
GOOD STUFF CHEAP
BOOT BARN **CRUNCH** **MOE'S** **WELLS FARGO**

NORTHWOODS MARKETPLACE

Walmart **BEST BUY** **Michaels** **BIG LOTS!**
LANE BRYANT **OLD NAVY** **PET SMART**
ALDI **Guitar Center** **Chick-fil-A** **CHASE** **BANK OF AMERICA**

NORTH RIVERS TOWNE CENTER

Target **pop shelf** **ROSS** **Office DEPOT**
DRESS FOR LESS
DAVID'S **FIVE GUYS** **LONGHORN**
BRIDAL BURGERS and FRIES STEAKHOUSE

Walmart **Wendy's**
T-Mobile **GameStop**
SALLY BEAUTY **MCDONALD'S**

Western Union **WALGREENS**
LOWE'S **Chick-fil-A**

FOOD LION **SONIC** **SUBWAY**

Publix **planet fitness**
PET SUPPLIES PLUS
STARBUCKS **BANK OF AMERICA**

BIG LOTS! **ZAXBY'S** **LIDL** **UPS**
ANYTIME FITNESS

FOOD LION **TRUIST** **CITITRENDS** **O'Reilly**
WELLS FARGO **Hardee's** **DOLLAR GENERAL**

CROWFIELD GOLF CLUB

Walmart **ALDI**
Neighborhood Market

AutoZone **SONIC**
Pizza Hut **MCDONALD'S** **BURGER KING**

CHARLESTON SOUTHERN UNIVERSITY

2023 ENROLLMENT:
3,572

KFC **TACO BELL**

TRIDENT MEDICAL CENTER

Walmart **WAFFLE HOUSE**
Neighborhood Market

Holiday Inn **Wendy's** **SONIC** **DUNKIN'** **FIREHOUSE SUBS**
Hampton Inn & Suites **WAFFLE HOUSE** **Arby's** **FAMILY DOLLAR** **JERSEY MIKE'S**

WHIRLIN' WATERS ADVENTURE PARK

NORTHWOODS MALL

Dillard's **JCPenney** **belk**
JD PINK **CHAMPS** **windsor.**
Burlington **PLACE** **JOURNEYS** **Bath & Body Works**

LOWE'S **THE HOME DEPOT** **DOUBLETREE**
STARBUCKS **Wendy's** **OUTBACK** **Olive Garden**
STEAKHOUSE

CHARLESTON INTERNATIONAL AIRPORT

NEW DEVELOPMENTS



\$100M PROJECT ADVANCES IN GOOSE CREEK

A Long Island real estate investment and development firm is planning to build a \$100 million multifamily residential project in South Carolina.

Jericho-based Toro Real Estate Partners acquired 36 acres of land in the Charleston suburb of Goose Creek in Dec. 2023 and has secured approvals to begin the first phase of the development that will eventually bring 400 rental units and a neighborhood retail center to the site. The Goose Creek development site, located along Henry Brown Boulevard, is divided into 24 acres on one side of the street and 12 acres on the other. On the larger parcel, Toro will soon begin construction of 300 garden-style apartments in 10 three-story buildings. The development will consist of a mix of one-, two- and three-bedroom units with monthly rents ranging from about \$1,600 to \$2,300. Amenities at the as-yet-unnamed garden-style...

[FULL ARTICLE](#) 



\$31M CONSTRUCTION FOR SHOPPING CENTER

GOOSE CREEK, S.C. — CBRE has secured a \$30.9 million loan for the construction of The Marketplace at Carnes Crossroads, a Publix-anchored shopping center underway in Goose Creek, roughly 15 miles outside Charleston. Richard Henry, Mike Ryan, Brian Linnihan and Taylor Crowder of CBRE arranged the financing on behalf of the borrower, Columbia Properties, through a regional bank.

Situated on 24.5 acres at the corner of U.S. Highway 17 and U.S. Highway 176, the shopping center will consist of three buildings totaling 82,622 square feet, including nine land parcel sites. The property will feature a modern farmhouse façade with outdoor seating for restaurant tenants and 529 surface parking spaces. Site work has already begun, and vertical construction is expected to start shortly, according to the release.

[FULL ARTICLE](#) 

SOURCE: CHARLESTONBUSINESS, 2024
LONGISLANDBUSINESSNEWS, 2024





DOLLAR TREE®

Founded in 1986, Dollar Tree has grown into one of the nation's leading discount retail chains, offering an extensive selection of everyday essentials at unbeatable prices. Known for its commitment to affordability, Dollar Tree provides a wide range of products, including household goods, food, health and beauty supplies, party essentials, and seasonal merchandise—all at the signature \$1.25 price point. With a focus on value-driven shopping, the brand has cultivated a loyal customer base and remains a go-to destination for budget-conscious consumers. Today, Dollar Tree operates over 16,000 locations across the United States and Canada, with a strong presence in both urban and suburban markets.

As part of Dollar Tree, Inc., which also owns Family Dollar, the company benefits from a robust financial foundation and expansive retail footprint. Dollar Tree, Inc. is a Fortune 200 company with annual revenues exceeding \$30 billion, positioning it as a powerhouse in the discount retail sector. The company's strategic expansion, supply chain efficiency, and commitment to customer satisfaction have contributed to its continued growth and industry leadership.

Dollar Tree continues to evolve, introducing new product assortments and optimizing store layouts to enhance the shopping experience. Its dedication to affordability and convenience ensures its place as a trusted retailer for millions of customers across North America.

FORTUNE 500

#137

LOCATIONS

16K+

EMPLOYEES

212K+

NASDAQ

DLTR

IN THE NEWS...



[FULL ARTICLE](#) 

DOLLAR TREE APPOINTS CEO, ADDS 2 OTHER INDUSTRY VETS TO THEIR BOARD

Dollar Tree, Inc. (NASDAQ: DLTR) today announced that effective immediately, William (Bill) W. Douglas, III and Timothy (Tim) Johnson have been appointed to the Company's Board of Directors. In addition, Chief Executive Officer Michael C. Creedon, Jr. has joined the Board. "Bill and Tim are both esteemed financial leaders with a strong understanding of today's competitive retail landscape," said CEO Mike Creedon. "We look forward to their many contributions and support in driving long...

DOLLAR TREE, INC. (DLTR) IS A TRENDING STOCK: FACTS TO KNOW

Dollar Tree (DLTR) is one of the stocks most watched by Zacks.com visitors lately. So, it might be a good idea to review some of the factors that might affect the near-term performance of the stock. Over the past month, shares of this discount retailer have returned -0.1%, compared to the Zacks S&P 500 composite's -2.2% change. During this period, the Zacks Retail - Discount Stores industry, which Dollar Tree falls in, has gained 4.4%. The key question now is: What could be the stock's future direction?



[FULL ARTICLE](#) 

CHARLESTON MSA

The Hub of Southeastern U.S.

The Charleston Metropolitan Statistical Area (MSA), also known as the Charleston-North Charleston MSA, is a vibrant and growing region in South Carolina that encompasses three counties: Charleston, Berkeley, and Dorchester. This area is a dynamic blend of historical charm, economic vitality, and natural beauty, making it a significant hub in the southeastern United States.

The region is home to over 800,000 residents, with a steadily growing population due to its attractive quality of life and economic opportunities. Charleston boasts a diverse and robust economy, with key sectors including aerospace, automotive, information technology, defense, and tourism. The presence of major employers such as Boeing, Mercedes-Benz Vans, and a burgeoning tech industry has spurred economic growth and job creation. The Port of Charleston, one of the busiest and most productive ports on the East Coast, plays a crucial role in international trade and logistics, further enhancing the region's economic profile.

With its well-preserved architecture, museums, and cultural festivals, Charleston attracts millions of tourists each year. The area's natural beauty, including its coastline, beaches, and parks, offers ample opportunities for outdoor activities such as boating, fishing, and hiking. Consistently ranked highly for its quality of life, the city is one of the most desirable places to live, work, and visit in the country.



Best Places to Live in the U.S.

Livability, 2024

No. 7 Best City to Start a Business

WalletHub, 2024

851,893

ESTIMATED
POPULATION

(+2.2% 2024-2029
projected growth)

\$119,618

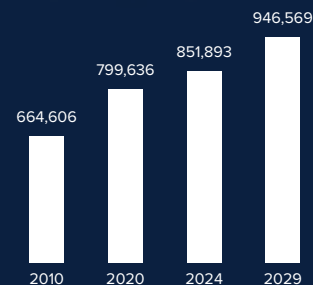
AVERAGE HOUSEHOLD
INCOME

515,665

DAYTIME
POPULATION

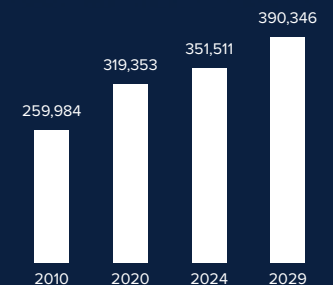
CHARLESTON POPULATION SNAPSHOT

SOURCE: SITES USA, 2024, CHARLESTON MSA



CHARLESTON HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2024, CHARLESTON MSA





ARTS & CULTURE

Charleston is a city renowned for its vibrant arts and cultural scene, reflecting a rich blend of Southern, African, Caribbean, and European influences. This cultural melting pot is evident in the city's festivals, museums, theaters, and music. The city's culinary scene is also highly regarded, featuring a mix of traditional Southern cuisine and modern culinary innovations, with a strong emphasis on seafood.

The city is home to renowned events like the Spoleto Festival USA, a major performing arts festival that attracts global talent, and Piccolo Spoleto, which highlights regional artists. Charleston's visual arts thrive in institutions like the Gibbes Museum of Art and contemporary galleries such as the Halsey Institute of Contemporary Art. The performing arts are lively with the Charleston Symphony Orchestra, Charleston Stage Company, and numerous theater groups offering a wide range of productions. The city's musical heritage, especially in jazz and Gullah traditions, is celebrated through various festivals and performances.

SOURCE: EXPLORECHARLESTON, 2024

HISTORY

Founded in 1670, Charleston was originally named Charles Town in honor of King Charles II of England. It quickly became a major center of trade and wealth in the American South, thanks to its thriving rice, cotton, and indigo plantations. The city played a significant role in American history, serving as a key site during the American Revolution and the Civil War, including the location of the first shots fired at Fort Sumter in 1861. Charleston's well-preserved historic architecture and enduring cultural heritage reflect its rich and complex past, making it a significant historical landmark in the United States.



EDUCATION

Charleston is home to several higher learning institutions and a strong public school system. The College of Charleston offers a broad range of undergraduate and graduate programs. The Citadel, The Military College of South Carolina, is renowned for its rigorous academic and leadership training programs. Charleston Southern University and the Medical University of South Carolina (MUSC) also contribute to the city's diverse educational offerings. Additionally, Charleston County School District provides comprehensive K-12 education, with numerous schools recognized for academic excellence and innovative programs.



EXCLUSIVELY LISTED BY

Marcus & Millichap
NFB GROUP

ROBERT NARCHI

(310) 909-5426

robert.narchi@marcusmillichap.com
CA 01324570

BEN YELM

Broker of Record

151 Meeting St., Ste. 450
Charleston, SC 29401
Lic #: 86628

JASON FEFER

(310) 909-2394

jason.fefer@marcusmillichap.com
CA 02100489

TYLER BINDI

(310) 909-2374

tyler.bindi@marcusmillichap.com
CA 02116455

DOLLAR TREE®

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAH1050007