



LEGACY

COMMERCIAL REAL ESTATE ADVISORS



ROBERT MICHIL
Senior Director
248.450.3254
robert@legacycrea.com



DOMINIC SHAMANY
President
248.450.3259
dominic@legacycrea.com



1760 PINWOOD RD, SUMTER, SC 29154

FAMILY DOLLAR

FOR SALE \$1,519,371 | 7.0% CAP

LEGACYCREA.COM

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SUMTER, SC

- Single Tenant Freestanding Family Dollar in Sumter, SC
- Rare Absolute NNN Lease Structure - 0 Landlord Responsibilities
- Surrounding Demographics - 14,000+ People Reside within 3 Mile Radius
- Traffic Counts - 7,100+ Vehicles Pass Site Daily on Pinewood Rd
- Affluent Surrounding Area - Average Household Income Exceeds \$73,600 within 1 Mile Radius of Site
- Directly Across Blue Ridge of Sumter Nursing Home
- Essential Retailer - Pandemic, Recession, Internet Proof Tenant
- 8,320 SF Building on a 1.07 Acre Lot (34 Parking Spaces) - Property Built in 2015
- **Rent Shown is Effective as of 10/1/2025. Seller to Credit Difference at Close of Escrow**

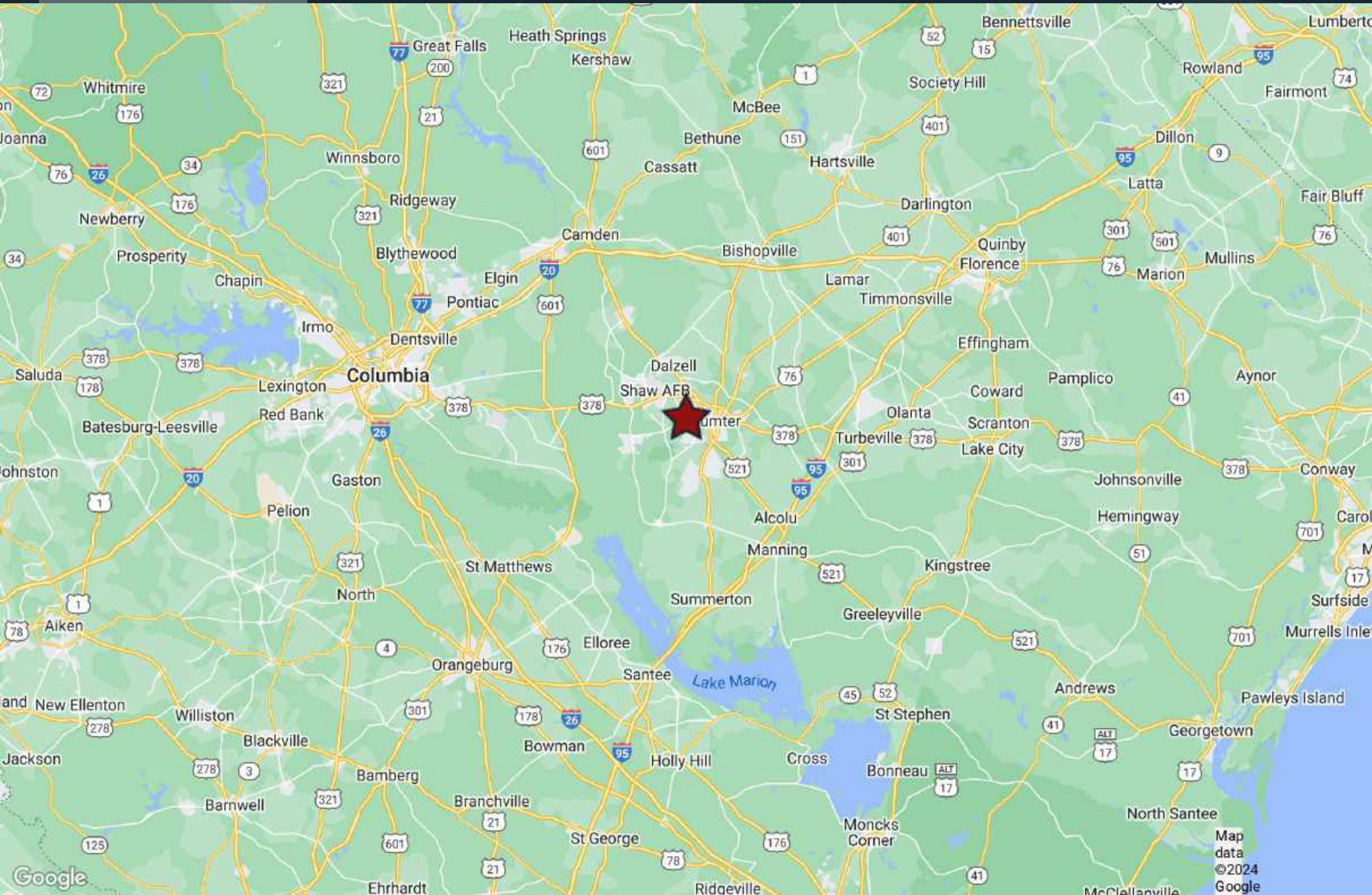
PROPERTY DETAILS

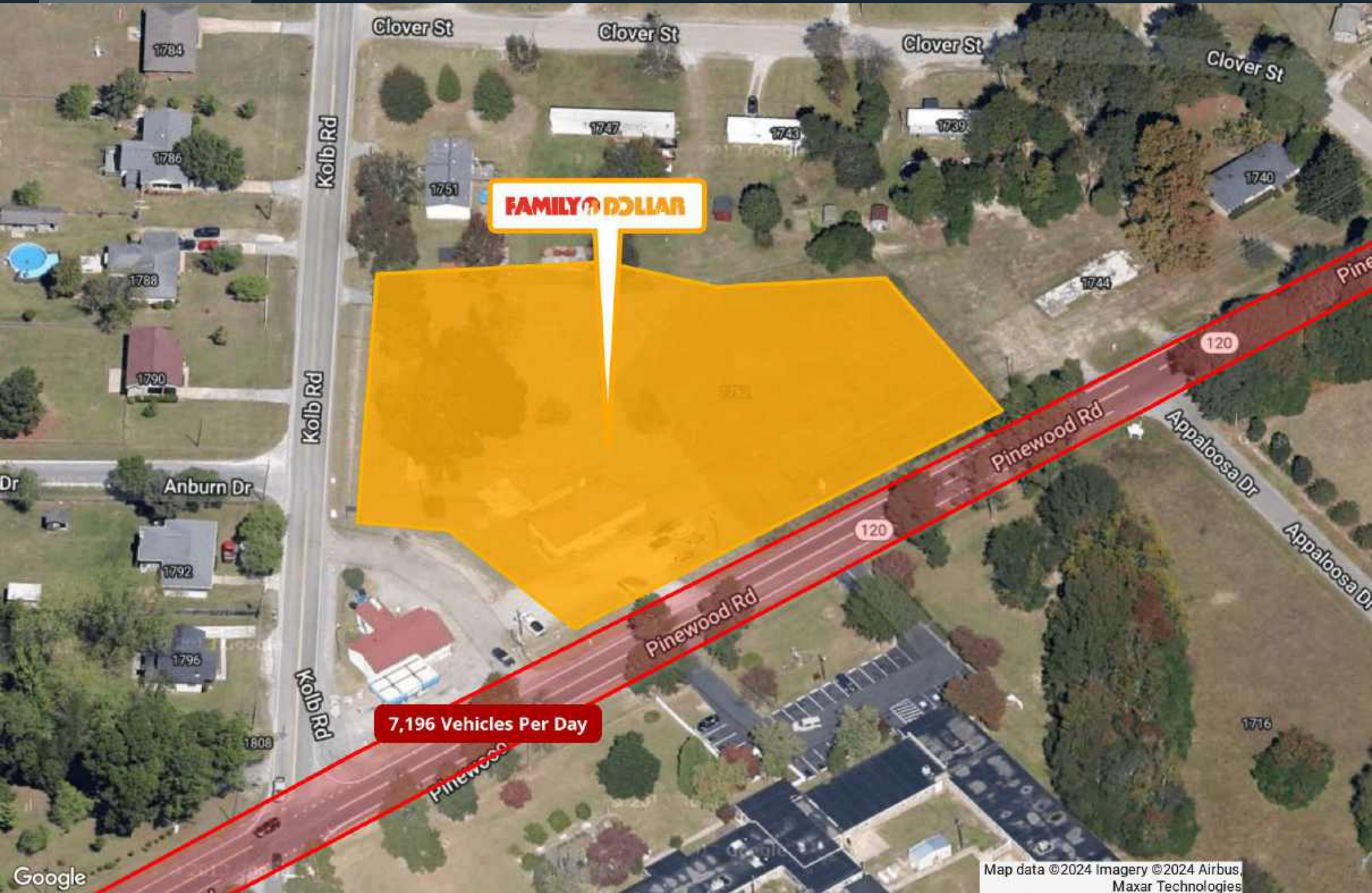
Building Area:	8,320 SF
Land Area:	1.07 Acres
Year Built:	2015
Guarantor:	Corporate
Price:	\$1,519,371
Cap Rate:	7.0%
Price (PSF):	\$182.62

LEASE OVERVIEW

Remaining Lease Term:	6 Years
Lease Expiration:	9/30/2030
NOI:	\$106,356
Lease Type:	NNN
Scheduled Rent Increases:	10% Every 5 Years
Options & Increases:	(6) 5 Year Options
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Tenant
HVAC:	Tenant







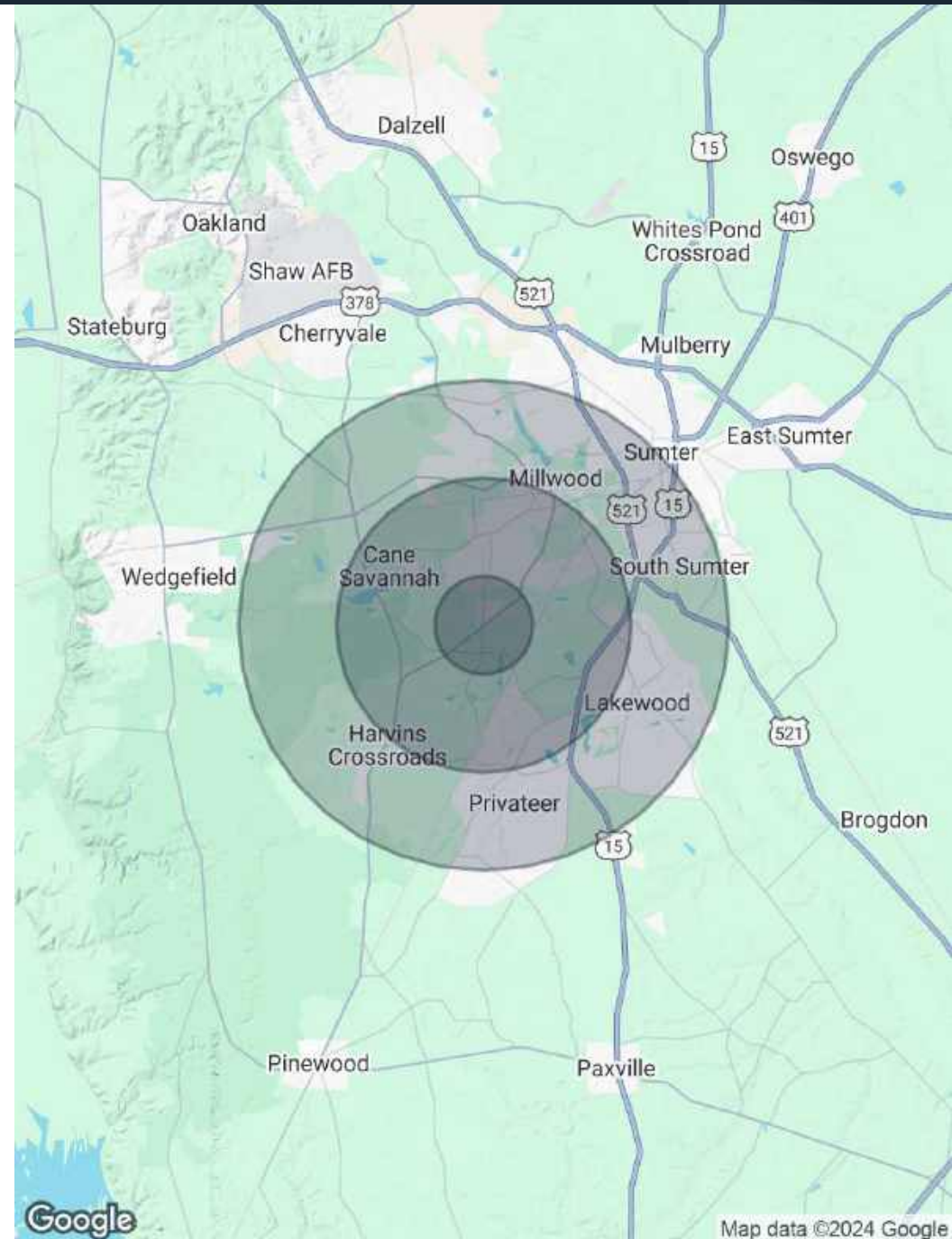
FAMILY DOLLAR

7,196 Vehicles Per Day

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,522	14,028	39,573
Average Age	36.5	36.6	38.6
Average Age (Male)	34.8	34.8	36.3
Average Age (Female)	37.9	37.8	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	592	5,463	15,923
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$69,569	\$73,393	\$63,657
Average House Value	\$126,413	\$139,698	\$150,712





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29777 Telegraph Rd Suite 4526
Southfield, MI 48034

