



# INVESTMENT SALE

**9,180 SF RETAIL AVAILABLE | FAMILY DOLLAR**

**435 PINE STREET, PELION, SC 29123**



# PROPERTY 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.

Located 25 miles from Columbia, Pelion offers a small-town lifestyle with easy access to the amenities of a larger city. This Family Dollar is an essential retail tenant in the market with consistent customer demand.



**ADDRESS**  
435 Pine Street, Pelion, SC 29123



**TMS #**  
011719-01-001



**BUILDING SIZE**  
9,180 SF



**SALE PRICE**  
\$1,197,900



**LAND SIZE**  
1.5 AC



**ZONING**  
LR



**PARKING**  
20 Surface Parking Spaces Available





# PROPERTY HIGHLIGHTS

- 10,378 VPD on Pine Street
- Corporate lease | Family Dollar Stores of South Carolina, LLC  
8,212+ locations nationwide
- Investment grade Credit | Baa2/BBB
- Located in Intersection of 178 and 302
- Located off NC Hwy 15 | Significant route connecting several cities in the Carolinas
- Limited competition | Nearest Family Dollar is 10 miles away
- Strong operating history | Leased since 2007
- Less than 15 minutes from Scotland Memorial Hospital | 104 beds
- 10 minutes from St. Andrews University | 876 students
- 35 minute drive to Columbia



# TENANT OVERVIEW



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

The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise comprising food and beverages, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products including housewares, home décor, and giftware. It also provides apparel and accessories merchandise including clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine’s Day merchandise, as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys. As of January 23, 2023, this segment operated 8,016 stores under the Family Dollar brand; and 11 distribution centers.

## TENANT OVERVIEW

TENANT ENTITY	Family Dollar Stores of South Carolina, LLC
GUARANTOR	Family Dollar Stores, Inc.
LEASE COMMENCEMENT	6/7/2006
LEASE EXPIRATION	7/1/2027
ORIGINAL LEASE TERM	Ten (10) Years
LEASE TERM REMAINING	Two (2) Years & Five (5) Months
OPTIONS REMAINING	Two, 5-Year
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof, Structure
NOI	\$95,832
RENT INCREASES	10% in each option

## RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	PSF INCREASE
CURRENT	7/1/2022	7/1/2027	\$95,832	--
OPTION 3	7/2/2027	7/2/2032	\$105,415	10%
OPTION 4	7/3/2032	7/3/2037	\$115,957	10%



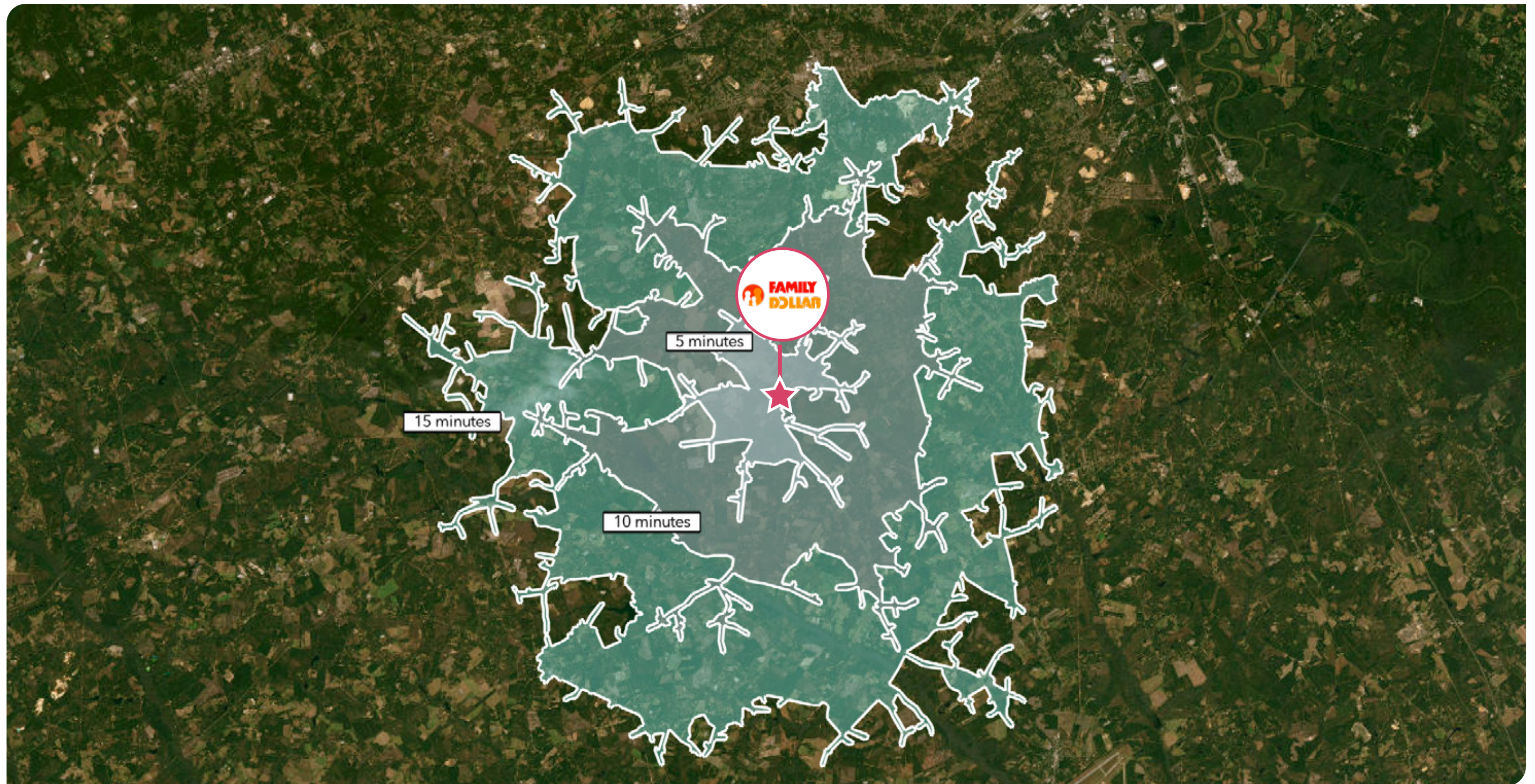
# AERIAL OVERVIEW



**FAMILY  
DOLLAR**

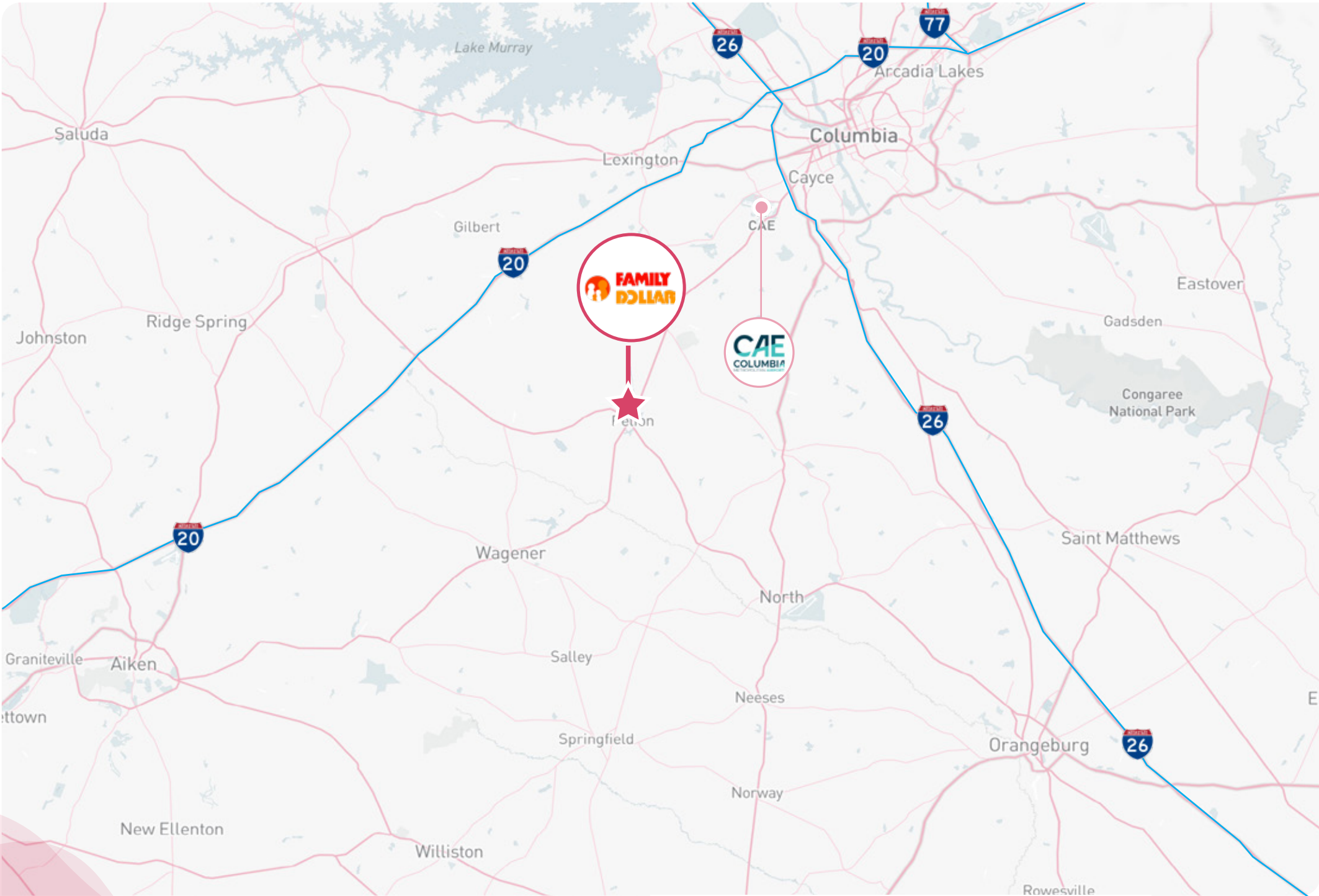


# DRIVE TIMES

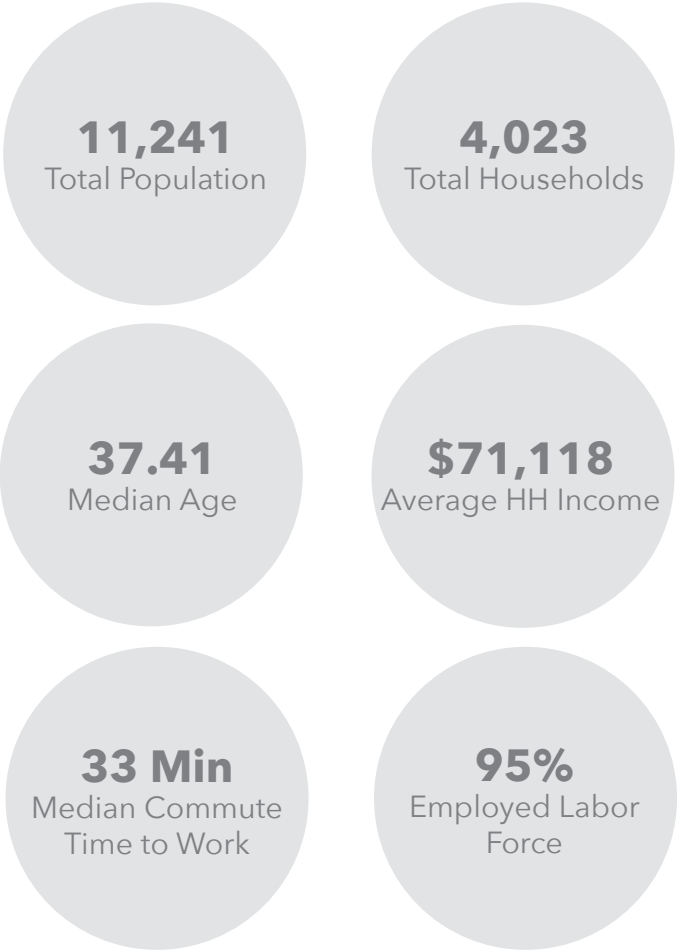




# LOCATION OVERVIEW



## DEMOGRAPHICS (WITHIN A 5-MILE RADIUS)

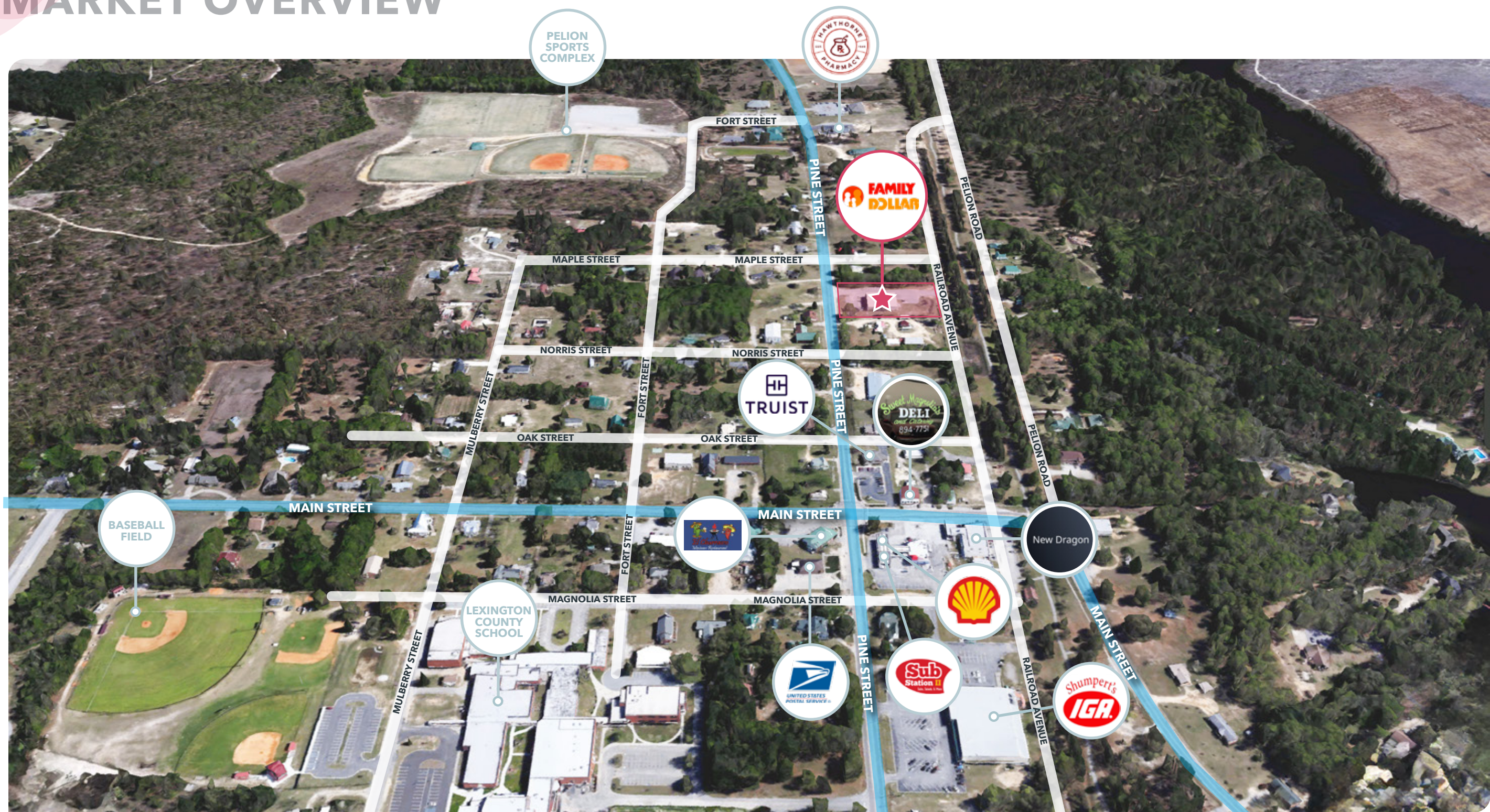


## DRIVE TIMES:

Orangeburg	40 min
Columbia	35 min
Columbia Metropolitan Airport	22 min
I-126	9 min
I-20	9 min
I-77	8 min
I-26	6 min



# MARKET OVERVIEW







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