

# For Sale

7.75% CAP | 16,750 SF



## 1876 E BLACKSTOCK RD | ROEBUCK, SC 29376

<b>Price:</b>	\$1,729,032
<b>Cap Rate:</b>	7.75%
<b>Size:</b>	16,750 SF
<b>Term:</b>	10 years
<b>Options:</b>	Four (5) Year Options
<b>Land:</b>	± 1.278 AC
<b>Lease Structure:</b>	NN - Minimal Landlord Responsibilities
<b>Year Renovated:</b>	2024

- Less than 5 miles from Hwy 29 (main retail corridor in Spartanburg)
- New parking lot (2024); 45 Parking spaces
- ±1,079 New homes under development within 2 miles of the site
- Low cost per square foot sale price - well below replacement cost
- Investment grade “BBB” credit rating (Standard & Poor’s)
- Dollar Tree has in excess of 15,000 locations in 48 states
- Dollar Tree is a Fortune 150 company
- Publicly traded company on the NASDAQ under ticker symbol “DLTR”
- Annual company revenue in excess of \$30.6 Billion
- 3-Mile population exceeds 24,700 people

Corporate guarantee by a publicly traded company (NASDAQ: DLTR) and maintains an investment grade BBB- credit rating with a stable outlook.

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