



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Dollar Tree  
3100 Broad River Road  
Columbia, SC 29210

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 10,908 SF Dollar Tree at 3100 Broad River Road in Columbia, SC. This Opportunity Includes a High Quality Tenant That Recently Executed a 5 Year Renewal, Showing Commitment to the Location and Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$2,025,771
CAP	7.00%
NOI	\$141,804
PRICE PER SF	\$185.71
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	3100 Broad River Road Columbia, SC 29210
COUNTY	Richland
BUILDING AREA	10,908 SF
LAND AREA	1.65 AC
BUILT	1999



ACTUAL PROPERTY IMAGE

D O L L A R   T R E E

# HIGHLIGHTS

- Corporately Guaranteed Lease From Dollar Tree
- Double Net (NN) Lease With Minimal Landlord Responsibilities
- Dollar Tree Recently Executed 5 Year Renewal – Showing Commitment to the Site
- Strong Commitment to Location – Tenant Has Been Situated in the Same Place Since 2009
- Located at the Signalized Intersection of Broad River Road Seeing Over 36,200 VPD and St. Andrews Road Seeing Over 22,300 VPD
- Less Than 1-Mile From Interstate 20 With Over 96,800 Vehicles Per Day
- Less Than 1-Mile From Columbia High School
- Strong Demographics With Over 128,800 Residents Within a 5-Mile Radius
- Columbia is Home to the University of South Carolina, the State's Flagship University
- Nearby Tenants Include: Walgreens, CVS, Bojangles', Sherwin Williams, McDonald's, Chick-fil-A, Taco Bell, Sonic Drive-In, Buddy's Home Furnishings and More



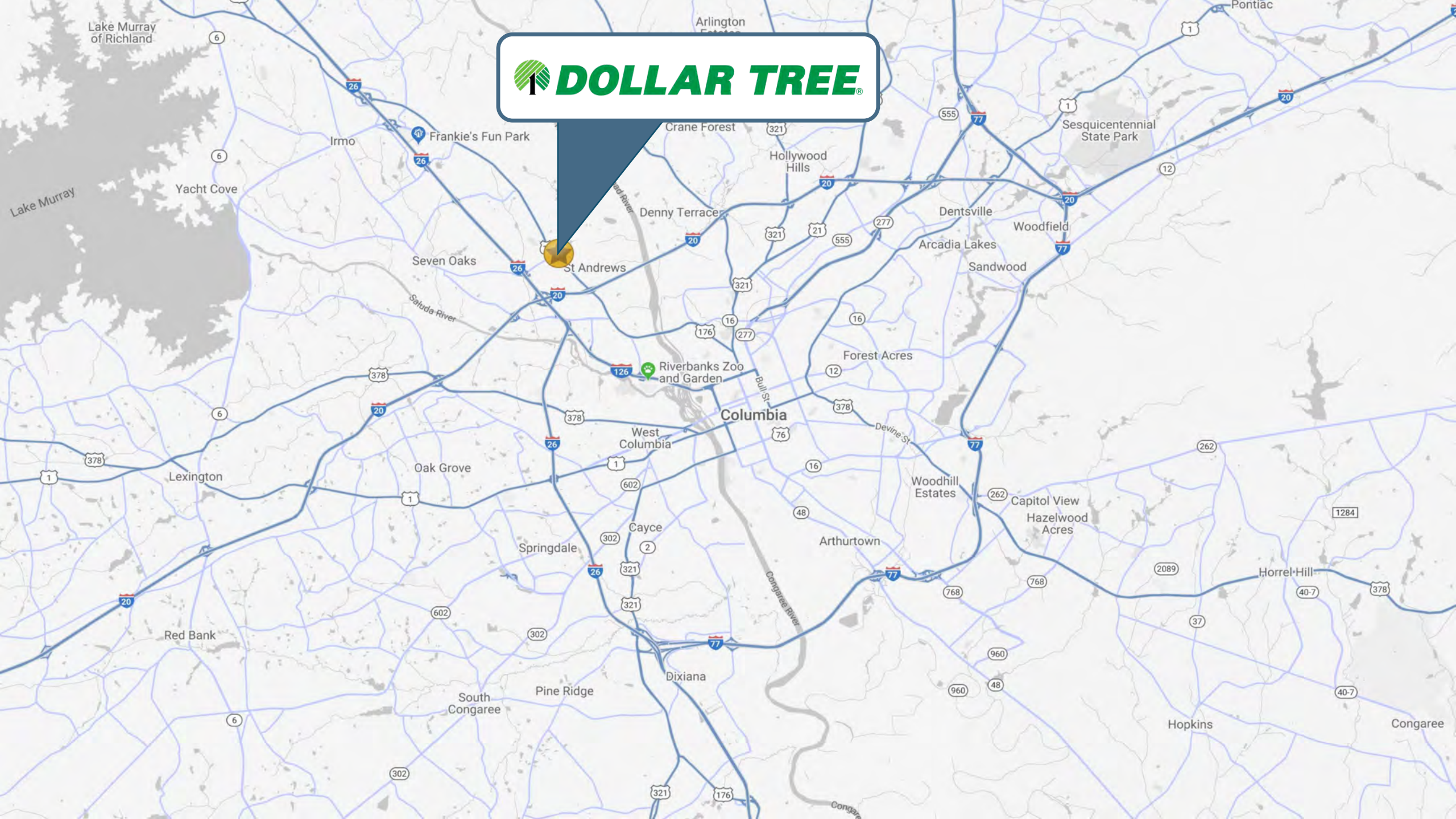
# LEASE SUMMARY

TENANT	Dollar Tree
PREMISES	A Building of Approximately 10,908 SF
LEASE COMMENCEMENT	October 25, 2009
LEASE EXPIRATION	October 31, 2024
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	TBD
LEASE TYPE	Double Net (NN)
PERMITTED USE	Discount
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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10,908 SF	\$141,804	\$13.00
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DOWNTOWN COLUMBIA

**Columbia Fire Department**



**Nevin Broome's**  
CARPET & RUG SUPERSTORE

**Waffle House**  
GOOD FOOD FAST.



**Aaron's**  
First Citizens Bank

**BUDDY'S**  
HOME FURNISHINGS

**FIRST RESPONSE**

 **Teleperformance**  
each interaction matters

Columbia  
High School

**RUSH'S**

**FAMILY DOLLAR**

Sandel  
Elementary School

**Public Storage**

**metro**  
by T-Mobile

**DEX**  
imaging

 **RICHLAND LIBRARY**  
access freely.®

Broad River Rd

**Brakes 4 Less**

**U-HAUL**  
MOVING & STORAGE

Retreat at  
Broad River Apartments



**Public Storage**

**CIRCLE K**

**RNR** TIRE EXPRESS

 **Sunshine House**  
EARLY LEARNING ACADEMY

 **DOLLAR TREE**®



**SONIC**

 **CVS pharmacy**

**RDCI**  
Right Direction Church International

**176**

St Andrews Rd

Richland Terrace  
Apartments

St Andrews  
Park

Pine Grove  
Elementary School

Green Oaks  
Apartments

Cypress Run  
Apartments

**SC** South Carolina  
DEPARTMENT OF  
JUVENILE JUSTICE

J M Grace  
Corporation

Adlerian  
Child Care  
Centers



it's fashion

it's fashion metro



St Andrews Rd



 **DOLLAR TREE®**

 **CITITRENDS**  
   
  **HARBOR FREIGHT TOOLS**

 **DOLLAR GENERAL**  
  **Public Storage**  



**176**

   
**Public Storage** 

 **cricket**

St Andrews Rd

   
   
 **Aaron's**

Broad River Rd

**INTERSTATE 20**


**INTERSTATE 26**  
SOUTH CAROLINA

 **DOLLAR GENERAL**     
      
          
    



COLUMBIA, SC

## C O L U M B I A | R I C H L A N D C O U N T Y | S C

Columbia is the capital and second largest city in the State of South Carolina, with a population of over 138,000 residents. The city serves as the county seat of Richland County, and a portion of the city extends into the neighboring county of Lexington. It is the center of the Columbia metropolitan statistical area, which has a population of 817,488 residents. Columbia is home to the University of South Carolina, the state's flagship university and the largest university in the state, and is also the site of Fort Jackson, the largest United States Army installation for Basic Combat Training. Columbia is also located 20 miles west of McEntire Joint National Guard Base, which is operated by the U.S. Air Force and is used as a training base for the 169th Fighter Wing of The South Carolina Air National Guard. Columbia is also the location of the South Carolina State House, which is the center of government for the state

Columbia enjoys a diversified economy, with the major employers in the area being South Carolina state government, the Palmetto Health hospital system, Blue Cross Blue Shield of South Carolina, Palmetto GBA and the University of SC. The corporate headquarters of Fortune 1000 energy company, SCANA, are located in the Columbia suburb of Cayce. Other major employers in the Columbia area include Computer Sciences Corporation, Fort Jackson, Humana/TriCare, and the Unites Parcel Service, which operates at the Columbia Metropolitan Airport. Major manufacturers such as Michelin, International Paper, Honeywell, Harsco, Track Tech, and Bose Technology have facilities in the Columbia area. There are also over 70 foreign affiliated companies and 14 Fortune 500 companies.

Columbia is steeped in history and calls to tourists with heritage-filled neighborhoods, beautiful parks, world-class museums and plenty of fun outdoor adventures. Columbia is known for its compact, easily navigable streets as well as its southern charm, cuisine, and hospitality. More than 2,000 creatures make their home at Columbia's Riverbanks Zoo. This 170-acre zoo is a two-time recipient of the Governor's Cup Award for South Carolina's most outstanding tourist attraction and it draws more than 1 million visitors a year. Columbia residents' favorite time of the year is football season as they cheer on their Gamecocks. The entire city is filled with tailgates and different festivities. Williams-Brice Stadium is party central during football season, with fans visiting from all over the country. Other destinations in the city include the Congaree National Park and Three Rivers Greenway.



SOUTH CAROLINA STATE HOUSE



WILLIAMS-BRICE STADIUM



176

(127,130 VPD)

(22,343 VPD)

(36,281 VPD)

(96,841 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	54,731	128,890	379,698
AVERAGE HH INCOME	\$53,800	\$59,989	\$69,629

D O L L A R   T R E E

# TENANT PROFILE

Dollar Tree Stores, Inc., is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates over 15,237 stores throughout the 48 contiguous U.S. state and five provinces in Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under Family Dollar.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1986



# OF LOCATIONS  
15,237+



HEADQUARTERS  
Chesapeake, VA



WEBSITE  
[dollartree.com](http://dollartree.com)  
[familydollar.com](http://familydollar.com)

# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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In Cooperation With  
Sands Investment Group Charleston, LLC  
BoR: Chris Sands - Lic # 20891



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