



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Dollar Tree  
2557 Highway 25 South  
Greenwood, SC 29649



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,960 SF Dollar Tree at 2557 Highway 25 South in Greenwood, SC. This Opportunity Includes Over 4 Years Remaining on a 10 Year Lease Term With 3 x 5 Year Renewal Options, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,479,771
CAP	7.00%
NOI	\$103,584
PRICE PER SF	\$148.57
GUARANTOR	Dollar Tree

## PROPERTY SUMMARY

ADDRESS	2557 Highway 25 South Greenwood, SC 29649
COUNTY	Greenwood
BUILDING AREA	9,960 SF
LAND AREA	1.15 AC
BUILT	2014





DOLLAR TREE

# HIGHLIGHTS

- Approximately 4+ Years Remaining on Initial 10 Year Lease Term With 3 x 5 Year Renewal Options
- 9,960 SF Freestanding Dollar Tree Situated on a 1.15 Acre Parcel
- Outparcel to High Performing Food Lion Anchored Center
- 5% Rental Increases at Options
- Minimal Landlord Responsibilities
- 15 Year Roof Warranty From 2014
- Located on the Intersection of Highway 25 and Business Highway 178 Which Sees Over 12,000 Vehicles Per Day
- Corporately Guaranteed Dollar Tree Lease
- Nearby Tenants Include: Food Lion, Huddle House, Dollar General, 7-Eleven, McDonald's, Pizza Hut, Burger King, CVS Pharmacy and More





# LEASE SUMMARY

TENANT	Dollar Tree
PREMISES	A Building of Approximately 9,960 SF
LEASE COMMENCEMENT	February 1, 2014
LEASE EXPIRATION	January 31, 2024
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	5% At Options
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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9,960 SF	\$103,584	\$10.40
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SELF REGIONAL  
HEALTHCARE



Wisewood  
Apartments

U R US Auto

**DOLLAR GENERAL**

Pulliam Trucking  
Company Inc

Mr. Brite Car  
Wash Inc



Future Retail



 **DOLLAR TREE®**



Pollards Auto  
Salvage

spf @

Wisewood  
Apartments

Pulliam Trucking  
Company Inc

U R US Auto

**DOLLAR GENERAL**

Mr. Brite Car  
Wash Inc



Future Retail



 **DOLLAR TREE®**









## GREENWOOD | GREENWOOD COUNTY | SC

Greenwood is the county seat of Greenwood County in the state of South Carolina. The city's 2017 estimated population was about 23,262 residents. The city is home to the Lander University, which has about 2,900 students enrolled. Beautiful Greenwood is located in the Lower Piedmont region of Upstate South Carolina, and provides a friendly, small-town setting along with the progressive and active environment of a larger city. Greenwood is home to numerous community assets including Lake Greenwood, Lander University, Piedmont Technical College, Self Regional Healthcare, Uptown Greenwood, excellent schools, churches, cultural opportunities and much more. The area is accessible to three major interstates and only hours away from both the mountains and the coast. The most common employment sectors for those who live in Greenwood are Manufacturing, Retail trade, and Healthcare & Social Assistance. The area's textile industry remains a vital economic block supporting the community.

Every year in June, Greenwood hosts the South Carolina "Festival of Flowers". The festival was originally started in 1968 as an outgrowth of Park Seed Corporation's annual Grower Days, and Park Seed remains a major sponsor of the festival. The Festival has also included jazz concerts, Cessna flights for children, world food, a showcase for classic cars, and even a dog show. There is also a medical symposium, hosted by Self Regional Healthcare during the festival. This event draws many gardening enthusiasts from around the nation. The second weekend in July, the Uptown Greenwood Development Corporation hosts the South Carolina "Festival of Discovery." This is a weekend of food, fun, music, and much more as you experience and learn about the history, traditions, folklore, arts and crafts, music and dance, and vernacular of Greenwood and the South Carolina Upstate area. The festival includes a Kansas City Barbeque Society sanctioned and South Carolina State Championship cook-off featuring some the best BBQ teams in the country. In addition, the Festival honors the Greenwood cooking tradition of black kettle hash. Also celebrated during the weekend is the rich sound of and tradition of the blues. The Greenwood Blues Cruise features Blues music at seven different venues in the downtown area.

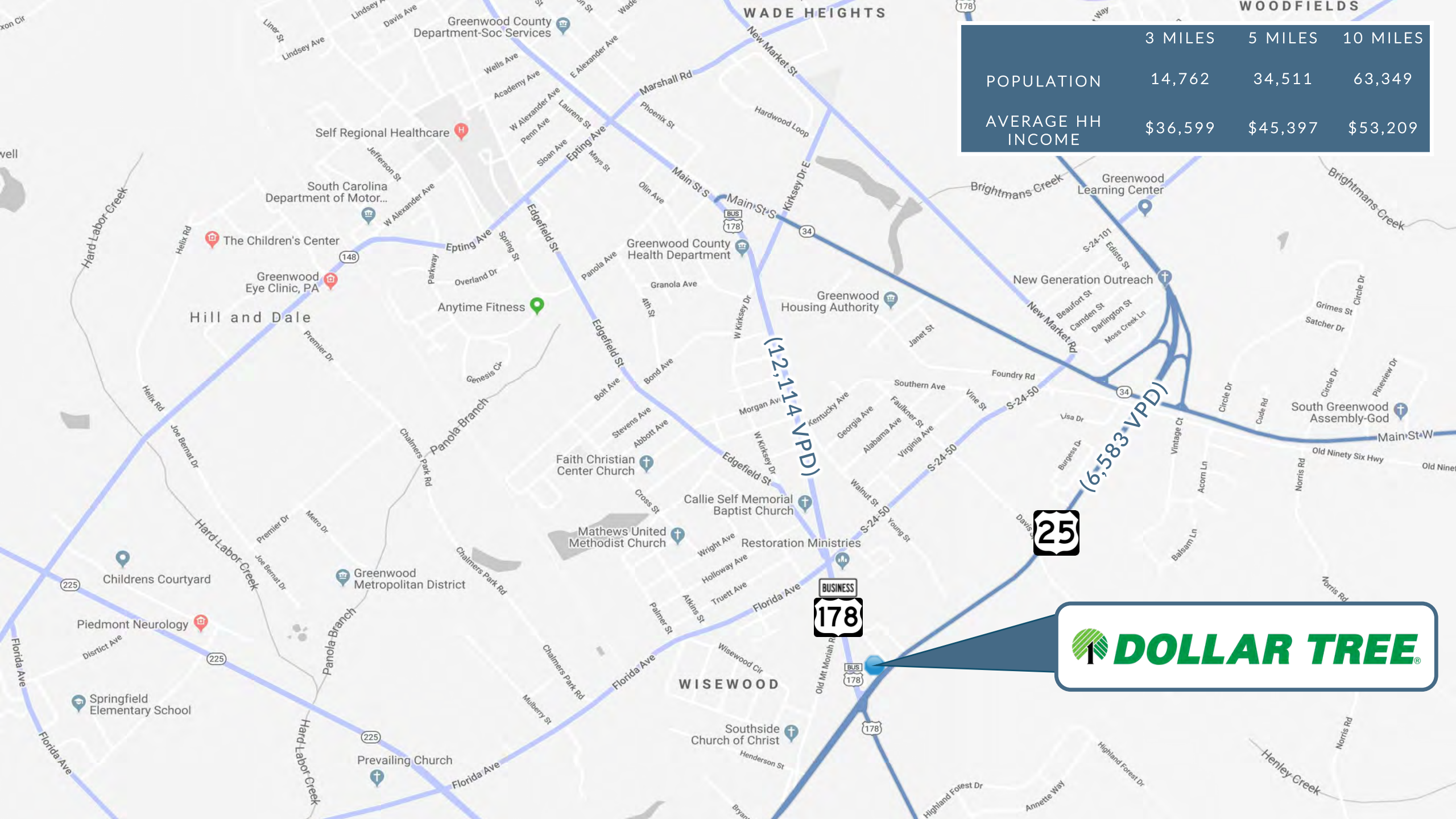


GREENWOOD COUNTY COURTHOUSE



FESTIVAL OF FLOWERS





	3 MILES	5 MILES	10 MILES
POPULATION	14,762	34,511	63,349
AVERAGE HH INCOME	\$36,599	\$45,397	\$53,209

 **DOLLAR TREE**



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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**SANDS INVESTMENT GROUP**

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In Cooperation With

Sands Investment Group Charleston, LLC

BoR: Chris Sands - Lic # 20891

**DOLLAR  
TREE**

**Dollar Tree**

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