



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Family Dollar

7080 Highway 90

Longs (Myrtle Beach), SC 29568



# EXCLUSIVELY MARKETED BY:



**JOHN DUDASH**

Lic. # 312457

980.729.5668 | DIRECT  
jdudash@SIGnnn.com



**AMAR GOLI**

Lic. # 310575

980.729.5626 | DIRECT  
amar@SIGnnn.com



**JOHN FRAMPTON**

Lic. # 312517

980.729.5628 | DIRECT  
jframpton@SIGnnn.com

238 Mathis Ferry Rd, Suite 102  
Mount Pleasant, SC 29464  
844.4.SIG.NNN  
www.SIGnnn.com

In Cooperation With:  
Sands Investment Group Charleston, LLC  
Lic # 20891 BoR: Chris Sands - Lic # 93103

## TABLE OF CONTENTS

04

06

07

11

13

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

## LEASE ABSTRACT

Lease Summary  
Rent Roll

## PROPERTY OVERVIEW

Property Images  
Location and Aerial Maps

## AREA OVERVIEW

City Overview  
Demographics

## TENANT OVERVIEW

Tenant Profile

© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,050 SF Family Dollar Located at 7080 Highway 90 in Longs (Myrtle Beach), SC. This Opportunity Includes a High Quality Tenant Located in an Area With Limited Dollar Store Competition, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,105,000
CAP	7.65%
NOI	\$84,525
PRICE PER SF	\$137.27
GUARANTOR	Family Dollar

## PROPERTY SUMMARY

ADDRESS	7080 Highway 90 Longs (Myrtle Beach), SC 29568
COUNTY	Horry
BUILDING AREA	8,050 SF
LAND AREA	1.0 AC
BUILT	2008





# HIGHLIGHTS

- New 5-Year Lease Extension in Place
- Corporate Guarantee
- Limited Dollar Store Competition in the Area
- Family Dollar is a Fortune 200 Company – it Operates More Than 15,237 Stores Across 48 States and 5 Canadian Provinces
- Tenant Has Been Operating at This Site Since 2008, Showing Commitment to Location
- Household Growth Predicted at 17% Over the Next 5 Years Within a 5-Mile Radius
- About 101,229 Residents Live Within a 10-Mile Radius With an Average Household Income of \$69,900
- Conway Bypass Sees Over 22,200 Vehicles Per Day
- Located in Summerfield Plaza With Tenants That Include: Grand Slam Café, Rice Mie Up, Dewy's Liquors, Martial Fitness Studio and Baker Roofing Company
- Centrally Located to the North Myrtle Beach Grand Strand Region, the 60-Mile Stretch of White Sands, and Attracts Over 14 Million Visitors a Year
- Nearby Retailers Nearby Include: Sandhills Bank, Wendy's, Dunkin', Subway, Bistro 90 and Circle K





# LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building of Approximately 8,050 SF
LEASE COMMENCEMENT	August 27, 2008
LEASE EXPIRATION	December 31, 2024
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	NN
PERMITTED USE	Discount/Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTEE	Corporate
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
-------------------	---------------------	----------------

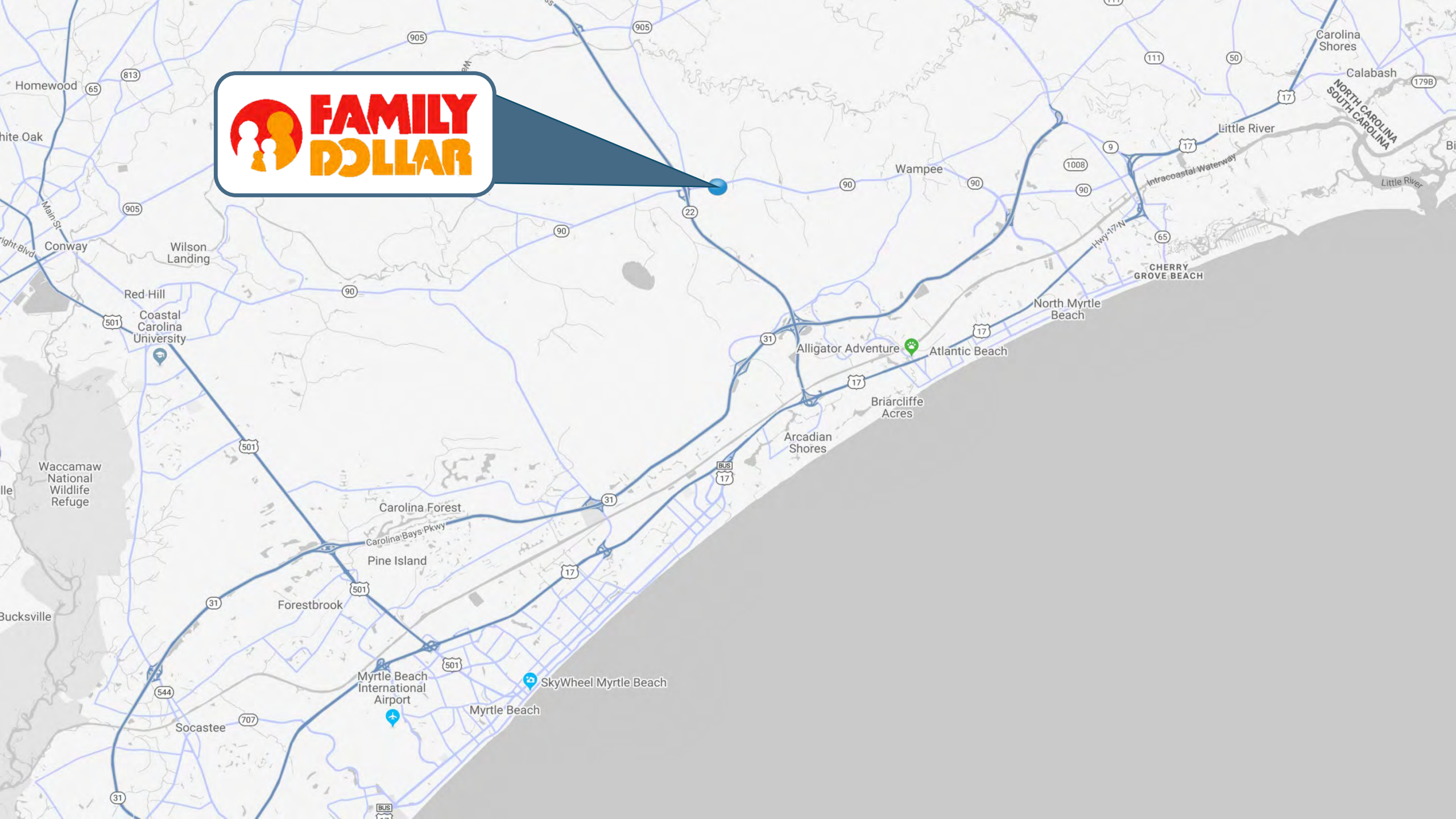
8,050 SF	\$84,525	\$10.50
----------	----------	---------





ACTUAL PROPERTY IMAGES









SiteOne  
LANDSCAPE SUPPLY

22

Conway Bypass

Hwy 31 E

Blanchard CAT

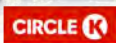


DUNKIN'



Grand Strand  
Golf Carts

SUBWAY



Exxon



FAMILY  
DOLLAR

SALTWATER GRILLE

RICE MIE UP

90



BAKER  
ROOFING

Summerfield  
Neighborhood



Sandhills Bank



Meadowood  
Neighborhood

Bistro  
90

Y. L. AND SONS  
AUTO REPAIR  
TRANSMISSIONS

Wakefield  
Neighborhood

 **FAMILY  
DOLLAR**

Sandhills Bank



BAKER  
ROOFING

GRAND  
SLAM  
CAFE  
PIZZA, DRINKS & MORE

Summerfield  
Neighborhood

SOUTH CAROLINA  
90

Dewey's Liquor

RICE MIE UP



## LONGS | HORRY COUNTY | SC

Longs is a community in Horry County in South Carolina. It lies directly northwest of North Myrtle Beach, located at the intersection of S.C. 9 and S.C. 905. Longs consists of many new developments, planned communities, a few golf courses, and many locally-owned businesses. The area is growing at a steady pace along with the other suburbs and communities of the Grand Strand. Myrtle Beach is in the center of a large and continuous 60-mile stretch of beach known as "The Grand Strand" in the state. Ranked as the second fastest-growing metropolitan area in the country (per 2018 census estimates), Myrtle Beach is one of the major centers of tourism in South Carolina and the U.S. because of the city's warm subtropical climate and extensive beaches, attracting an estimated 14 million visitors each year. The Myrtle Beach metropolitan area has an estimated population of 449,495 residents.

Myrtle Beach hosts over 14 million visitors annually; the Grand Strand is home to an array of tourist attractions, and the area receives a large influx of visitors during all seasons. Nearly 100,000 visitors a year are estimated to come from international overseas, with tourists from Canada, Germany and the United Kingdom. Myrtle Beach has an estimated 460 hotels, with many on the beachfront, and approximately 89,000 accommodation units in total to accommodate all the visitors. Myrtle Beach's many stores and malls make it one of the largest shopping areas in the Southeastern United States and the largest shopping destination in South Carolina, helping its economy.

Myrtle Beach hosts a variety of special conventions, events, and musical concerts. The area's attractions include its beaches, golf courses, amusement parks, an aquarium, Legends in Concert, shopping complexes and over 1,900 restaurants including seafood restaurants. The area also has dinner theaters, nightclubs, and many tourist shops. The city is home in Myrtle Waves, one of the largest water parks on the East Coast of the United States. Myrtle Beach is also the home to the Sun Fun Festival each June. The city is home to the Myrtle Beach Boardwalk, which has been recognized as the nation's #3 boardwalk by National Geographic and one of the best US boardwalks by Travel + Leisure magazine.



MYRTLE BEACH DUNES VILLAGE RESORT



RIPLEY'S AQUARIUM





	3 MILES	5 MILES	10 MILES
POPULATION	2,185	8,759	101,229
AVERAGE HH INCOME	\$55,542	\$63,087	\$69,901



FAMILY DOLLAR

# TENANT PROFILE

CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, now operates more than 15,237 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods, health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private - brand merchandise customers need and use every day.

The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1953



# OF LOCATIONS  
15,237+



HEADQUARTERS  
Chesapeake, VA



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



Myrtle Beach



EXCLUSIVELY MARKETING BY:

**JOHN DUDASH**

Lic. # 312457

980.729.5668 | DIRECT  
jdudash@SIGnnn.com

**AMAR GOLI**

Lic. # 310575

980.729.5626 | DIRECT  
amar@SIGnnn.com

**JOHN FRAMPTON**

Lic. # 312517

980.729.5628 | DIRECT  
jframpton@SIGnnn.com



**SANDS INVESTMENT GROUP**

NET INVESTMENTS... NET RESULTS

In Cooperation With:

Sands Investment Group Charleston, LLC  
Lic # 20891 BoR: Chris Sands - Lic # 93103



**Family Dollar**

7080 Highway 90

Longs (Myrtle Beach), SC 29568