

SWANSEA SHOPPING CENTER

> OFFERING
MEMORANDUM

INVESTMENT OPPORTUNITY



1953 SOUTHBOUND ROAD
SWANSEA, SC 29160



Accelerating success.

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Commercial Real Estate Services

INVESTMENT SUMMARY

The Twist Capital Team of Colliers International presents the opportunity to acquire this strip retail center located at 1953 Southbound Road in Swansea, South Carolina.

Anchored by Dollar General and Subway, the property offers an easily accessible property with two access points, and stable essential retailers serving the surrounding trade area.

The property is strategically positioned on a major arterial roadway in Lexington County, within the Columbia, South Carolina MSA, with a population of ±109,000 within a 15 mile radius.



±13,000 SF
Building Size

2.40 Acres
Land Size

34
Parking Spaces

PROPERTY NAME	Swansea Shopping Center
ADDRESS	1953 Southbound Road Swansea, SC 29160
ASKING PRICE	\$1,200,000
NOI	\$92,242.95
CAP RATE	7.68%

FINANCIAL OVERVIEW | ANNUAL EXPENSES

INCOME	ANNUAL
Rental	\$106,139.52
Rental Income - CAM	\$3,780.00
Rental Income - Insurance Escrow	\$300.00
Rental Income - Tax Escrow	\$1,500.00
Rental Insurance Reimbursement	\$1,536.84
Rental Tax Reimbursement	\$14,737.51
TOTAL INCOME	\$127,993.87
EXPENSES	ANNUAL
Ground Maintenance	\$4,200.00
Insurance	\$2,802.25
Property Tax	\$18,375.07
License and Permits	\$201.15
Management Fees	\$5,022.33
Postage and Delivery	\$13.40
Total Repairs and Maintenance	\$1,656.00
Garbage Pickup	\$3,480.72
TOTAL EXPENSES	\$35,750.92
NOI	\$92,242.95



FINANCIAL OVERVIEW | MONTHLY EXPENSES

	Dollar General	Subway	China Taste	Security Finance	Landlord	Total
Monthly Base Rental	\$4,501.25	\$2,013.71	\$1,625.00		N/A	\$9,189.96
Security Deposits Held			\$700.00		N/A	\$700.00
Rent Received						
6/1/2020	\$4,501.25					\$4,501.25
6/1/2020			\$1,625.00			\$1,625.00
6/1/2020		\$2,133.71				\$2,133.71
6/1/2020				\$1,050.00		\$1,050.00
Total Rent Received	\$4,501.25	\$2,133.71	\$1,625.00	\$1,050.00		\$9,309.96
Total Receipts 5/19/2020	\$4,501.25	\$2,133.71	\$1,625.00	\$1,050.00		\$9,309.96
Less:						
Management	\$180.05	\$85.35	\$65.00	\$42.00		\$372.40
Waste Management					\$283.83	\$283.83
Insurance					\$272.38	\$272.38
Certified Mail	\$12.95					\$12.95

FINANCIAL OVERVIEW | LEASE SUMMARY

Tenant	SF	Initial Lease Term	Lease Exp.	Lease Options	Notes
Dollar General	±8,125	10 years	7/31/2023	Two 5-year terms	Currently in the second 5-year term
Subway	±1,200	3 years	8/31/2021	Nine 3-year options	6% increase on each lease term
Security Finance	±1,200	2 years	9/30/2022	-	-
Chinese Restaurant	±2,400	5 years	6/30/2022	-	-



RETAILER MAP



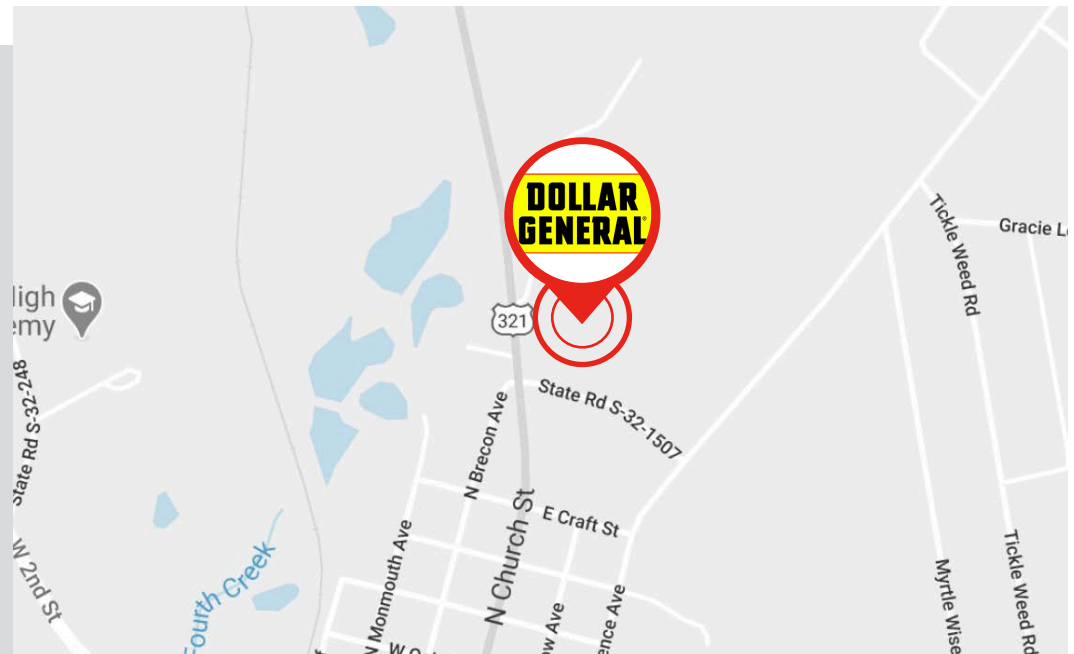
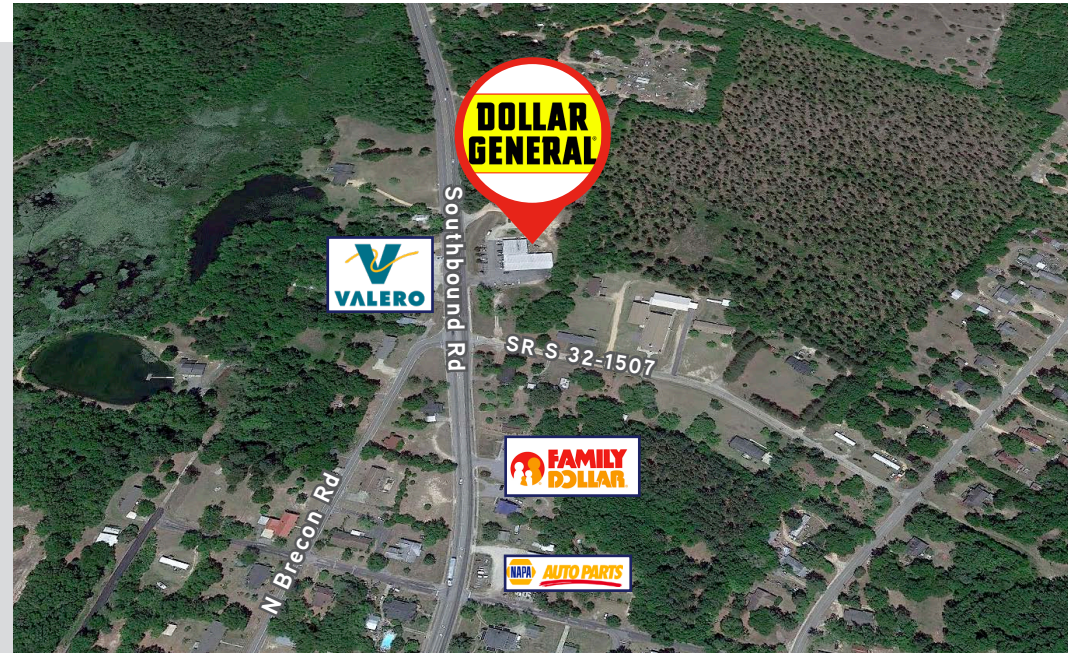
HIGHLIGHTS

- Anchored by essential national retailer, Dollar General, with revenue exceeding \$27 Billion annually
- Easy access location on a major north-south thoroughfare
- ± 20 miles from Columbia, South Carolina metro area
- Average Income of \$53,458 within a 5 mile radius
- Positioned in a central town in Lexington County with a population of $\pm 109,003$ within a 15 mile radius



PROPERTY SPECIFICATIONS

ADDRESS	1953 Southbound Road Swansea, SC 29160
BUILDING TYPE	Freestanding Retail Strip Center
MSA	Columbia
PARCEL NO.	012000-03-026
ZONING	Retail
STORIES	1
TOTAL RSF	±13,000 SF
LOT SIZE	2.40 Acres
PARKING	34 Surface spaces
TENANCY	Dollar General, Subway, China Wall, Security Finance
FEATURES	Pylon sign
FRONTAGE	305 feet on US-321 Highway



PROPERTY PHOTOS



MAJOR TENANT PROFILE

DOLLAR GENERAL®

Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations. The Company sells national brands from manufacturers, such as Procter & Gamble, PepsiCo, Coca-Cola, Nestle, General Mills, Unilever, Kimberly Clark, Kellogg's and Nabisco, which are typically found at higher retail prices elsewhere.

Additionally, its private brand consumables offer even greater value with options to purchase value items and national brand equivalent products at substantial discounts to the national brand. The Company operates approximately 13,320 stores located in 43 states located in the southern, southwestern, midwestern and eastern United States.

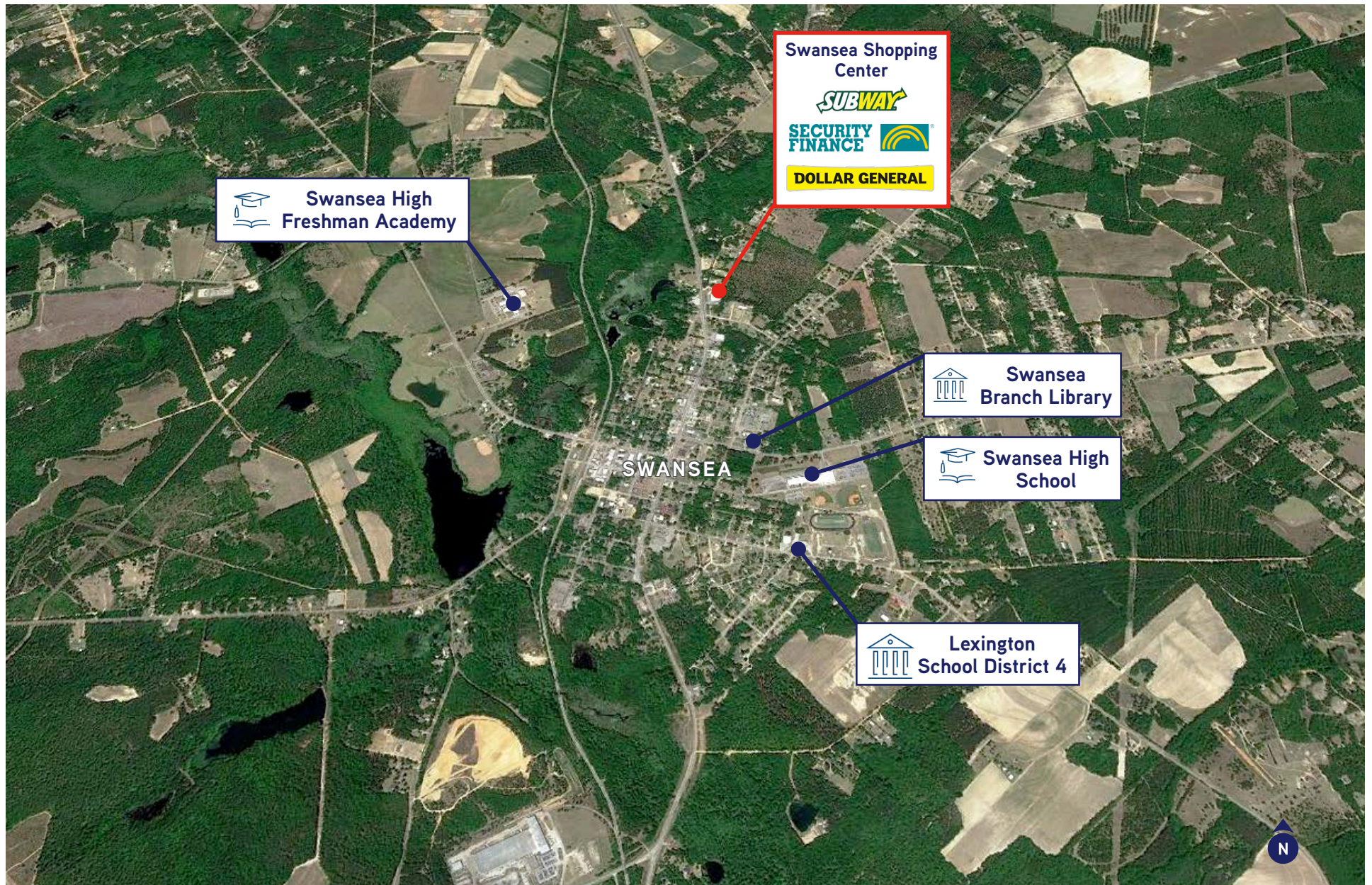
DOLLAR GENERAL

TYPE	Public
TRADED AS	NASDAQ: DG
INDUSTRY	Discount Retailer
FOUNDED	1939
FOUNDER	J.L. Turner
HEADQUARTERS	Goodlettsville, Tennessee, US
LOCATIONS	±15,000
PRODUCTS	Household goods, groceries, beauty products, craft supplies
REVENUE	+\$27.9 Billion
EMPLOYEES	±143,000

SWANSEA, SOUTH CAROLINA



AERIAL VIEW



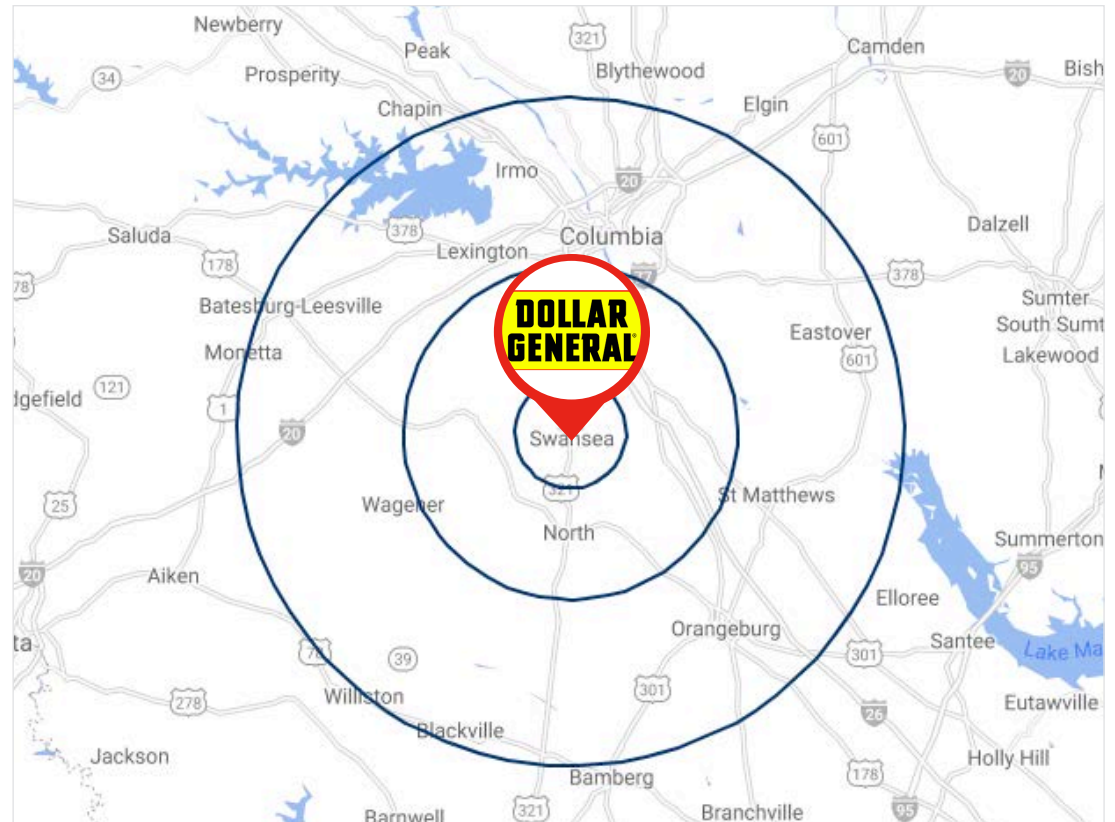
DEMOGRAPHICS

SWANSEA, SOUTH CAROLINA

The town of Swansea is located in Lexington County, South Carolina and part of the Columbia, South Carolina Metropolitan Statistical Area (MSA).

The total population within a 5 mile radius of the subject property is 10,809 with an average income of \$53,458.

Swansea is located approximately 20 miles south of Columbia, where the population stands at 360,968 and an average household income of \$51,102.



	3 miles	5 miles	15 miles	20 miles
2020 POPULATION	4,542	10,809	109,003	360,968
2020 AVERAGE HOUSEHOLD INCOME	\$52,728	\$53,458	\$62,083	\$51,102

MARKET OVERVIEW

LEXINGTON COUNTY

With a rich historical background and promises of a strong future, Lexington County provides a diverse community, endless economic opportunities and prosperous growth. Located in the Midlands of South Carolina, Lexington County is known as one of the fastest growing areas in the state and region. As a leader in business and industry, Lexington County provides an outstanding quality of life with a reasonable cost of living. Featuring a temperate climate, convenient location and access to Lake Murray, Lexington County offers exceptional recreational and residential opportunities.

LEXINGTON COUNTY ECONOMY

The Town of Swansea is located in Lexington County, the 6th largest county in the state by population with an average growth rate of 1.4%. Located in the center of South Carolina, the county offers a strong business environment, with manufacturing as its 4th largest industry. Lexington County's Civilian Labor Force has also grown by 15% in the last decade alone. The County of Lexington is planning for tomorrow's growth by building new, state-of-the-art schools as well as improving their infrastructure system by widening roads and creating new interstate interchanges to allow for easier connectivity.

HIGHLIGHTS

- **Pro-Business Climate** - Economic Development is committed to the collective future of industry
- **Transportation Hub** - Access to three major interstates, two main rail routes and Columbia Metropolitan airport with the Port of Charleston is approximately one hour away from the subject property
- **Workforce** - The county exports more than 124,000 workers per day while also attracting more than 107,000 inbound commuters daily
- **Growth** - The Civilian Labor Force grew by more than 15%, adding nearly 20,000 workers, exceeding that of the Columbia, MSA and South Carolina, as well as double the growth rate.



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