



# **DOLLAR TREE**

411 SMITH ST | ROYSTON, GA





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# DOLLAR TREE

411 SMITH ST | ROYSTON, GA





## INVESTMENT HIGHLIGHTS

- Royston, GA is projected to experience nearly 5% population growth over the next 5 years
- This Dollar Tree strip center is well located between the Bi-Lo and Food City, which are two main grocers in Royston.
- Notable tenants in the area include Wendy's, Hardee's, Ace Hardware, Walgreens, Advance Auto Parts, Marathon Gas Station, a Ford dealership, a Chevrolet dealership, and more.
- New 10-year lease with Dollar Tree (BBB-)
- Upside potential: 5,702 SF of leasable space for an additional tenant
- 75 parking spaces on 2.08 acres of land
- The property was completely renovated in 2020. This included a new roof, replacement of major systems, and a resealed/restriped parking lot.



## FINANCIAL OVERVIEW



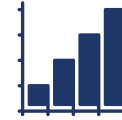
**411 SMITH ST  
ROYSTON, GA 30662**  
LOCATION



**\$937,931**  
LIST PRICE



**\$68,000**  
NOI



**7.25%**  
CAP RATE



**±16,000 SF**  
GLA



**2020**  
YEAR RENOVATED

## CURRENT NET OPERATING INCOME

RENT	\$72,086.00
INSURANCE EXPENSES	(\$700)
TAX EXPENSE	(\$3,386)
NOI	\$68,000
*ALL EXPENSES DUE TO VACANCY	



**BARRINGTON CAPITAL**  
REAL ESTATE FINANCING SERVICES

**Please contact a Barrington Capital  
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## FINANCIAL SUMMARY

	GLA	% of GLA	Monthly Rent	Annual Rent	Rent/SF	Lease Type	Rent Commencement	Lease Expiration	Options
<b>DOLLAR TREE</b>	10,298	64.36%	\$6,007.17	\$72,086.00	\$7.00	NN	April 30th, 2020	May 30th, 2020	4, 5-year options with \$0.50/SF increases
<b>VACANCY</b>	5,702	35.64%	-	-	-	-	-	-	-
<b>TOTAL</b>	16,000	100%	\$6,007.1	\$72,086.00	\$7.00	-	-	-	-







## TENANT OVERVIEW



**DOLLAR TREE**

### COMPANY NAME

DOLLAR TREE, INC.

### OWNERSHIP

Public

### YEAR FOUNDED

1986

### INDUSTRY

DOLLAR STORES

### HEADQUARTERS

CHESAPEAKE, VA

### NO. OF LOCATIONS

±15,115

### A DOLLAR TREE COMPANY

Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

Dollar Tree locations carry a mix of housewares, toys, seasonal items, food, health and beauty aids, gifts, and books. At Dollar Tree shop's most goods are priced at \$1 or less while Family Dollar merchandise is usually less than \$10. The stores are located in high-traffic strip centers and malls often in small towns. It purchased fellow discounter, Family Dollar in 2015, bolstering competitive position against Dollar General. The company wants to create a "treasure hunt" type environment where people can bring their whole families.

### GEOGRAPHIC OUTREACH

Dollar Tree operates more than 14,000 Dollar Tree, Deal\$, Dollar Bills, and Family Dollar discount stores in 48 US states and the District of Columbia and five provinces in Canada.

### STRATEGY

Dollar Tree continues to offer customers products they need at extreme values while keeping their stores bright, clean, organized, and stocked. The company carries a broad mix of merchandise that includes many trusted national and regional brands.









GROCERY/RETAIL/FITNESS



RESTAURANT



RESTAURANT



RESTAURANT

FRANKLIN SPRINGS ST  
± 11,450 VPD



RETAIL



GAS



HEALTHCARE



RESTAURANT



RETAIL







RETAIL

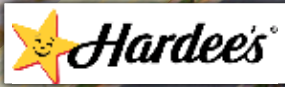


HEALTHCARE



RETAIL

FRANKLIN SPRINGS ST  
± 11,450 VPD



RESTAURANT



RESTAURANT



GAS



GAS



RETAIL/GROCERY



RETAIL



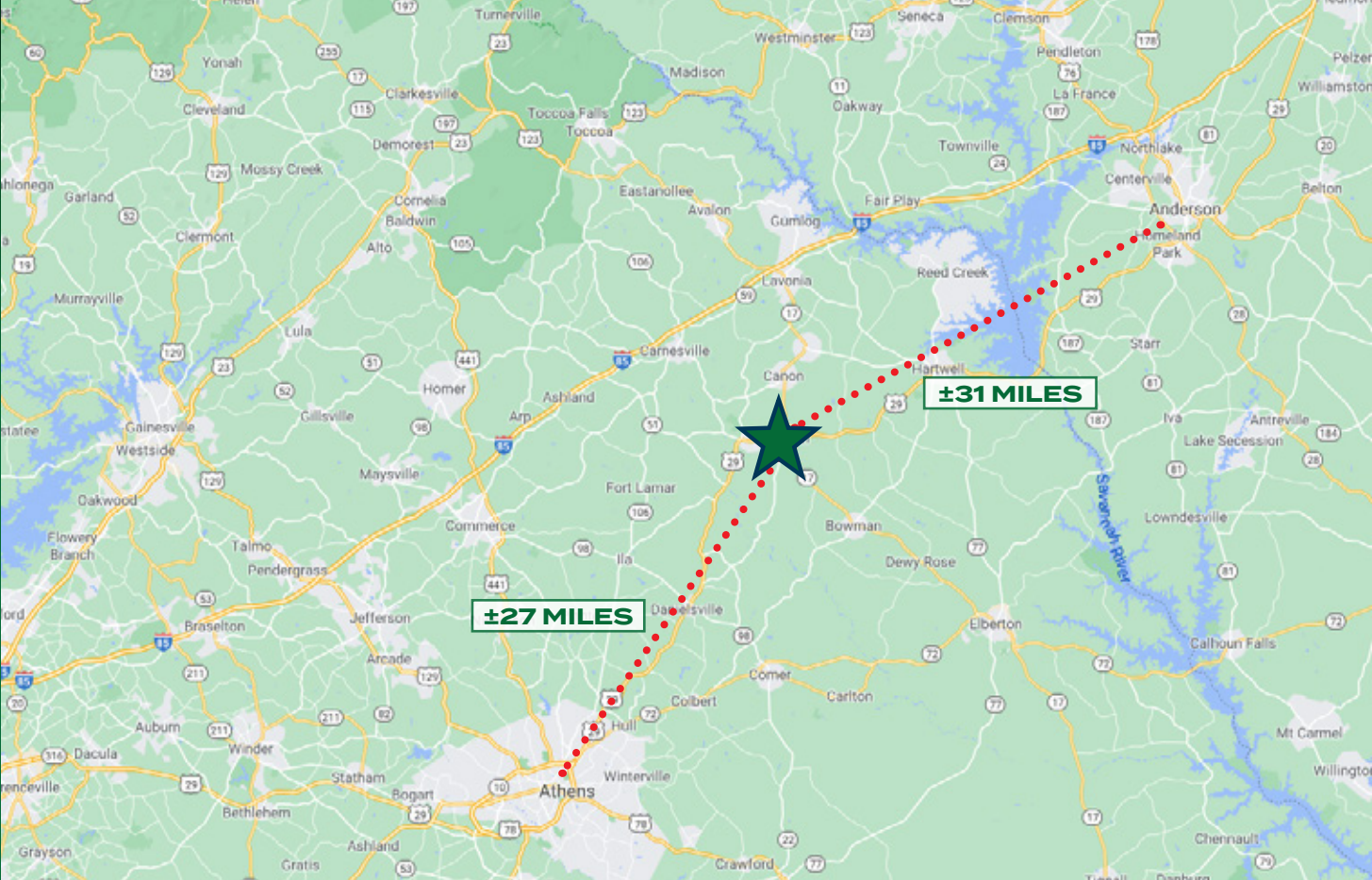
RESTAURANT



GROCERY/RETAIL/FITNESS



# AREA OVERVIEW



## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	2,475	5,969	9,599
2020 Estimate	2,328	5,695	9,212
2010 Census	1,998	5,301	8,888
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	877	2,216	3,639
2020 Estimate	827	2,121	3,500
2010 Census	732	2,030	3,446
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg. Household Income	\$42,824	\$44,135	\$48,882

## ROYSTON, GA

Royston lies in the foothills of the Northeast Georgia Mountains along the southern Appalachians. Shoppers can spend time in the antique shops, the Downtown Market, play a round of golf at Highland Walk Golf Course or visit Victoria Bryant State Park, which offers camping in a woodland setting alongside a notable creek.

Local sites include Fancy Feather Farms and the Ty Cobb Museum, highlighting the career and life of the first inductee to the Baseball Hall of Fame. The Royston Wellness and Community Park offers trails, picnic areas, a playground and a nine-hole disc golf course. The Franklin Springs Heritage Hall is located in the Franklin Springs City Hall, which is adjacent to the town of Royston. It has large displays of photos and information of historical sites in the city of Franklin Springs. The Broad River Water Trail flows through the area and offers great paddling for any river enthusiast.





UNIVERSITY OF  
**GEORGIA**

## ATHENS, GA MSA

Take a hip trip to Athens, Georgia! The eclectic college town of Athens is 61 miles northeast of Atlanta, nestled just below the foothills of the Blue Ridge Mountains. A vibrant, restored Victorian-era downtown teems with art galleries, trendy shops, world-renowned nightclubs and distinctive dining. Historic architecture and impressive gardens complete the unique blend of traditional heritage and trend-setting southern culture. The vibe and energy that gave birth to R.E.M and the B-52's are alive and well today.

## UNIVERSITY OF GEORGIA

The University of Georgia, also known as UGA, is a public flagship research university in Athens, Georgia. Founded in 1785, it is one of the oldest public universities in the US. The university is ranked as one of the "Best National Universities for Undergraduate Teaching" (tied with such universities as Harvard and Columbia). U.S. News & World Report presently ranks the university 13th among public national universities. Athens has consistently ranked among America's best college towns primarily due to its vibrant music scene and delicious restaurants.



## ANDERSON, SC

Anderson is a city in and the county seat of Anderson County, South Carolina. Anderson is one of the principal cities in the Greenville-Anderson--Mauldin Metropolitan Statistical Area, which had a population of 824,112. It is further included in the larger Greenville-Spartanburg-Anderson, South Carolina Combined Statistical Area, with a total population of 1,266,995. Anderson is the smallest of the three primary cities that makes up the Upstate region and is nicknamed “The Electric City” and “The Friendliest City in South Carolina”. Anderson County was named an “All-America City”. Anderson is the home of Anderson University, a selective private comprehensive university of approximately 3,900 undergraduate and graduate students.

## ANDERSON ECONOMY

Anderson’s economy revolves around manufacturing. Anderson has over 230 manufacturers, including 22 international companies. In the county, Anderson has a thriving business climate. The top major industries in Anderson include manufacturers of automotive products, metal products, industrial machinery, plastics, publishing, and textiles. Two industries that many times interconnect are the plastic and automotive sectors. There are more than 27 BMW suppliers in the Upstate region, which is recognized internationally as an automotive supplier hub. The plastics industry has a strong presence in the Upstate, with 244 plastic companies located within the 10 counties of the state’s northwest corner. Anderson County, in particular, has 11 automotive suppliers and is a major player in the plastic industry, with 27 plastics companies located within its borders.





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs for **Dollar Tree** located at **411 Smith St, Royston, GA 30662**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





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