



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar Tree

941 US-321 Bypass
Winnsboro, SC 23180

EXCLUSIVELY MARKETED BY:



BLAKE HAMMOND

Lic. # 408840

404.383.3172 | DIRECT
bhammond@SIGnnn.com



ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT
andrew@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

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

06

LEASE ABSTRACT

Lease Summary
Rent Roll

07

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

12

AREA OVERVIEW

City Overview
Demographics

14

TENANT OVERVIEW

Tenant Profile

© 2021 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 Present Exclusively For Sale the 9,984 SF Dollar Tree Located at 941 US-321 Bypass in Winnsboro, SC. This Deal Includes a High Quality Tenant With 49 Parking Spaces, Providing For a Unique Investment.

OFFERING SUMMARY

| | |
|--------------|-------------|
| PRICE | \$1,820,153 |
| CAP | 6.50% |
| NOI | \$118,310 |
| PRICE PER SF | \$182.31 |
| GUARANTOR | Corporate |

PROPERTY SUMMARY

| | |
|---------------|--|
| ADDRESS | 941 US-321 Bypass Winnsboro, SC 23180 |
| COUNTY | Fairfield |
| BUILDING AREA | 9,984 SF |
| LAND AREA | 1.685 AC |
| BUILT | 2016 |



DOLLAR TREE

HIGHLIGHTS

- ~5 Years Remaining on a Corporate Guarantee Lease
- The Parking Lot Has 49 Parking Spaces
- Dollar Tree Inc. is an Investment Grade Company With an S&P Rating of BBB-
- Dollar Tree is Ranked #131 on the Fortune 500 and Operates Over 15,772 Locations Across the Country
- Located on the Main Retail Corridor of the City
- Situated Directly Across From the Fairfield Central High School
- Winnsboro, SC is Located 45 Minutes Away From the State Capitol of Columbia, SC
- Nearby Tenants Include: Pizza Hut, McDonald's, Food Lion, Subway, AutoZone, Burger King, CVS Pharmacy, Advance Auto Parts and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

| | |
|------------------------|--------------------------------------|
| TENANT | Dollar Tree |
| PREMISES | A Building of Approximately 9,984 SF |
| LEASE COMMENCEMENT | May 1, 2016 |
| LEASE EXPIRATION | April 30, 2026 |
| LEASE TERM | ~5 Years Remaining |
| RENEWAL OPTIONS | 3 x 5 Years |
| RENT INCREASES | Fixed at Each Option |
| LEASE TYPE | Double Net (NN) |
| PERMITTED USE | Dollar Store |
| PROPERTY TAXES | Tenant Reimburses |
| INSURANCE | Tenant Reimburses |
| COMMON AREA | Landlord's Responsibility |
| ROOF & STRUCTURE | Landlord's Responsibility |
| REPAIRS & MAINTENANCE | Tenant's Responsibility |
| HVAC | Tenant's Responsibility |
| UTILITIES | Tenant's Responsibility |
| RIGHT OF FIRST REFUSAL | Yes |

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

| | | |
|----------|--------------|---------|
| 9,984 SF | \$118,310.40 | \$11.85 |
|----------|--------------|---------|





DOLLAR TREE

COLUMBIA



The United House of Prayer For All People



Byessence Beauty



Fairfield Middle School

Fairfield Career & Technology Center

Fairfield Central High School

MLILY

Fairfield County Airport

SKS Foodmart LLC

Pantry Express



Tierra Azul

Banisters

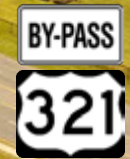
Hannah's
Beauty
Supply

Fairfield County School District

Hwy 321

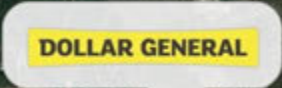
FAMILY DOLLAR

Fairfield Central High School



SUBWAY

Exxon





WINNSBORO | FAIRFIELD COUNTY | SC

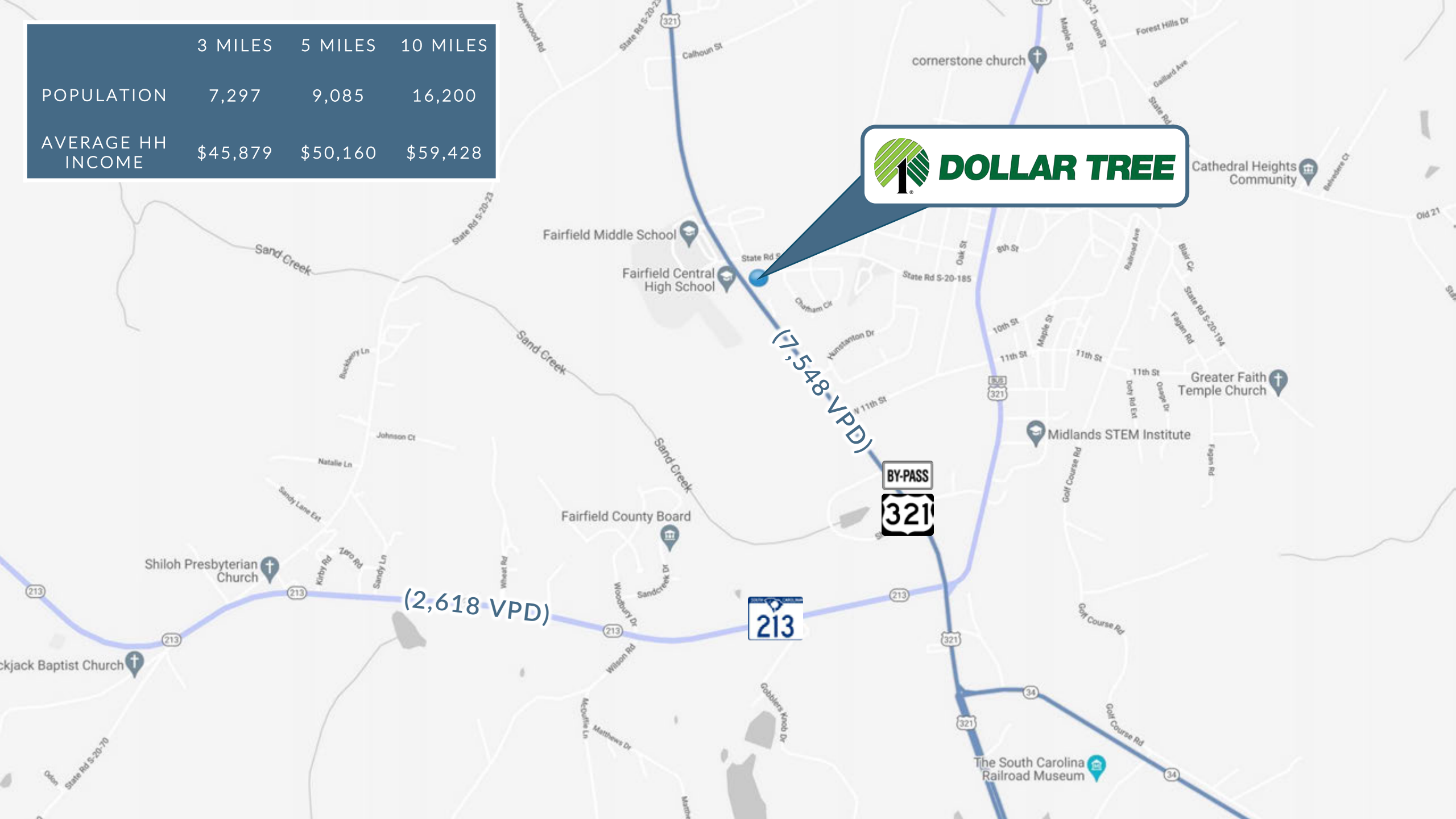
Winnsboro is located in central South Carolina, north of Columbia off I-77. US 321 runs through this county seat of Fairfield County. Often referred to as the “Charleston of the Upcountry”, Winnsboro, located in the upper Piedmont region of South Carolina. The current population of Winnsboro, South Carolina is 3,155 based on projections of the latest US Census estimates. The city is 28 miles away from Columbia SC. Columbia is the capital and second largest city in the State of South Carolina with a population of over 129,000 residents. It is the center of the Columbia MSA, which has a population of 817,488 residents.

Winnsboro is the county's largest business center and serves a population base that is considerably larger than the Town alone. The Town of Winnsboro was also the dominant business location within Fairfield County. Winnsboro is a much more important business and service location for Fairfield County than it is a population center. Fairfield County has a solid manufacturing history, with 14% of the County's workforce being employed in some form of manufacturing. Many of the local businesses work with Midlands Technical College's Fairfield Campus, which serves as a training site for MTC's QuickJobs program as well as provides workforce training for up to two semesters towards a degree. Plus, within a 30-minute drive is the University of South Carolina as well as the Northeast Campus of Midlands Technical College, where workforce training is available for a wide array of industries. Downtown Winnsboro serves primarily as a financial and business services center for Fairfield County. Columbia Metropolitan Airport is just 40 miles from Fairfield County. Plus, the deep-water Port of Charleston is an easy drive. Seamless connectivity to Atlanta and Raleigh and the rest of the world is from the county.

Winnsboro is a town with many attractions. The town abounds with historic and architecturally interesting homes and buildings. Winnsboro's entire central core is listed on the National Register of Historic Places. Sites to see in Winnsboro include the Greek Revival Fairfield County Courthouse, designed by South Carolina's Robert Mills; the Town Clock, modeled after Independence Hall in Philadelphia, is believed to be the longest continuously running town clock in America to colonial buildings; and the Fairfield County Museum, which houses collections spanning the area's pre-history through to the early twentieth century. Each year in mid September the town hosts the “Rock around the Clock Festival” with entertainment, food and antique cars.



| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 7,297 | 9,085 | 16,200 |
| AVERAGE HH INCOME | \$45,879 | \$50,160 | \$59,428 |



DOLLAR TREE

TENANT PROFILE

Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,772 (as of May 1, 2021) stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and personal care, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise.



COMPANY TYPE
NASDAQ: DLTR



FOUNDED
1986



OF LOCATIONS
15,772



HEADQUARTERS
Chesapeake, VA



WEBSITE
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.



EXCLUSIVELY MARKETING BY:

BLAKE HAMMOND

Lic. # 408840

404.383.3172 | DIRECT

bhammond@SIGnnn.com

ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT

andrew@SIGnnn.com



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

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



Dollar Tree

941 US-321 Bypass
Winnsboro, SC 23180