

FAMILY DOLLAR TREE - NEW HYBRID STORE BRAND NEW CONSTRUCTION

2675 HWY 253, DONALSONVILLE, GA 39845

10,500 SF
FOR SALE



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656 ELLIS OAK AVENUE

CHARLESTON, SC 29412





DOLLAR TREE®

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OFFERING SUMMARY

OFFERING	
PRICE:	\$1,963,920
NOI:	\$122,745.00
CAP:	6.25%
GUARANTY:	CORPORATE
TENANT:	FAMILY DOLLAR STORES OF GEORGIA, LLC
LEASE TYPE:	MODIFIED NNN
RENTABLE AREA:	10,500 SF
LAND AREA:	2.26 ACRES
YEAR BUILT:	2021
PARCEL #:	0029005900B
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	48
ZONING:	C-1, SEMINOLE COUNTY



INVESTMENT HIGHLIGHTS

FAMILY DOLLAR TREE

2675 HWY 253, DONALSONVILLE, GA



**ULTRASUCCESSFUL
NEW HYBRID
STORE CONCEPT**



**MINIMAL LANDLORD
RESPONSIBILITIES**



**NEW 2021
HIGH QUALITY
CONSTRUCTION**



**FAMILY DOLLAR &
DOLLAR TREE THRIVING
DURING COVID-19
ECONOMIC IMPACT**



**48 PARKING
SPACES
2+ ACRES**



**EXCELLENT
VISIBILITY FROM
MAIN INTERSECTION**



**DONALSONVILLE
IS THE COUNTY
SEAT OF SEMINOLE
COUNTY**



**STORE WILL SERVE
THE LAKE SEMINOLE
COMMUNITY**

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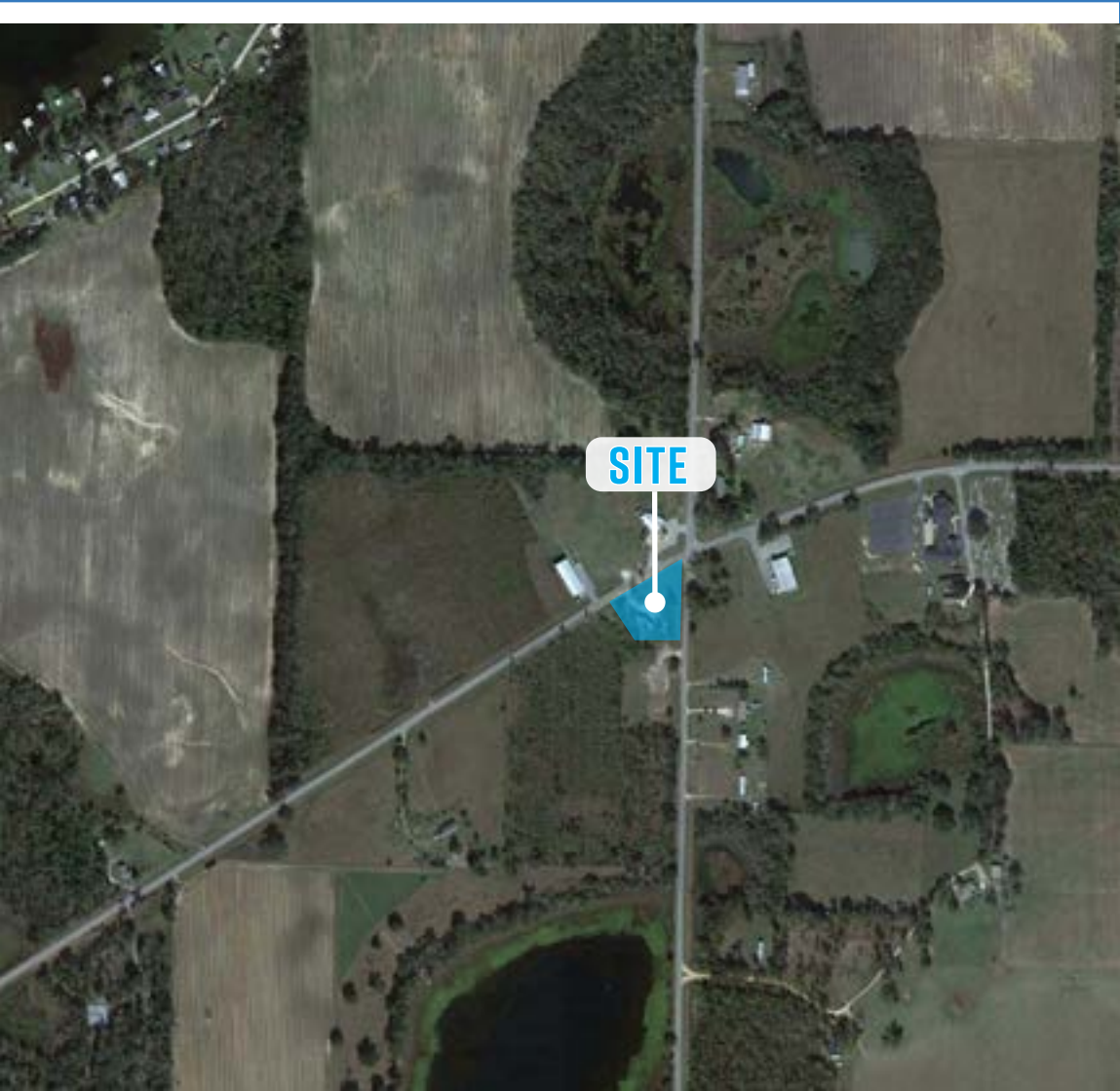
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PROPERTY OVERVIEW

FAMILY DOLLAR TREE

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48 PARKING SPACES



2021

PARCEL
NUMBER

0029005900B



FAMILY DOLLAR STORES OF GEORGIA, LLC

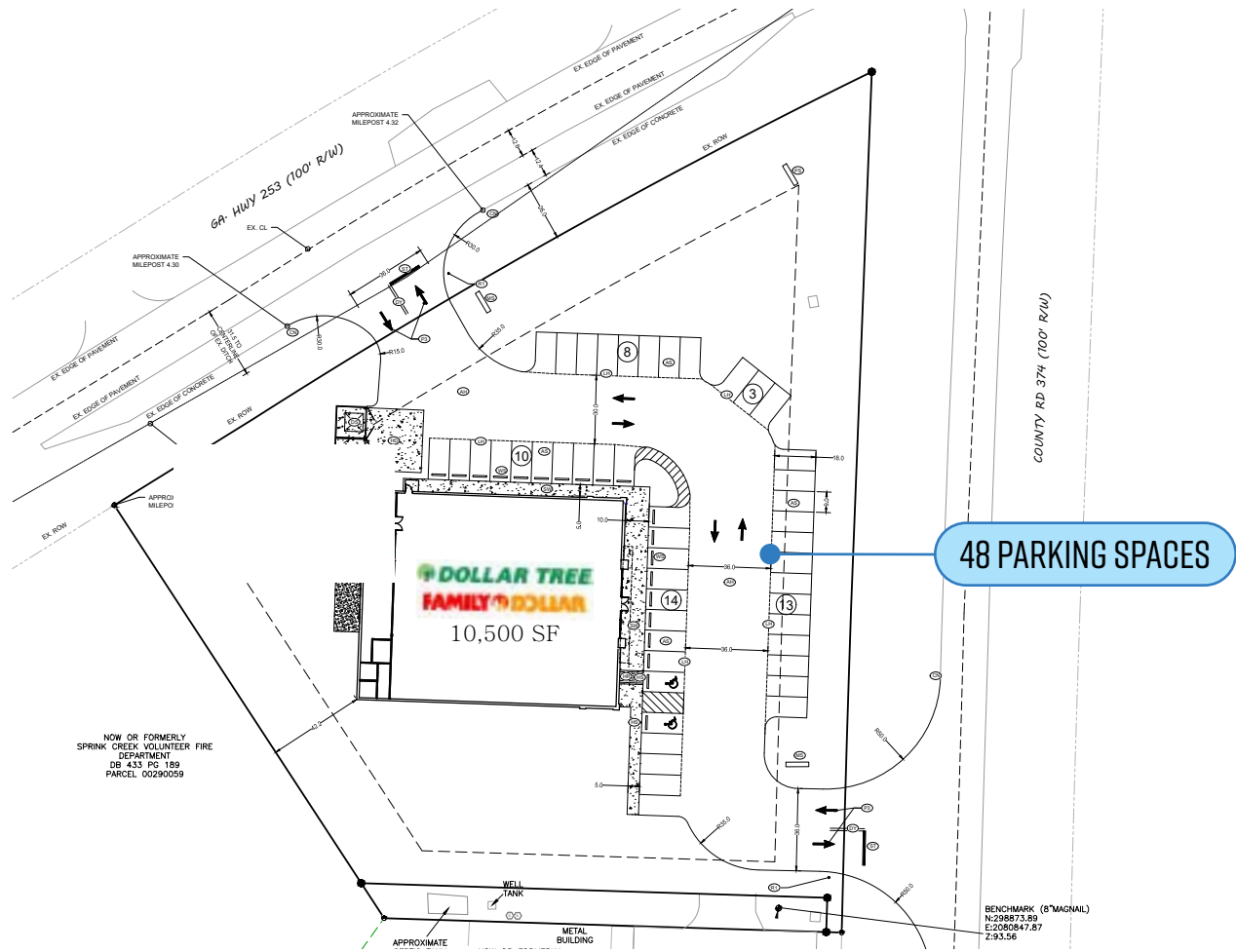
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SITE PLAN



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2675 HWY 253, DONALSONVILLE, GA

RIGHT SIDE ELEVATION

FRONT ELEVATION

LEFT SIDE ELEVATION

REAR ELEVATION



RENDERINGS

FAMILY DOLLAR TREE

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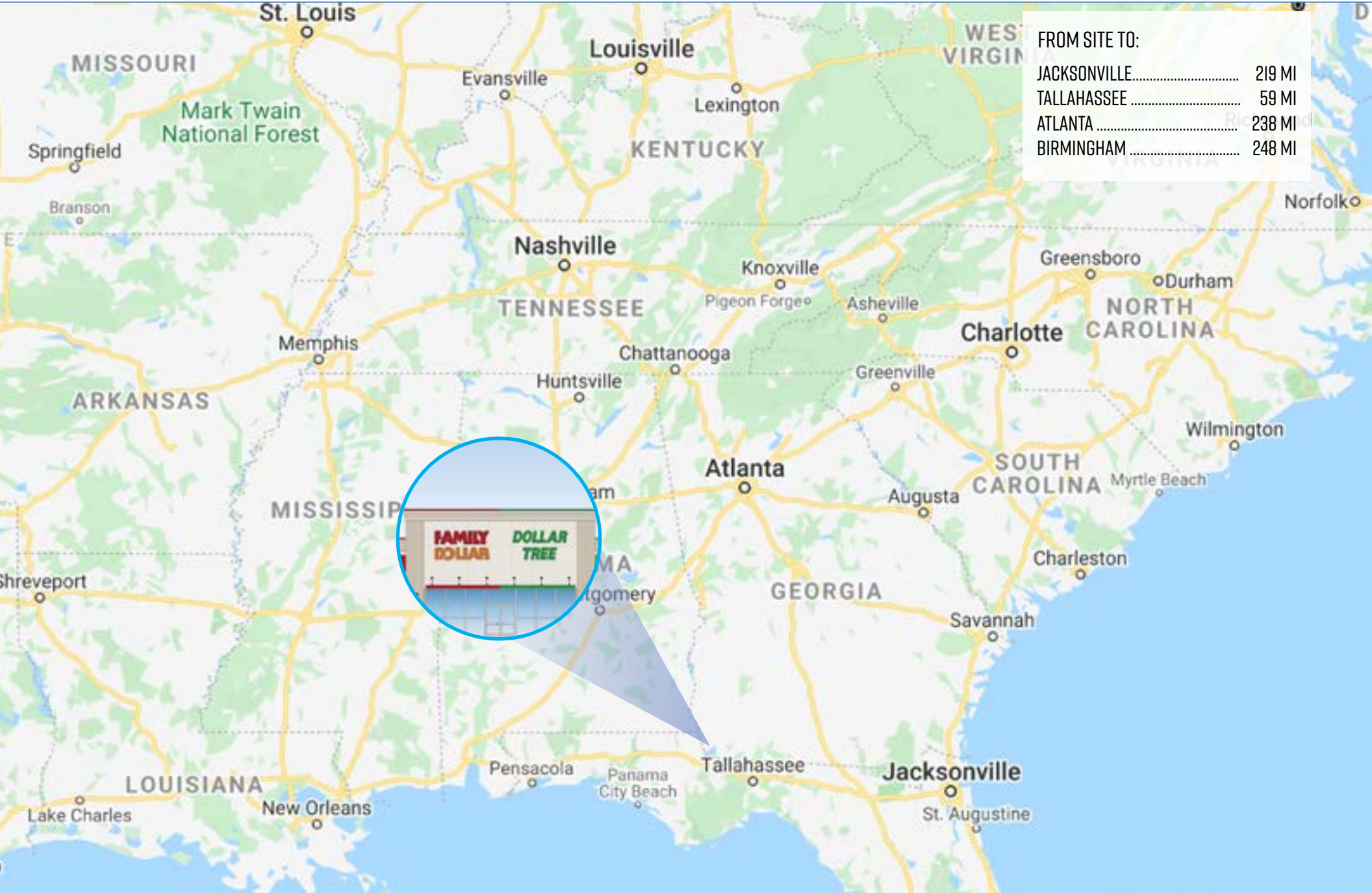
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LOCATION OVERVIEW

FAMILY DOLLAR TREE

2675 HWY 253, DONALSONVILLE, GA



HIGH AERIAL

FAMILY DOLLAR TREE

2675 HWY 253, DONALSONVILLE, GA



LOW AERIAL

FAMILY DOLLAR TREE

2675 HWY 253, DONALSONVILLE, GA



CITY OVERVIEW | DONALSONVILLE, GA

FAMILY DOLLAR TREE

2675 HWY 253, DONALSONVILLE, GA

BUSINESS



LEWIS M CARTER MANUFACTURING CO. INC.
DONALSONVILLE HOSPITAL, INC.
PONDER ENTERPRISES, INC.
AMERICAN PEANUT GROWERS GROUP, LLC.

LIFESTYLE / INDUSTRIES



PARKS
SEMINOLE STATE
PARK



**MEDIAN HOUSEHOLD
INCOME**
\$40,226 ON A 5 MI RANGE



POPULATION
2,055 ON A 5 MI RANGE



**AVERAGE HOUSEHOLD
INCOME**
\$53,327 ON A 5 MI RANGE



HIGHWAY
STATE ROUTE 253



**DONALSONVILLE
MUNICIPAL AIRPORT**



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DEMOGRAPHICS

FAMILY DOLLAR TREE

2675 HWY 253, DONALSONVILLE, GA



AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

RETAIL TRADE, HEALTH CARE & SOCIAL ASSISTANCE, EDUCATIONAL SERVICES, FINANCE & INSURANCE, AGRICULTURE, FORESTRY, FISHING & HUNTING, AND MINING

2020 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	201	1,401	2,055
HOUSEHOLDS	96	654	957
FAMILIES	64	440	645
AVERAGE HOUSEHOLD SIZE	2.09	2.14	2.15
OWNER OCCUPIED HOUSING UNITS	72	478	690
RENTER OCCUPIED HOUSING UNITS	24	177	267
MEDIAN AGE	57.2	56.0	55.0
MEDIAN HOUSEHOLD INCOME	\$43,141	\$40,744	\$40,226
AVERAGE HOUSEHOLD INCOME	\$58,096	\$55,418	\$53,327
2025 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	201	1,401	2,045
HOUSEHOLDS	97	657	957
FAMILIES	64	440	642
AVERAGE HOUSEHOLD SIZE	2.07	2.13	2.14
OWNER OCCUPIED HOUSING UNITS	72	476	684
RENTER OCCUPIED HOUSING UNITS	25	181	273
MEDIAN AGE	59.1	57.5	56.5
MEDIAN HOUSEHOLD INCOME	\$46,765	\$44,035	\$42,881
AVERAGE HOUSEHOLD INCOME	\$65,090	\$62,813	\$59,144



CITY OF DONALSONVILLE

DONALSONVILLE IS A CITY IN SEMINOLE COUNTY, GEORGIA, UNITED STATES. THE CITY IS THE COUNTY SEAT OF SEMINOLE COUNTY. DONALSONVILLE WAS ORIGINALLY PART OF DECATUR COUNTY. WHILE THE MAIN INDUSTRY IN THE COUNTY IS AGRICULTURE, DONALSONVILLE AND SEMINOLE COUNTY OFFER A VARIETY OF RECREATIONAL OPPORTUNITIES INCLUDING LAKE SEMINOLE, THE FIFTH BEST BASS FISHING LAKE IN THE U.S.

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TENANT OVERVIEW

FAMILY DOLLAR TREE

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DOLLAR TREE, A FORTUNE 200 COMPANY WHICH ACQUIRED FAMILY DOLLAR IN JULY, 2015, NOW OPERATES MORE THAN 15,200 STORES ACROSS 48 STATES AND FIVE CANADIAN PROVINCES. STORES OPERATE UNDER THE BRANDS OF DOLLAR TREE, DOLLAR TREE CANADA, DEALS, AND FAMILY DOLLAR WITH A MARKET CAPITALIZATION OF \$26.45 BN. DOLLAR TREE IS THE NATION'S LEADING OPERATOR OF FIXED PRICE-POINT STORES, SELLING EVERYTHING FOR \$1 OR LESS, AND FAMILY DOLLAR IS A LEADING NATIONAL OPERATOR OF MULTI PRICE-POINT STORES OFFERING MERCHANDISE GENERALLY RANGING IN PRICE FROM \$1-\$10 INCLUDING CONSUMABLES, HOME PRODUCTS, APPAREL AND ACCESSORIES, ELECTRONICS, AND SEASONAL GOODS TO PRIMARILY LOW AND MIDDLE-INCOME CONSUMERS IN CONVENIENT NEIGHBORHOOD STORES.

- > CORPORATE GUARANTEE BY FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
- > FINANCIAL STRENGTH: INVESTMENT GRADE. S&P 500 CREDIT RATING OF BB+ AND MOODY'S OF Baa1
- > DISCOUNT STORES ARE BEING DESCRIBED AS "IMMUNE TO E-COMMERCE" DUE TO THEIR FOCUS ON CONVENIENCE AND SMALL STORE FORMATS
- > DOLLAR TREE REPORTED \$6.48 BILLION IN NET SALES IN ITS MOST RECENT QUARTER
- > THE COMBINED DOLLAR TREE AND FAMILY DOLLAR COMPANY IS THE LARGEST DOLLAR-STORE CHAIN IN THE U.S. BY STORE COUNT
- > COMPANY INITIATIVES FOR 2021 INCLUDE:
 - > EXPANDING THE DOLLAR TREE PLUS! MULTI-PRICE ASSORTMENT INTO ADDITIONAL STORES
 - > GROWING THE NEW COMBO STORE FORMAT (SEE RIGHT)
 - > GAINING MARKET SHARE VIA FAMILYDOLLAR.COM RETAIL SITE AND INSTACART SAME-DAY DELIVERY
 - > INITIATING SELF-CHECKOUT PILOT
 - > TESTING FRESH PRODUCE AND FROZEN MEAT OFFERINGS

NEW FAMILY DOLLAR AND DOLLAR TREE COMBO STORES

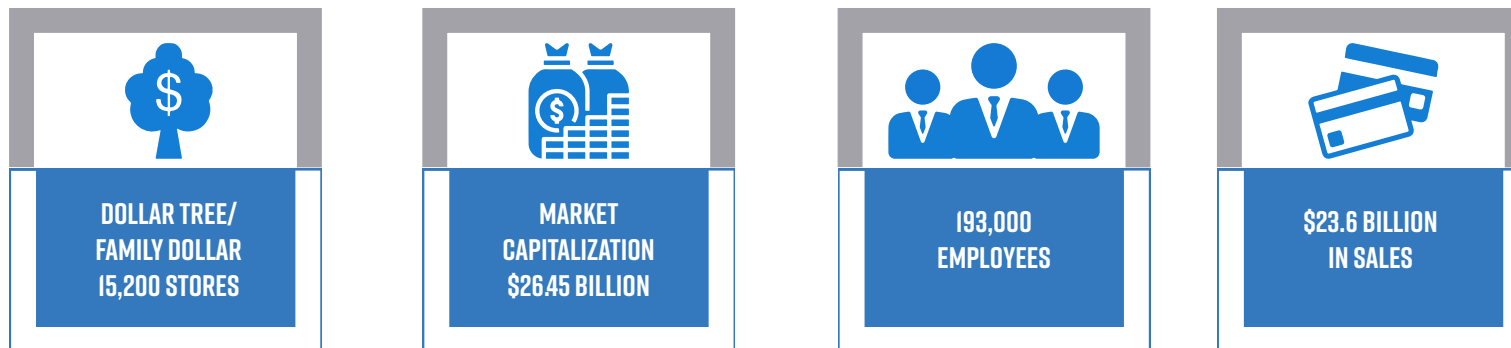
THE COMBO STORE CONCEPT FOCUSES ON PROVIDING SMALL TOWNS AND RURAL LOCATIONS WITH FAMILY DOLLAR'S GREAT VALUE AND ASSORTMENT AND DOLLAR TREE'S "THRILL OF THE HUNT" AND FIXED PRICE-POINT. THE COMBO STORES ARE BEING EXTREMELY WELL-RECEIVED IN THESE COMMUNITIES AND CONTINUE TO DELIVER GREATER SALES, IMPROVED GROSS MARGINS AND BETTER EXPENSE LEVERAGE. WITH AN ESTIMATED OPPORTUNITY FOR 3,000 MARKETS, COMBO STORES WILL BE A KEY COMPONENT OF FAMILY DOLLAR'S STORE GROWTH.

- > EXTREMELY SUCCESSFUL CONCEPT
 - > SAME-STORE SALES LIFT OF > 20% ON AVERAGE
 - > IMPROVED MERCHANDISE OFFERINGS
 - > INCREASED STORE TRAFFIC



[SEE THE COMBO STORE VIDEO HERE.](#)

FOR QUARTER ENDING MAY 1, 2021:



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FINANCIALS

FAMILY DOLLAR TREE

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TENANT NAME:	FAMILY DOLLAR STORES OF GEORGIA, LLC
GUARANTOR:	FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
LEASE TYPE:	MODIFIED NNN
SF:	10,500 SF
INITIAL LEASE TERM:	10+ YEARS
LEASE START:	4TH QUARTER 2021
LEASE EXPIRATION:	JULY 31, 2032
LANDLORD RESPONSIBILITIES:	ALL EXTERIOR PORTIONS OF THE BUILDING CONSTITUTING PART OF THE DEMISED PREMISES, INCLUDING THE ROOF, EXTERIOR WALLS, CANOPY, GUTTERS, DOWNSPOUTS, AND ALSO STRUCTURAL PORTIONS OF THE BUILDING WHETHER INTERIOR OR EXTERIOR.

EXTENSION OPTIONS: FIVE 5-YEAR OPTIONS WITH 5% INCREASES EACH EXTENSION		
EXT. OPTION #1	YRS:11-15	\$128,835.00
EXT. OPTION #2	YRS:16-20	\$135,345.00
EXT. OPTION #3	YRS:21-25	\$142,065.00
EXT. OPTION #4	YRS:26-30	\$149,205.00
EXT. OPTION #5	YRS:31-35	\$156,660.00

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$122,745.00
MONTHLY	\$10,228.75
PER SF	\$11.69



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