

# FAMILY DOLLAR TREE - NEW HYBRID STORE BRAND NEW CONSTRUCTION

2675 HWY 253, DONALSONVILLE, GA 39845

10,500 SF  
FOR SALE



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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



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# INVESTMENT HIGHLIGHTS

## FAMILY DOLLAR TREE

2675 HWY 253, DONALSONVILLE, GA



**UTRASUCCESSFUL  
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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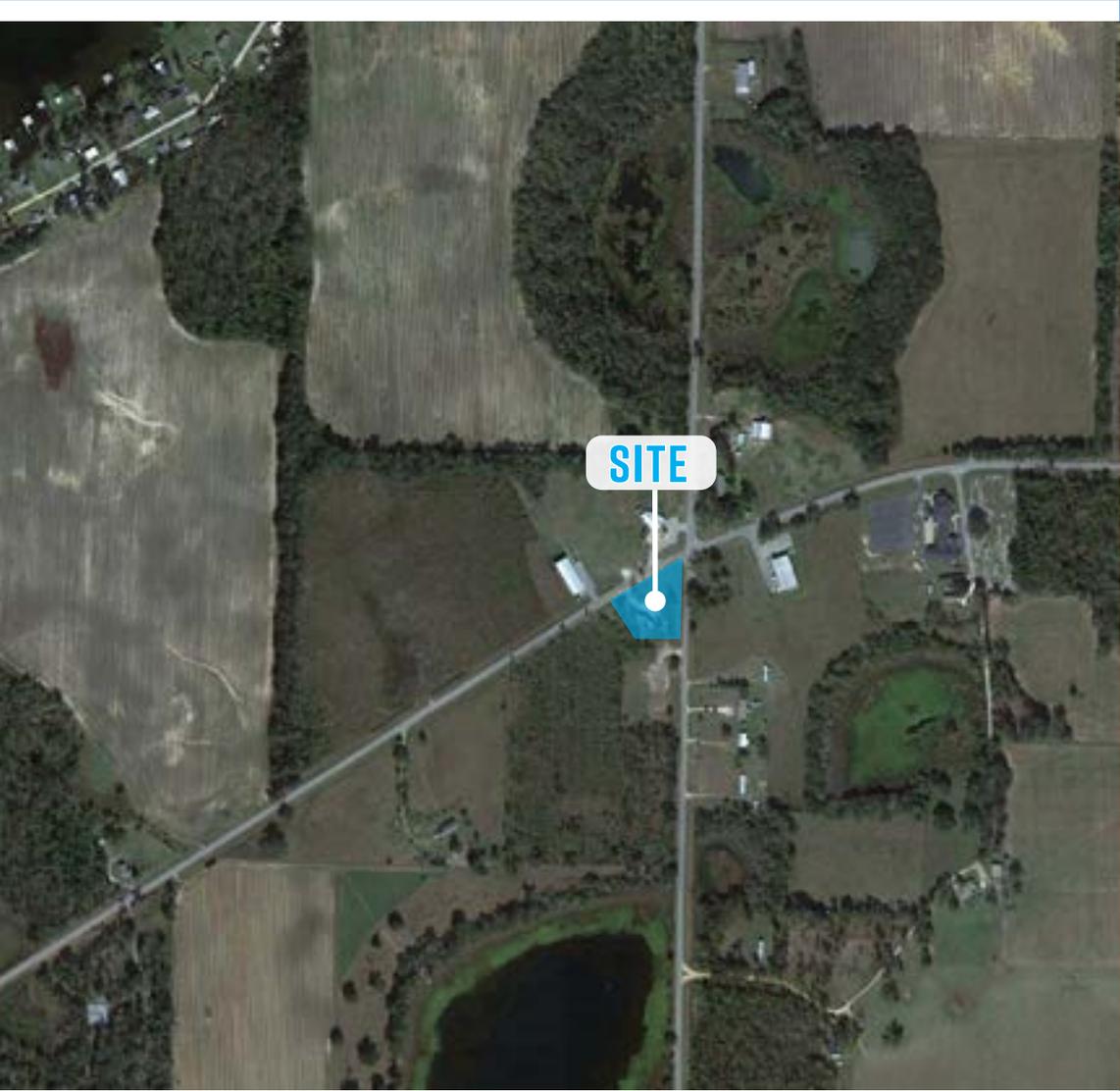
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# PROPERTY OVERVIEW

## FAMILY DOLLAR TREE

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	48 PARKING SPACES
	2021
PARCEL NUMBER	0029005900B
	FAMILY DOLLAR STORES OF GEORGIA, LLC

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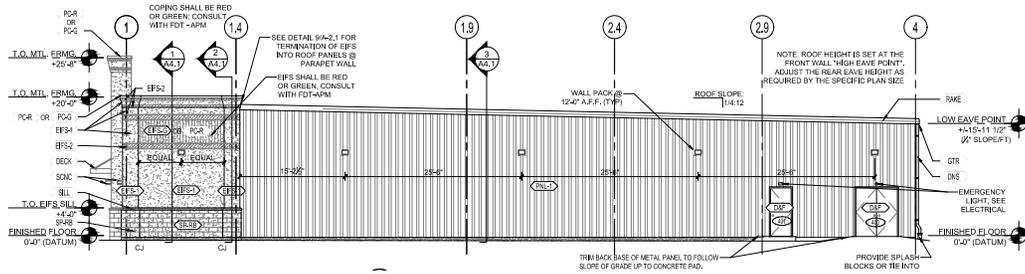
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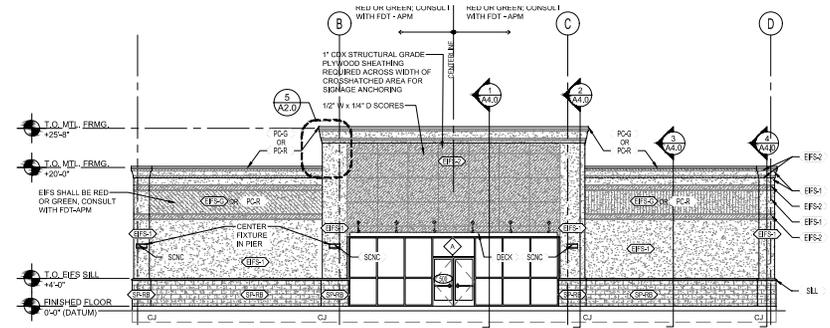
# ELEVATIONS

# FAMILY DOLLAR TREE

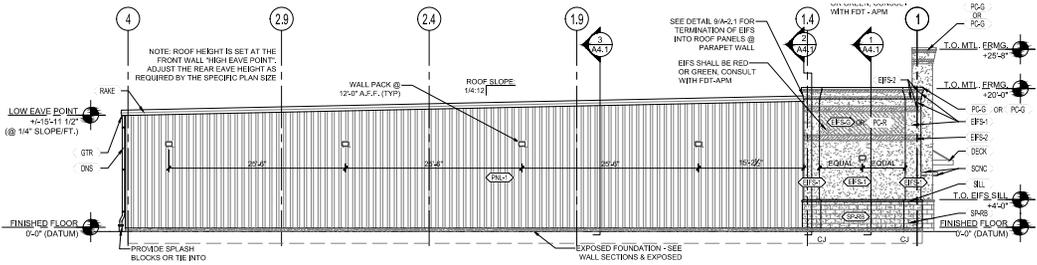
2875 HWY 253, DONALSONVILLE, GA



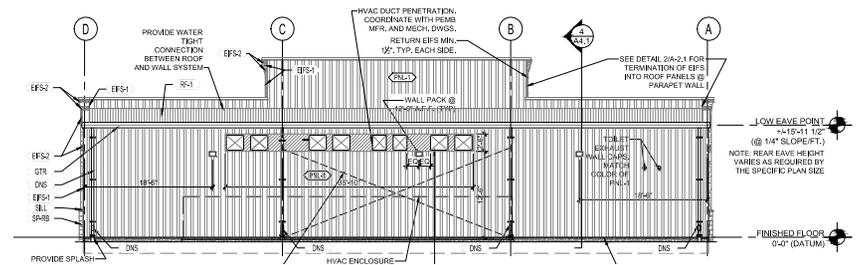
RIGHT SIDE ELEVATION



FRONT ELEVATION



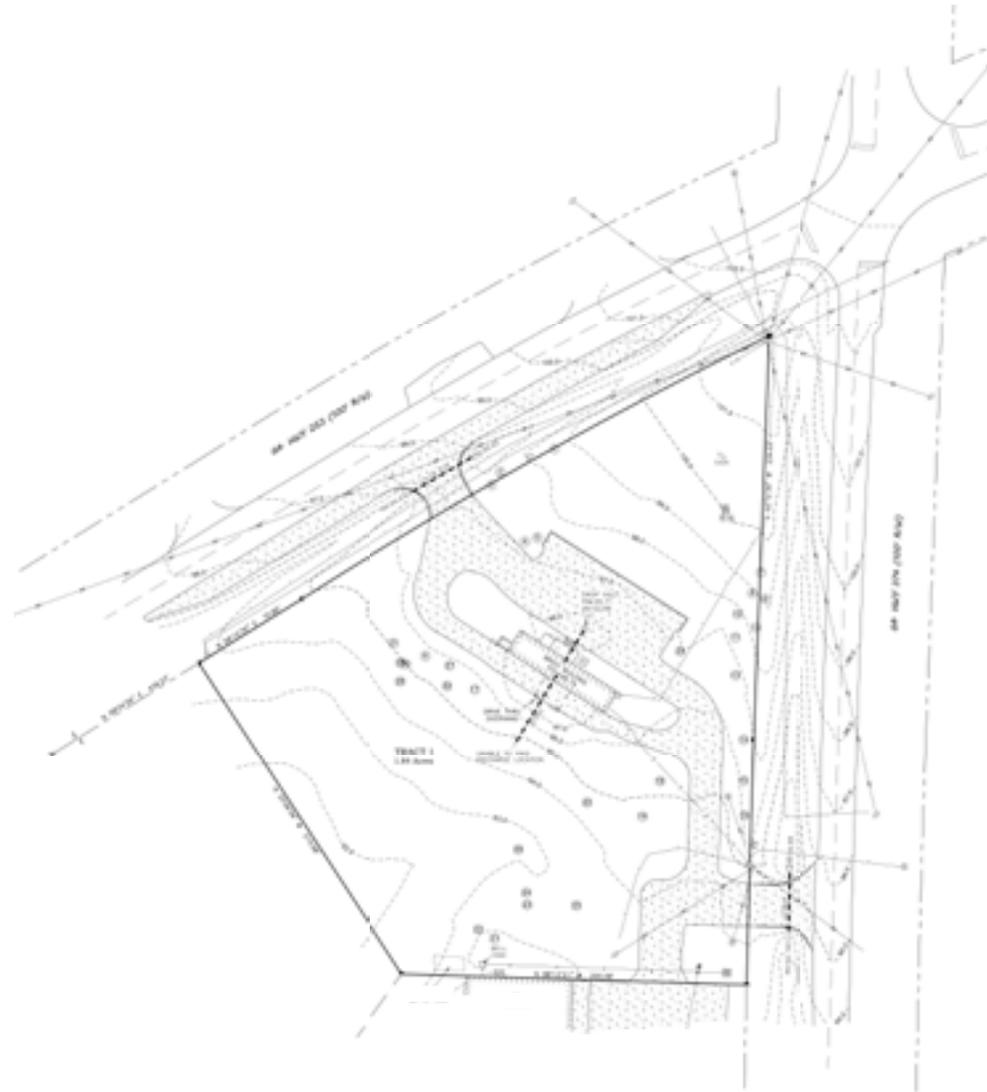
LEFT SIDE ELEVATION



REAR ELEVATION

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# RENDERINGS

## FAMILY DOLLAR TREE

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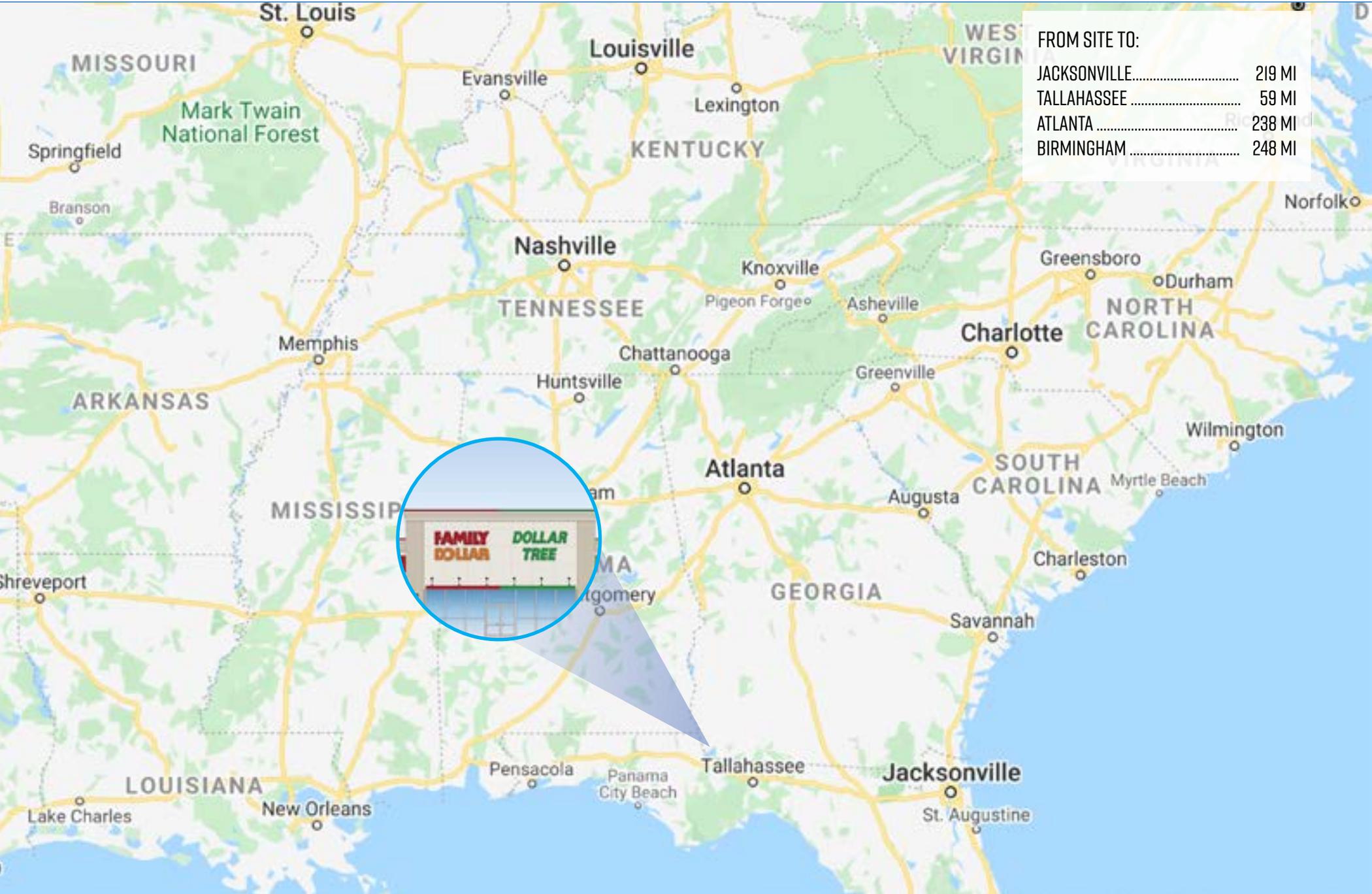
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# LOCATION OVERVIEW

## FAMILY DOLLAR TREE

2675 HWY 253, DONALSONVILLE, GA



FROM SITE TO:	
JACKSONVILLE.....	219 MI
TALLAHASSEE .....	59 MI
ATLANTA .....	238 MI
BIRMINGHAM .....	248 MI

# HIGH AERIAL

# FAMILY DOLLAR TREE

2675 HWY 253, DONALSONVILLE, GA



# LOW AERIAL

# FAMILY DOLLAR TREE

2675 HWY 253, DONALSONVILLE, GA



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PARKSIDE  
MINIT MARKET

FIRE DEPARTMENT

253

SPRING CREEK  
BAPTIST CHURCH

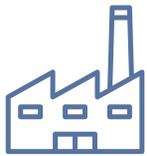
DOLLAR  
GENERAL

253

DOLLAR TREE  
FAMILY DOLLAR

374

### 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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<b>TENANT NAME:</b>	FAMILY DOLLAR STORES OF GEORGIA, LLC
<b>GUARANTOR:</b>	FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
<b>LEASE TYPE:</b>	MODIFIED NNN
<b>SF:</b>	10,500 SF
<b>INITIAL LEASE TERM:</b>	10+ YEARS
<b>LEASE START:</b>	4TH QUARTER 2021
<b>LEASE EXPIRATION:</b>	JULY 31, 2032
<b>LANDLORD RESPONSIBILITIES:</b>	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		
<b>EXT. OPTION #1</b>	YRS:11-15	\$128,835.00
<b>EXT. OPTION #2</b>	YRS:16-20	\$135,345.00
<b>EXT. OPTION #3</b>	YRS:21-25	\$142,065.00
<b>EXT. OPTION #4</b>	YRS:26-30	\$149,205.00
<b>EXT. OPTION #5</b>	YRS:31-35	\$156,660.00

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



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