



RETAIL PROPERTY FOR SALE

SUBJECT PROPERTY

FAMILY DOLLAR
3055 Geer Hwy, Marietta, SC 29661

Exclusively Listed By:

RYAN VINCO

Managing Partner

248.702.0299

ryan@encorereis.com

GRANT KALLEVIG

Director, Investment Sales

651.370.2142

gkallevig@encorereis.com

In conjunction with:

BRIAN BROCKMAN

Bang Realty, Inc.

Brian@bangrealty.com

513.657.3645

FAMILY DOLLAR

TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

COVER PAGE	1
EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
LOCATION OVERVIEW	5
FAMILY DOLLAR PROFILE	6
RETAILER MAP	7
REGIONAL MAP	8
LOCATION MAP	9
AERIAL MAP	10
DEMOGRAPHICS MAP & REPORT	11
BACK PAGE	12

FAMILY DOLLAR

3055 Geer Hwy | Marietta, SC 29661

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,107,692
NOI:	\$72,000
Cap Rate:	6.5%
Land Acreage:	0.9 Acres
Year Built:	2006
Building Size:	9,180
Price / SF:	\$120.66
Rent / SF:	\$7.84

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant Reimburses
Roof / Structure:	Landlord Responsible
Parking Lot:	Landlord Maintains, Tenant Restripes and Repairs up to \$1,000
Term Remaining:	4 Years 11 Months
Original Lease Term:	10 Years
Commencement Date:	10/6/2006
Current Term Expiration:	12/31/2026
Options:	Five, 5-Year Options
Increases:	10% Rent Increase In Options
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- Strong Commitment to the Site with Over 15 Years at this Location
- Just Under 5 Years Remaining in Term
- Lease Supports Five, 5-Year Options with Strong 10% Rent Increases in Each Option
- Prototype Format with Steel Pitched Roof
- Strong Corporate Guarantee
- Excellent Visibility From Geer Highway with Large Pylon Sign Increasing Visibility from Road
- Easily Accessible From Geer Highway with Ample Parking Spaces
- Family Dollar Has 8,000 Locations in 48 States | Together with Dollar Tree it is Nation's Largest Small-Box Discount Retailer
- Located 15 Miles North of Greenville | Sixth-Largest City in South Carolina with a Population of 70,720

[CLICK HERE FOR A FINANCING QUOTE](#)

Bradley Moncton | Director of Capital Markets
(Direct) 248.702.0936 | bmoncton@encorereis.com

LEASE ABSTRACT



LEASE SUMMARY

Table with 2 columns: Lease Detail, Lease Detail. Rows include Lease Type (NN), Taxes / Insurance / CAM (Tenant Responsible), Roof / Structure (Landlord Responsible), Term Remaining (4 Years 11 Months), Original Lease Term (10 Years), Commencement Date (10/6/2006), Current Term Expiration (12/31/2026), Options (Five, 5-Year Options), Increases (10% Rent Increase In Options), and Guarantor (Corporate).

ANNUALIZED OPERATING DATA

Table with 4 columns: RENT INCREASES, ANNUAL RENT, MONTHLY RENT. Rows include Current - 12/31/2026 (\$72,000 / \$6,000), Option 1 (Years 21 - 25) (\$84,318 / \$7,026), Option 2 (Years 26 - 30) (\$92,750 / \$7,729), Option 3 (Years 31 - 35) (\$102,025 / \$8,502), Option 4 (Years 36 - 40) (\$112,228 / \$9,352), Option 5 (Years 41 - 45) (\$123,451 / \$10,288), Base Rent (/ SF) (\$7.84), and Net Operating Income (\$72,000).

LOCATION OVERVIEW

MARIETTA, SOUTH CAROLINA

Marietta is located in Greenville County, South Carolina, along the North Saluda River. At the 2020 census, there were 1873 residents currently living in Marietta. It is part of the Greenville–Mauldin–Easley Metropolitan Statistical Area. Greenville County is located in the state of South Carolina. As of the 2010 census, the population was 451,225, making it the most populous county in the state. In 2019, the estimated population of the county was 523,542. Its county seat is Greenville. Greenville County is the most populous county in Upstate South Carolina, as well as in the State of South Carolina. It is the central county of the Greenville-Anderson, SC Metropolitan Statistical Area, which in turn is part of the Greenville-Spartanburg-Anderson Combined Statistical Area.

With a population of 70,720 as of the 2020 Census, Greenville is the sixth-largest city in the state. Greenville is located approximately halfway between Atlanta, Georgia and Charlotte, North Carolina along Interstate 85. Its metropolitan area also includes Interstates 185 and 385. Greenville was the fourth fastest-growing city in the United States between 2015 and 2016, according to the U.S. Census Bureau. Greenville is the center of the Upstate region of South Carolina. Numerous large companies are located within the city, such as Michelin, Prisma Health, Bon Secours, and Duke Energy. Greenville County Schools is another large employer and is the largest school district in South Carolina. Having seen rapid development over the past two decades, Greenville has also received many accolades and awards. Some of these include "The South's Most 'Tasteful' Small Towns" from Forbes in 2020, "15 of the Most Underrated Travel Destinations of the Year, So Far" from Insider in 2019, "Best Places to Live" from Money in 2019, and "Best Place to Live in the USA #22" from U.S News and World Report in 2019.[8] The city continues to expand rapidly into the 2020s as is evident from rapid population, economic, and developmental growth.



[CLICK HERE FOR A FINANCING QUOTE](#)

Bradley Moncton | Director of Capital Markets
(Direct) 248.702.0936 | bmoncton@encorereis.com

FAMILY DOLLAR

3055 Geer Hwy | Marietta, SC 29661

FAMILY DOLLAR PROFILE



OVERVIEW

Company: Family Dollar
Founded: 1959
Headquarters: Charlotte, NC
Website: www.familydollar.com

TENANT HIGHLIGHTS

- Over 8,000 Locations in 48 States | Over 60,000 Employees
- Subsidiary of Dollar Tree Since 2015
- Together with Dollar Tree it's Nation's Largest Small-Box Discount Retailer

TENANT OVERVIEW

One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

Family Dollar was acquired by Dollar Tree in July 2015. Together they are considered the nation's largest small-box discount retailer, with over 14,000 locations combined. Family Dollar has over 8,000 locations across 48 states, and employs over 60,000 team members.

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

[CLICK HERE FOR A FINANCING QUOTE](#)

Bradley Moncton | Director of Capital Markets
(Direct) 248.702.0936 | bmoncton@encorereis.com

RETAILER



Geer Highway

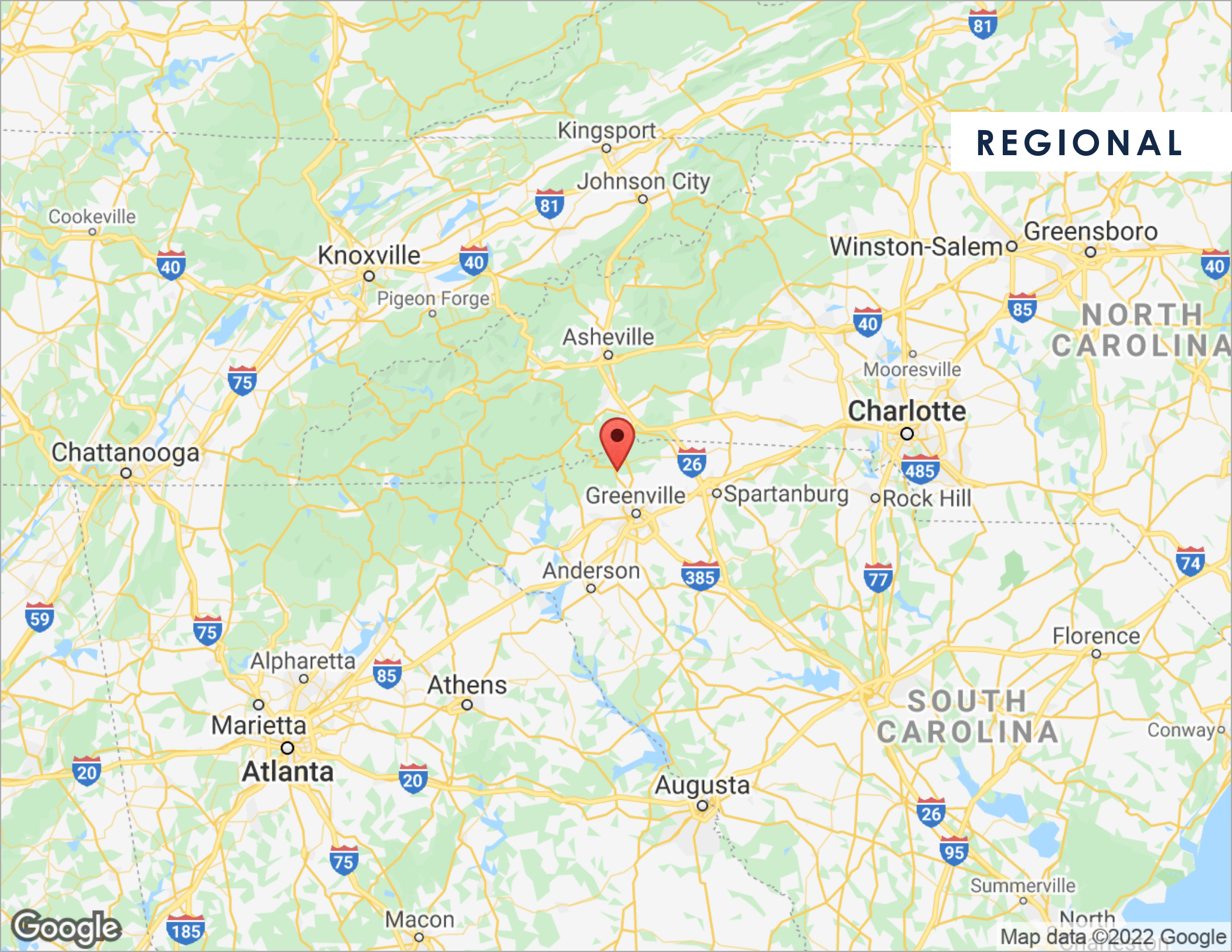
Subject
Property



True Value

POSEIDON
ADVANCED MATERIALS



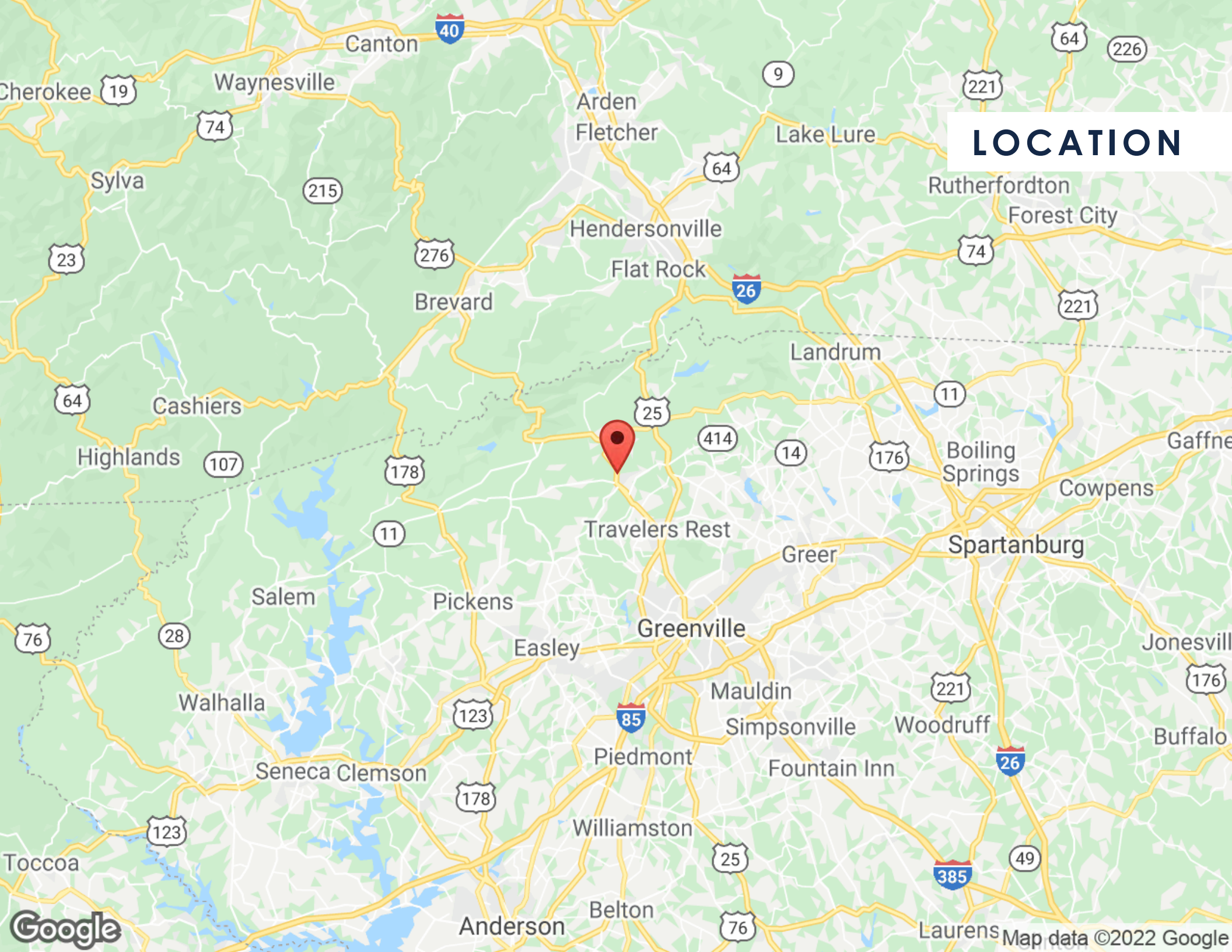


REGIONAL

NORTH
CAROLINA

SOUTH
CAROLINA

LOCATION



AERIAL

Geer Highway

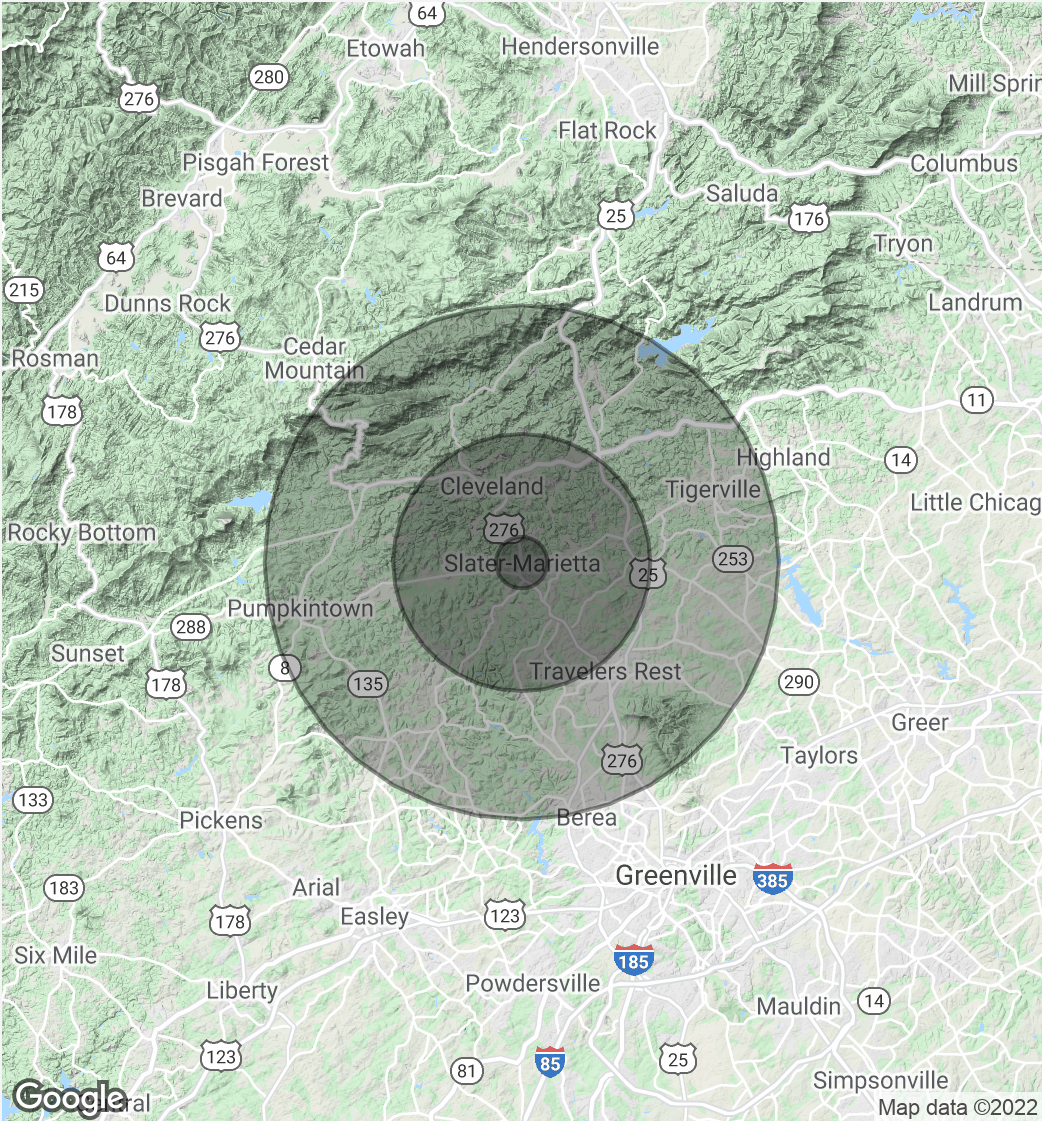


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,729	13,939	64,837
Average Age	38.4	37.7	36.7
Average Age (Male)	36.5	38.0	36.6
Average Age (Female)	41.4	38.1	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	648	5,123	24,227
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$52,639	\$70,998	\$79,747
Average House Value	\$87,109	\$166,654	\$198,999

* Demographic data derived from 2010 US Census



BROKER OPINION OF VALUE FOR DISCUSSION PURPOSES

FAMILY DOLLAR

3055 Geer Hwy, Marietta, SC 29661



ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

Exclusively Listed By:

RYAN VINCO

Managing Partner
248.702.0299

ryan@encorereis.com

GRANT KALLEVIG

Director, Investment Sales
651.370.2142

gkallevig@encorereis.com

In conjunction with:

BRIAN BROCKMAN

Bang Realty, Inc.
Brian@bangrealty.com

513.657.3645