

FOR SALE – NN Dollar Tree

Columbia, South Carolina 29205

Asking Price: \$1,775,000

Cap Rate: 7 %



Offering Memorandum



National Asset Realty, LLC

Please contact:

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PROPERTY HIGHLIGHTS		
Tenant	Dollar Tree Stores, Inc. (a \$20+ billion dollar corporation)	
Location	2001 Rosewood Drive 29205	
Building	15,230+/- SF brick building	
Site	1.07+/- Acres	
Parking	57 Spaces	
Renovated	2004	
Lease	NN- Limited Landlord Responsibilities	
Annual Rent	\$125,647.50	
Lease Commencement	November 24, 2004	
Current lease Expiration	May 31, 2025	
Options	2 Five Year Options w/ 12% Rental Increases	
Building	Single-Tenant, Single Story, Brick Building	
Landlord Responsibilities	Structure and Roof- New roof 2015. The Roof Warranty expires May 19, 2030	
Tenant Responsibilities	HVAC, CAM, Taxes, Insurance, Parking Lot and Trash Removal.	



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Demographics 2021	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	12,260	74,103	161,879
Households	5,351	31,328	66,856
Median Household Income	\$47,654	\$44,889	\$44,258
Average Household Income	\$84,022	\$78,063	\$72,279



INVESTMENT HIGHLIGHTS

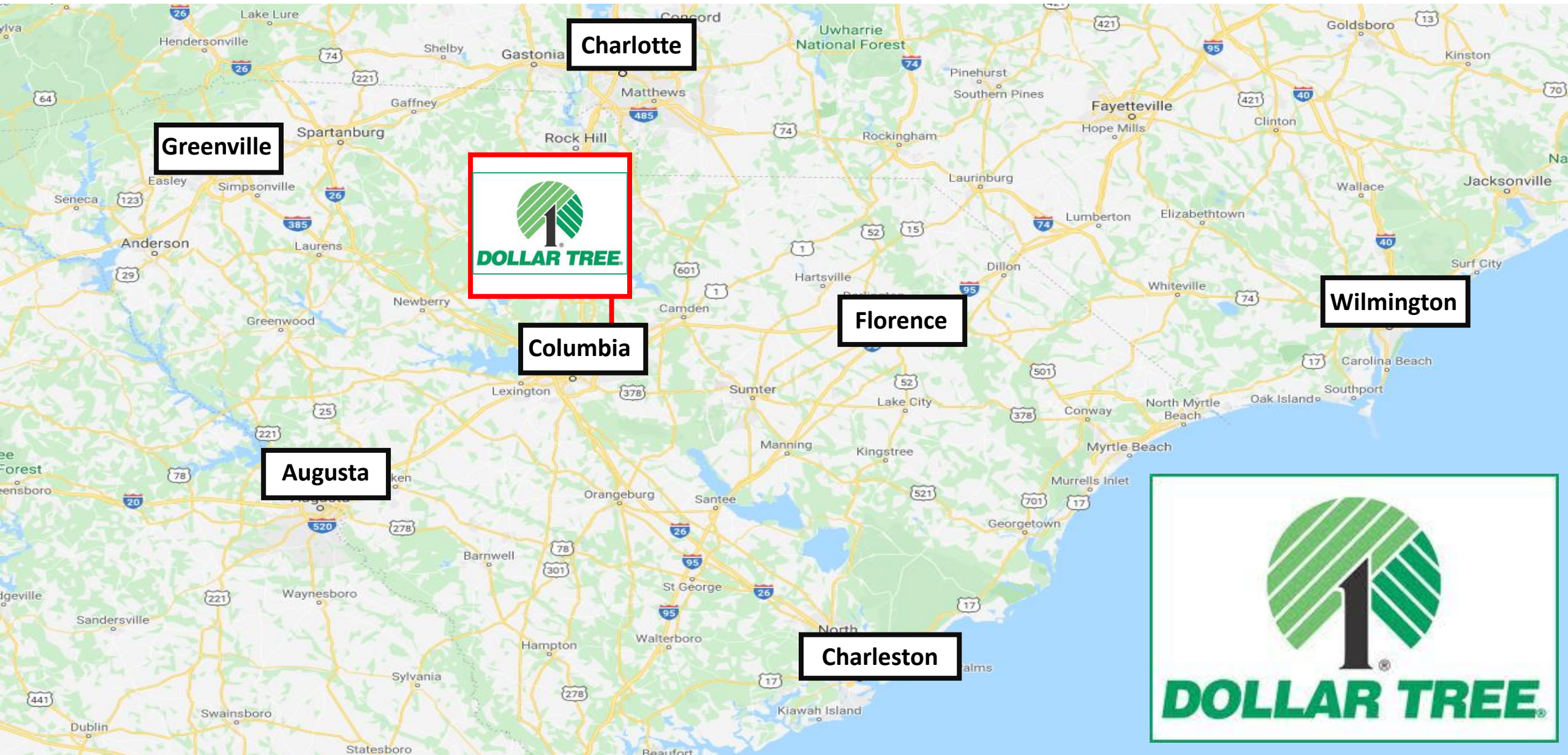
2020 Traffic Count – Rosewood Drive = 17,600 VPD

Tenant responsible for HVAC, CAM, Taxes, Insurance, parking lot and trash removal.

Located at a signalized corner and within 1 mile of the University of South Carolina campus

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AC Moore Elementary School

Traffic Count: 17,600



Rosewood Drive



Google Earth

Image Landsat / Copernicus

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Columbia is the capital and second largest city in South Carolina. It is the center of the Columbia Metropolitan Statistical Area, which has a population of over 750,000. It is the 70th largest statistical area in the nation. This city also serves as the county seat for Richland County. Columbia is home to the University of South Carolina, which has over 35,000 students. Fort Jackson is also located in Columbia, and it is the largest Army installation in the nation for basic combat training.

This Dollar Tree is strategically located at the signalized corner of Rosewood Drive and Edisto Avenue. Rosewood Drive is one of the primary commercial corridors leading to downtown Columbia. It has an average daily traffic count of 17,600. It is also one mile from the University of South Carolina campus.

Dollar Tree, Inc. was founded in 1953 and operates discount retail stores in the United States and Canada. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. In 2015 Dollar Tree acquired Family Dollar for \$8.5 billion. Today the company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, frozen and refrigerated food. Dollar Tree is a Fortune 500 Company with its headquarters located in Chesapeake, Virginia. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.



DISCLAIMER

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