



5401 N MAIN STREET | COWPENS, SC 29330

LISTING HIGHLIGHTS

- Ingress/egress from three different streets
- New roof installed in 2022
- Low cost per square foot sale price - well below replacement cost
- Cowpens has an annual growth rate of 1.79%
- Investment grade “BBB” credit rating (Standard & Poor’s)
- Dollar Tree has in excess of 15,000 locations in 48 states
- Dollar Tree is a Fortune 150 company
- Publicly traded company on the NASDAQ under ticker symbol “DLTR”
- Annual company revenue in excess of \$25.5 Billion
- Close proximity to Dollar Tree Regional Distribution Warehouse (±3 miles)

FINANCIAL SUMMARY

List Price	\$1,629,192
Cap Rate	5.45%
NOI	\$88,791
Term Remaining	9 Years
Price/SF	\$156 PSF
Lease Type	Double Net (NN)



BILL SIMS

Shareholder
864 678 5933
bsims@naief.com



WILL FREEMAN

Associate
803 528 7447
wfreeman@naief.com

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