



Food Lion

1260 E Main Street, Rock Hill, SC 29730

Offering Memorandum



Accelerating success

Confidentiality & Disclaimer Statement

This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

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Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

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Executive Summary

The Twist Capital Team of Colliers is pleased to offer for sale, to qualified investors, the opportunity to acquire this Food Lion asset located in Rock Hill, South Carolina.

This ±39,625 SF building is situated on three acres and occupied by Food Lion with a Bank of America drive-thru ATM with a corporate guarantee. A long-term tenant, Food Lion has been at this location since 1982 and has a lease expiration of September 12th, 2025 with two five-year renewal options and 10% increases with each renewal. Landlord is responsible for exterior and roof of the property.

The asset is located on E Main Street, a major thoroughfare, with excellent accessibility and visibility. This Food Lion is situated in Rock Hill, an established market located approximately 30 minutes from Charlotte, North Carolina's MSA (Metropolitan Statistical Area).

The Property can be purchased in conjunction with additional net-leased retail properties comprised of a nine-property portfolio.



NN Investment Opportunity

Investment Summary

Tenants	Food Lion, Bank of America (Drive-thru)
Address	1260 E Main Street, Rock Hill, SC 29730
Asking Price	\$5,108,400
NOI	\$306,504
Cap Rate	6%

Property Highlights



- Food Lion is one of the largest public companies in the state of North Carolina
- Dominant grocer in the market
- Strong store sales
- Situated on over 3 acres
- Unique investment opportunity that not only features North Carolina's premier grocer, but also a drive-thru Bank of America ATM
- Tenant is placed in an area featuring other national tenants such as Walgreens, Dollar General, AutoZone, O'Reilly Auto Parts and several QSRs
- Property has easy access from E Main Street and Albright Road with high visibility from both



Retailer Overview





Summary

Food Lion

Rock Hill, SC 29730



Address	1260 E Main Street, Rock Hill, South Carolina 29730
Property Size	±39,625 SF
Lot Size	±3.38 Acres
Year Built	1999
Tenant	Food Lion with Bank of America Drive-thru
NOI	\$287,304 (+ \$19,200 from Bank of America)
Annual Rent	Food Lion: \$287,304 (\$23,942 Monthly) Bank of America: \$19,200 (\$1,600 Monthly)
Lease Commencement	December 2, 1982 (Initial Term: 20 Years)
Lease Expiration Date	September 12, 2025
Lease Guarantor	Corporate Guarantee
Lease Type	NN
LL Responsibilities	Exterior and Roof
Options to Renew	Two, Five-Year Options
Rental Increases	10% increases every five years
Initial Term Increases	Flat

Tenant Profile



Food Lion, LLC

2110 Executive Drive
Salisbury, NC 28147
United States

www.foodlion.com

Tenant Facts

Founded In:	1957
Locations	1,103
Employees	±88,000
Industry:	Grocery Retail
Headquarters:	Salisbury, NC
Revenue:	±14.4 Billion

Food Lion is a king among grocery chains in the Southeast and Mid-Atlantic regions where it operates about 1,100 supermarkets under the Food Lion banners. About half of the company's stores are in the Carolinas, but it also has outlets in 10 other states, including Virginia, Georgia, and Tennessee. Food Lion, which prides itself on low prices, has taken a beating from low-cost competitors, most notably Wal-Mart Supercenters, and a weak economy. The company's private-label Food Lion brand products accounts for about 20% of sales. Founded in 1957 as Food Town, Food Lion is owned by supermarket operator Ahold Delhaize.

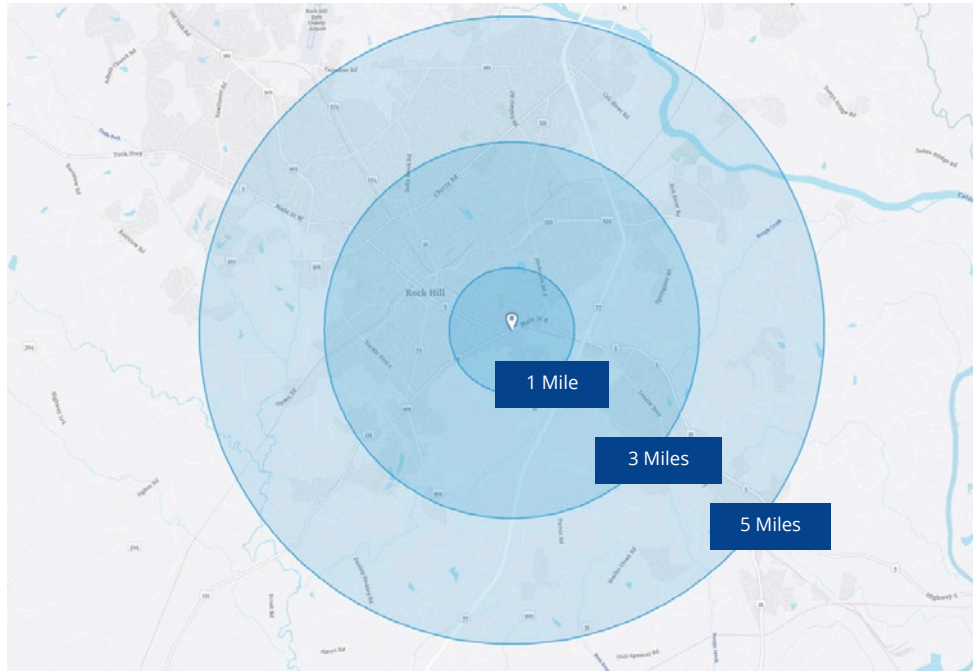
Property Photo



Aerial Photo



Location Overview



Demographic Snapshot (5 Mile Radius)



89,883

Total Population in
2021



36,208

Total Households in
2021

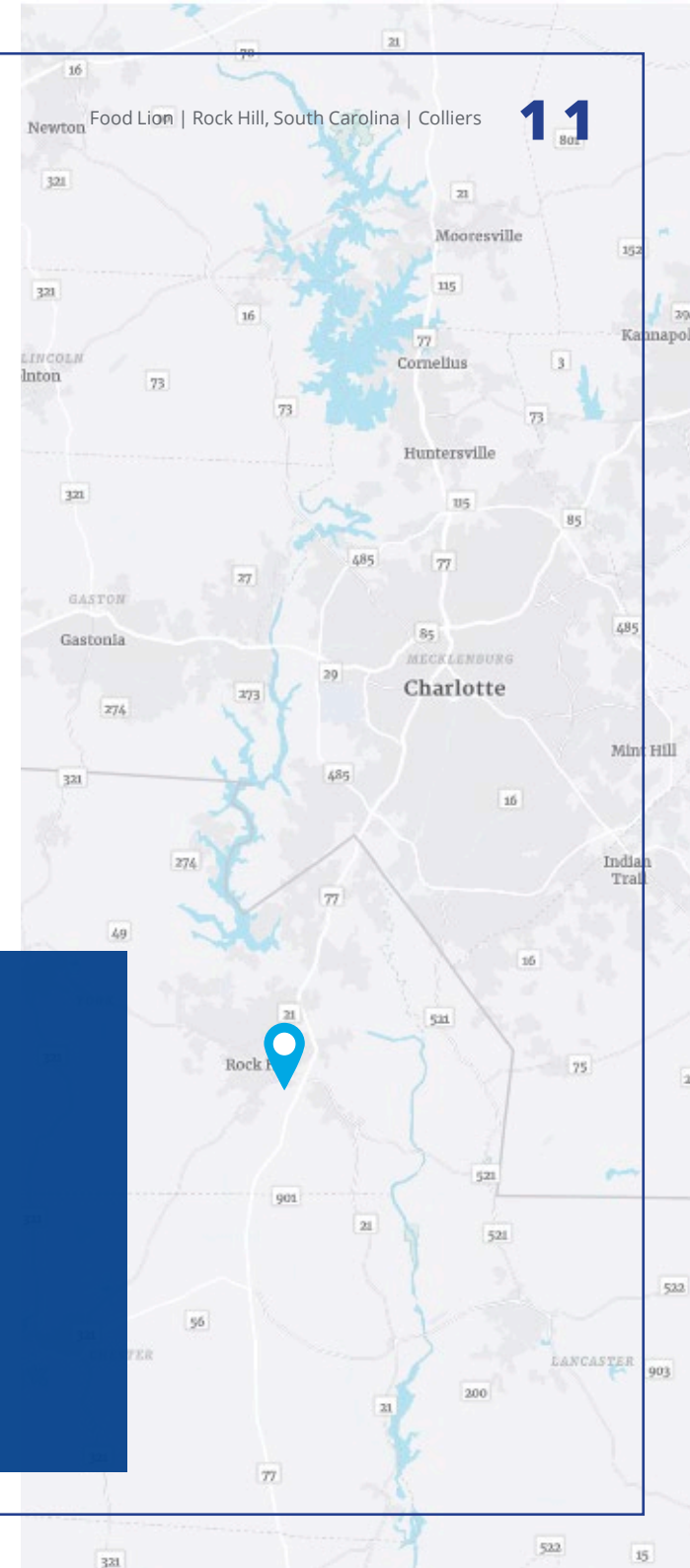


\$68,679

Average Household
Income in 2021

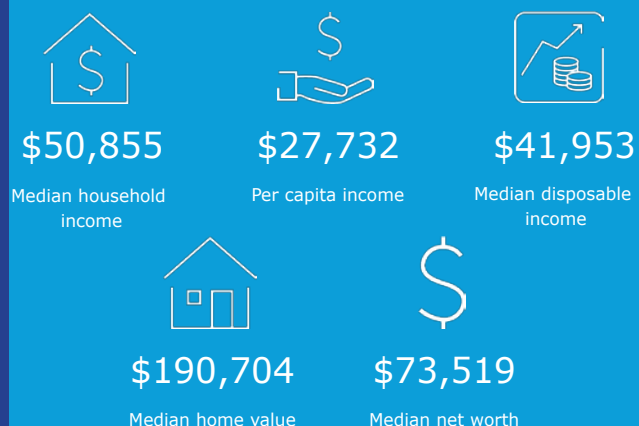
Location Overview

The property is located in the town of Rock Hill, South Carolina with excellent demographics in an established trade area approximately 30 minutes from Charlotte, North Carolina. The building is situated on East Main Street, a major arterial roadway, with excellent connectivity to surrounding amenities and I-77. The property is positioned west of the interchange of I-77 and Anderson Road, which offers direct access to Downtown Charlotte and surrounding cities.



Consumer Expenditures - 5 mile radius

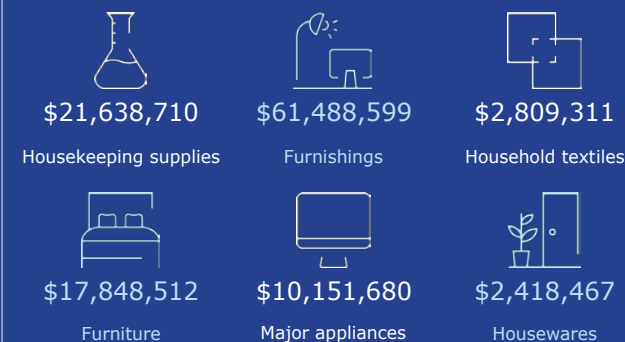
Wealth & income



2019 Annual food& alcohol spending



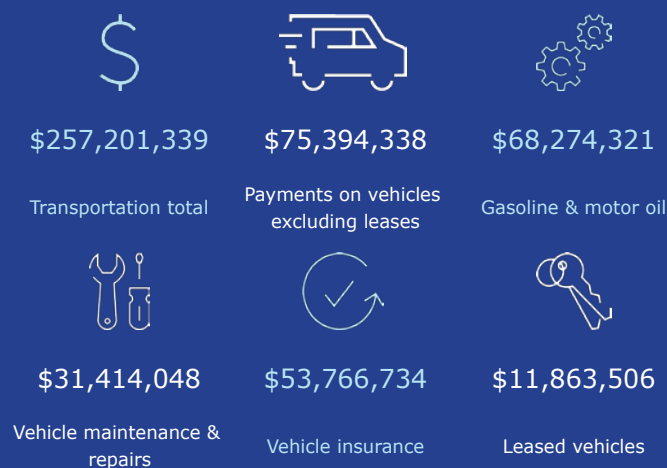
Annual household goods spending



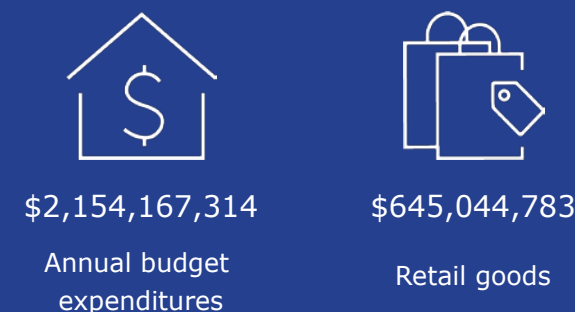
Annual entertainment/recreation spending



Annual transportation spending



Annual spending total



Area Overview

The City of Rock Hill Overview

Rock Hill is the largest city in York County, South Carolina, and the fifth-largest city in the state. It is also the fourth-largest city of the Charlotte metropolitan area, behind Charlotte, Concord, and Gastonia. Named a “Boom Town” by the New York Times, Rock Hill’s exploding community perfectly mixes its history and deep-rooted culture with growth. Known as “Football City USA” for the dozens of NFL players that grew up here, Rock Hill is a sports mecca - including the Carolina Panthers Headquarters that will open next year.

Charlotte, NC Overview

Referred to as the Queen City, Charlotte is the country’s 17th largest metropolitan area. Approximately 65% (2.54 million) of the state’s population resides in the 13-county metro area. The strategic location of Charlotte allows the city to be reached by 53% of the U.S. population with only a two hour plane ride. The Charlotte MSA added 37,000 residents between 2016-2017.

Areas within the Charlotte region offer different strengths that support the regional economy. Industry clusters provide a large share of jobs in the metro and give the state a competitive advantage in the U.S. and global economy.

Consistently ranked as one of the world’s best places to do business, Charlotte is a thriving economy built on a strong foundation of well-respected companies and a highly-educated workforce.

- Ranked #1 Top Tech momentum market
- Ranked #1 in Best Place to Start a Business by Forbes Magazine
- Ranked #2 largest banking center in the United States by total assets
- Ranked #2 amongst southern cities for cost of living index at 96.2%
- Ranked No. 1 “Best Big City Bargains” based on housing affordability, economic strengths and livability by Money Magazine
- The cost of living in the Charlotte MSA ranks 2.0% below the national average, according to Forbes.



Photo credit: visityorkcounty.com



Photo credits: insider.com





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