

# Family Dollar

Aynor, South Carolina



Actual Photo

## Offering Memorandum



## TABLE OF CONTENTS:

|   |    |
|---|----|
| Company Overview                          | 3  |
| Disclaimer                                | 3  |
| Investment Overview   Property Highlights | 4  |
| Lease Information                         | 5  |
| Regional Map                              | 6  |
| Regional Map                              | 7  |
| Local Aerial                              | 8  |
| Local Aerial                              | 9  |
| Site Aerial                               | 10 |
| Camden, SC                                | 11 |
| Tenant Summary                            | 12 |
| Demographics                              | 13 |

## PRESENTED BY:

James C. Harrison, III, CCIM  
Senior Investment Broker  
803 834.7014 Ext. 5 (o)  
803 331.8088 (c)  
jharrison@cypresscommercial.com

H. Carter Seawell  
Investment Brokerage Associate  
803 834.7014 Ext. 7 (o)  
704 975.2855 (c)  
cseawell@cypresscommercial.com

## ADDRESS:

Cypress Commercial & Investment Real Estate  
3101 Devine Street  
Columbia, SC 29205

cypresscommercial.com

## COMPANY OVERVIEW:

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

## DISCLAIMER:

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.



## Investment Overview / Property Highlights

### INVESTMENT HIGHLIGHTS:

- NEW 5 YR extended term expires 12/31/22
- Initial 10 YR Lease with Four (4), Five (5) YR options w/ new 5 YR extended lease
- NN Lease with Corporate Guaranty by Family Dollar Stores, Inc.
- Dollar Tree recently acquired Family Dollar and combined has over 13,000 locations in 48 states
- S&P BB+ rated, stable outlook
- Located directly across the street from Aynor High School
- High Traffic Count: 16,900 VPD
- HWY 501 busy route between Myrtle Beach and I-95

### PROPERTY HIGHLIGHTS:

|                         |   |
|-------------------------|---|
| Location:               | 2946 US-501, Aynor, South Carolina 29511  |
| Building:               | 8,900+/- SF Clear-Span Retail Building  |
| Land Area:              | 0.85+/- Acres   |
| Parking Spaces:         | 30+/- Spaces  |
| Zoning:                 | General Commercial Retail   |
| Construction:           | 2007 construction; EIFS facade over steel frame; double-door front entry; screw down metal roof   |
| Additional Information: | This Family Dollar Store is located off of the heavily traveled HWY 501 (16,900 VPD). Aynor, South Carolina and more specifically HWY 501, is a popular cut through for the millions of tourists who visit Myrtle Beach and other grand-strand areas. |



# Family Dollar

cypresscommercial.com

## Lease Information

### SALES SUMMARY

|                |           |
|----------------|-----------|
| Purchase Price | \$962,000 |
| CAP Rate       | 8.5%      |
| Price PSF      | \$108     |

### LEASE INFORMATION

Tenant Family Dollar

Annual Rental \$81,787/YR

Rent Start Date December 30, 2007

Current Expiration Date December 31, 2022

Original Lease Term Ten (10) years w/ new 5 YR extended lease

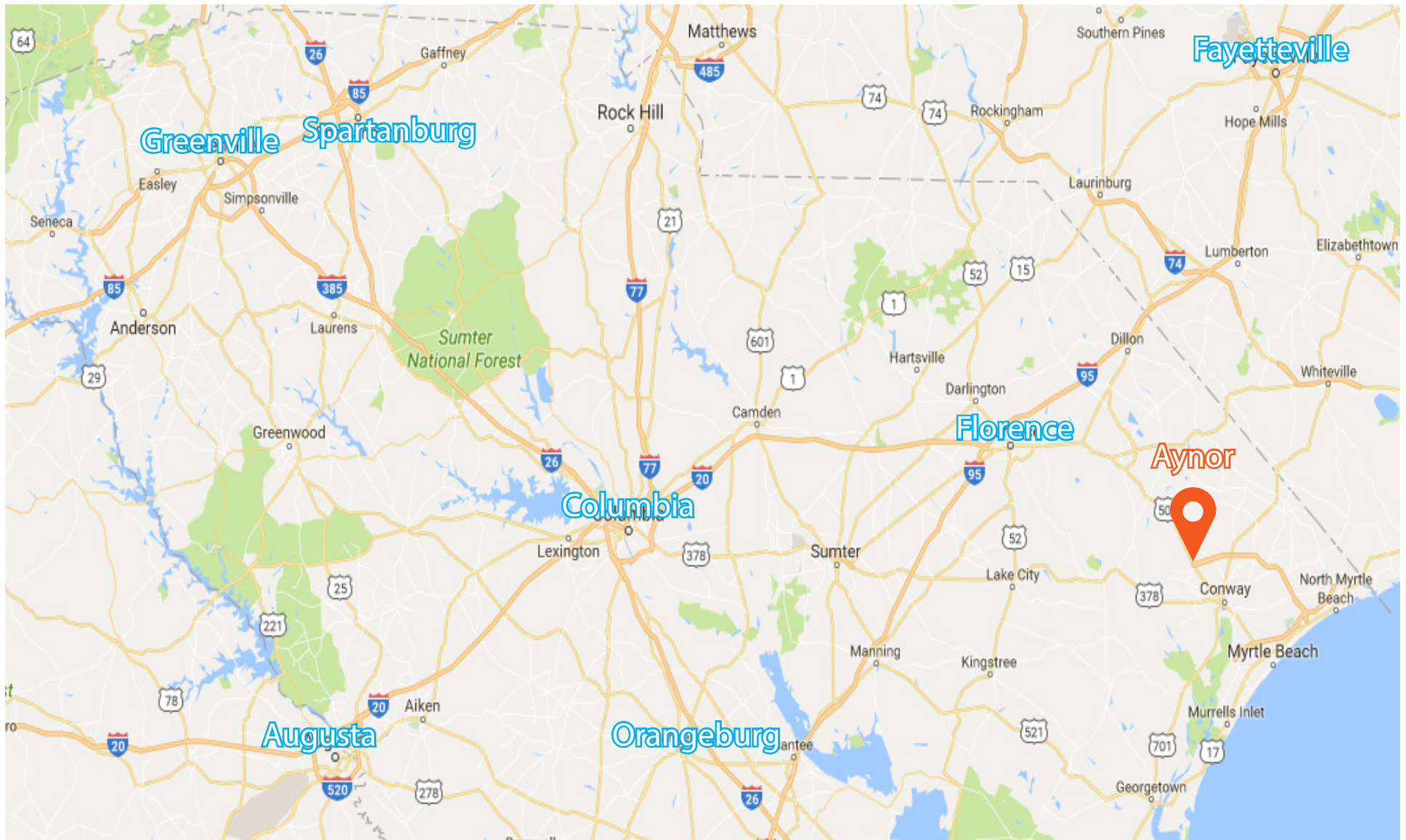
Renewal Options Four (4), Five (5) YR options @ 10% increases

Lease Type NN

Landlord Responsibilities Roof, structure, repairs to parking lot, exterior building lights

Tenant Responsibilities Maintain Landscape, re-striping, reimburse tax/insurance, HVAC, parking lot lights

















# Family Dollar

cypresscommercial.com



## Aynor, South Carolina

Aynor is a town in Horry County, South Carolina, that was incorporated in 1913 as a railway terminus up the road from Conway.

The town eventually developed a centre for turpentine, tobacco and cotton production.

It is located 28 miles northwest of Conway, SC and 54 miles NW of Myrtle Beach, which attracts close to 15 million tourists annually.

The Family Dollar store is located on the most heavily traveled road in town, US HWY 501 (16,900 VPD). During summer months, traffic counts increase due to tourists visiting Myrtle Beach and surrounding areas. Aynor High School is directly across the street from the back entrance and has over 700 students.



# Family Dollar

cypresscommercial.com

Family Dollar Stores, Inc. operated a chain of more than 8,000 general merchandise retail discount stores in 46 states, provided consumers with a selection of merchandise in neighborhood stores. The company's merchandise assortment includes consumables, home products, apparel, accessories and electronics. The company sells merchandise at multiple price points between \$1 and \$10.



On July 6, 2015, Dollar Tree, Inc. (NASDAQ:DLTR) successfully acquired Family Dollar for a reported 9.3 billion dollars. The combined organization has sales exceeding 19 billion annually and over 13,600 stores across 48 states and 5 Canadian provinces.



## Tenant Summary



| POPULATION            | 1 mile | 3 miles | 5 miles |
|-----------------------|--------|---------|---------|
| 2021 Projection       | 1,204  | 4,034   | 7,766   |
| 2016 Estimate         | 1,068  | 3,551   | 6,066   |
| 2010 Census           | 952    | 3,059   | 6,903   |
| 2000 Census           | 851    | 2,732   | 7,766   |
| Growth Rate 2000-2010 | 1.13%  | 1.14%   | 1.15%   |
| Growth Rate 2010-2016 | 1.89%  | 2.41%   | 2.09%   |
| Growth Rate 2016-2021 | 2.43%  | 2.58%   | 2.38%   |

| HOUSEHOLDS            |       |       |       |
|-----------------------|-------|-------|-------|
| 2016 Total Households | 436   | 1,359 | 2,609 |
| 2021 Total Households | 492   | 1,545 | 2,934 |
| 2000-2010 Annual Rate | 1.39% | 1.25% | 1.22% |
| 2010-2016 Annual Rate | 1.84% | 2.40% | 2.12% |
| 2016-2021 Annual Rate | 2.45% | 2.60% | 2.38% |

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| 2016 Median Household Income  | \$47,155 | \$44,155 | \$42,416 |
| 2016 Average Household Income | \$54,884 | \$52,520 | \$51,808 |





[cypresscommercial.com](http://cypresscommercial.com)