

UNDER CONSTRUCTION

**FAMILY
DOLLAR**

**DOLLAR
TREE**



Actual Property

OFFERING MEMORANDUM

NEW DEVELOPMENT FAMILY DOLLAR/DOLLAR TREE COMBO STORE
619 MAIN STREET, HEATH SPRINGS, SC 29058

BRANSON BLACKBURN
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TRINITYREIS.COM

TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104



HEATH SPRINGS, SC

\$1,849,920 | 6.55% CAP

- New Development Family Dollar/Dollar Tree Combo Store 10 Year Lease - Rent Set to Commence February of 2023
- New Combination Store has Proven Highly Successful for Dollar Tree Since its Inception in 2019
- NN Lease Requiring Limited Landlord Responsibilities, Tenant Wholly Responsible for HVAC Systems
- Strong Population Growth of Over 17% in a 5-Mile Radius Between 2022 and 2027
- Situated 57 Miles From Downtown Charlotte - The Most-Populous City in NC With 917K+ Residents
- Located on N Main Street, Heath Springs Main Thoroughfare, With Daily Traffic Counts of 7,874 Vehicles
- Walking Distance to Heath Springs Elementary - Total Combined Enrollment of Over 350 Students
- Corporately Guaranteed by Dollar Tree Inc. an Investment Grade Tenant With an S&P Credit Rating of BBB

EXCLUSIVELY MARKETING BY:

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$121,170
Rent Per SF:	\$11.54
Projected Rent Commencement Date:	2/15/2023
Lease Expiration Date:	2/28/2033
Lease Term Remaining:	10 Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2015, Dollar Tree Acquired Family Dollar for \$8.5B, Combining for 13,000+ Stores



For Over 60 Years, Family Dollar has Provided Value and Convenience for Customers



Dollar Tree, Inc. is a Fortune 500 Company and the World-Leader in \$1 Price-Point Stores

PROPERTY DETAILS:

Building Area:	10,500 SF
Land Area:	.97 AC
Year Built:	2023
Guarantor:	Dollar Tree Inc (NYSE:DLTR)
Price Per SF:	\$176.18

LEASE ABSTRACT

619 MAIN STREET | HEATH SPRINGS, SC

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Year 1-10	2/15/2023-2/28/2033	\$121,170	\$11.54	6.55%
Five (5), 5-Year Options	3/1/2033-2/28/2038	\$126,420	\$12.04	6.83%
	3/1/2038-2/28/2043	\$131,670	\$12.54	7.12%
	3/1/2043-2/29/2048	\$136,920	\$13.04	7.40%
	3/1/2048-2/28/2053	\$142,170	\$13.54	7.69%
	3/1/2053-2/28/2058	\$147,420	\$14.04	7.97%



RESPONSIBILITIES BREAKDOWN

TAXES / INSURANCE

PAID BY **TENANT**

...beginning on the rent commencement date, Tenant will reimburse Landlord for real estate taxes on the Demised Premises.

Beginning on the rent commencement date, Tenant will reimburse Landlord for the insurance premium for the insurance Landlord is required to carry...

PARKING LOT

PAID BY **TENANT / LANDLORD**

...Landlord will keep the parking, service and access areas (and other exterior areas, if any) maintained and in a good state of repair and properly lighted; however, Tenant will be responsible for maintaining the existing landscaping including mowing; snow plowing; removing trash and debris from the parking area and landscaped areas; restriping the parking area and repairing parking area lights.

ROOF & STRUCTURE

PAID BY **LANDLORD**

Landlord will maintain and keep in good repair and replace when necessary all exterior portions of the building constituting part of the Demised Premises, including the roof, exterior walls, canopy, gutters, downspouts, and also all structural portions of the building whether interior or exterior.

HVAC

PAID BY **TENANT**

...Tenant will maintain, repair and replace the heating and air conditioning systems; however, during the last two years of the lease term, Tenant will not be obligated to replace and major components of the heating and air conditioning systems...Tenant's election not to replace any major component will impose no obligation on Landlord to do so.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	741	2,538	4,888
2022 Estimated	923	3,033	5,669
2027 Projected	1,096	3,588	6,687

POPULATION GROWTH



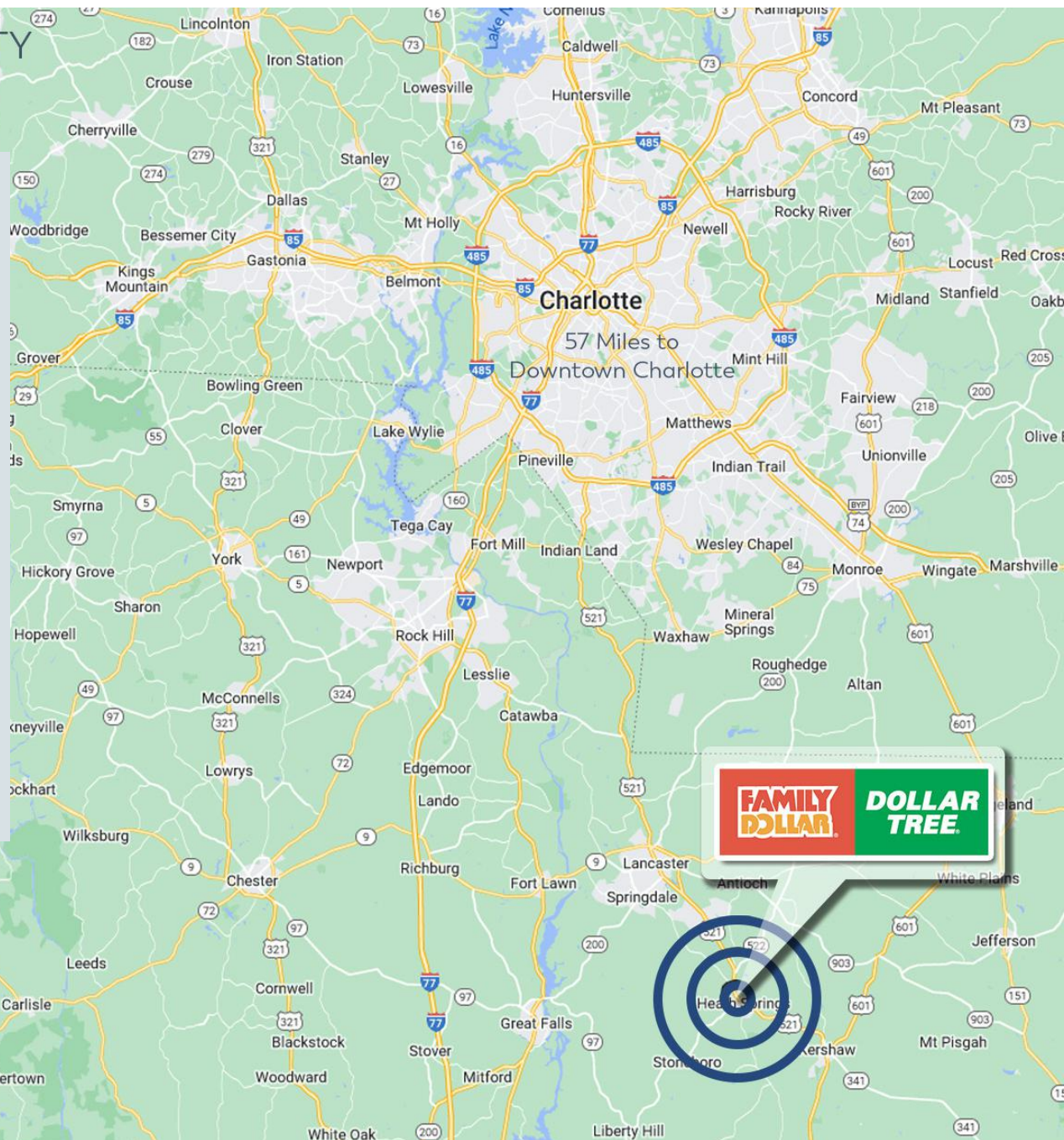
	1 Mile	3 Mile	5 Mile
2010 - 2022	24.56%	19.50%	15.98%
2022 - 2027	18.74%	18.30%	17.96%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$53,513	\$56,593	\$54,343
Average	\$63,391	\$66,160	\$54,343

Demographic data provided by CoStar







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PROPERTY PHOTO

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TRINITY

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 **TRINITY**



2019
Launched
Combo Stores



**Publicly
Traded Co.**
Dollar Tree, Inc.
NASDAQ: DLTR



BBB
S&P Rated



\$34.57B
Market Cap



16,000+
Dollar Tree
Locations



600+
Combo Store
Locations

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BROKER OF RECORD

BRIAN BROCKMAN

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