

OFFERING MEMORANDUM



FAMILY DOLLAR
ST. HELENA ISLAND, SOUTH CAROLINA



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty-South Carolina Inc.
A Licensed South Carolina Broker #108250



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INVESTMENT SUMMARY



LIST PRICE
\$1,360,000



CAP RATE
8.25%



BUILDING SIZE
8,000 SQ. FT.



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING
5.50 YEARS



RENEWAL OPTIONS
3 - 5 YEAR



PARKING
25 SPACES



TAX PARCEL
R300-016-000-316



PROPERTY ADDRESS
**791 SEA ISLAND PARKWAY
ST. HELENA ISLAND, SC 29920**



ANNUAL RENT
\$112,200.00



LAND AREA
0.73 ACRES



LEASE TYPE
NN



LEASE EXPIRATION
01/31/2031



RENT INCREASES
**10% IN FEBRUARY 2028
OPT. 1 = 21% | OPT. 2-3 = 10%**



YEAR BUILT
2011



TRAFFIC COUNTS
20,773 VPD

RENT SCHEDULE

	MONTHLY RENT	ANNUAL RENT	INCREASE	CAP RATE
Current - 01/31/2028	\$9,350.00	\$112,200.00		8.25%
02/01/2028 - 01/31/2031	\$10,285.00	\$123,420.00	10.00%	9.07%
Option 1 (02/01/2031 - 01/31/2036)	\$12,444.84	\$149,338.08	21.00%	10.98%
Option 2 (02/01/2036 - 01/31/2041)	\$13,689.34	\$164,272.08	10.00%	12.07%
Option 3 (02/01/2041 - 01/31/2046)	\$15,058.25	\$180,699.00	10.00%	13.28%

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE LEASE:

- 5.50 Years of Guaranteed Lease Term (Lease Exp: January 31, 2031)
- 2011 Construction Build-to-Suit Family Dollar
- 8,000 SF Building | 0.73 Acre Parcel
- Three (3) - Five (5) Year Renewal Options | 21% Rent Increase in Option 1; 10% Rent Increase in Options 2-3

GUARANTEED 10% RENTAL INCREASE IN FEBRUARY 2028:

- 10% Rental Increase in 2.5 Years (February 1, 2028)
- Cap Rate Increases to a 9.07% in February 2028 (Assuming a Purchase at List Price)

RARE FARM HOUSE STYLE ARCHITECTURE:

- "Old Country Store" | Upgraded Building Face and Features
- Hardie-Plank, Shutters, Windows, Vaulted Ceilings, Etc.

RECENT STORE REMODEL - 2023:

- Family Dollar Recently Remodeled the Store in 2023

NN LEASE STRUCTURE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsible for Roof, Structure & Parking Lot
- Tenant is Responsible for Maintenance, Repair & Replacement of HVAC Units
- Tenant is Responsible for Lawn and Landscape Maintenance (Snow & Trash Removal), Repairing Parking Area Lights; and Restriping the Parking Lot
- Tenant Reimburses Property Taxes and Property Insurance In Full

PROXIMITY FROM ST. HELENA ISLAND, SOUTH CAROLINA:

- Beaufort, SC | 8 Miles
- Savannah, GA | 50 Miles
- Charleston, SC | 78 Miles
- Augusta, GA | 125 Miles
- Myrtle Beach, SC | 179 Miles
- Charlotte, NC | 240 Miles
- Atlanta, GA | 272 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 514 Residents; \$98,979 Average Household Income
- 3-Mile: 4,639 Residents; \$106,293 Average Household Income
- 5-Mile: 12,728 Residents; \$122,735 Average Household Income
- 7-Mile: 35,776 Residents; \$109,414 Average Household Income

ST. HELENA ISLAND, SOUTH CAROLINA:

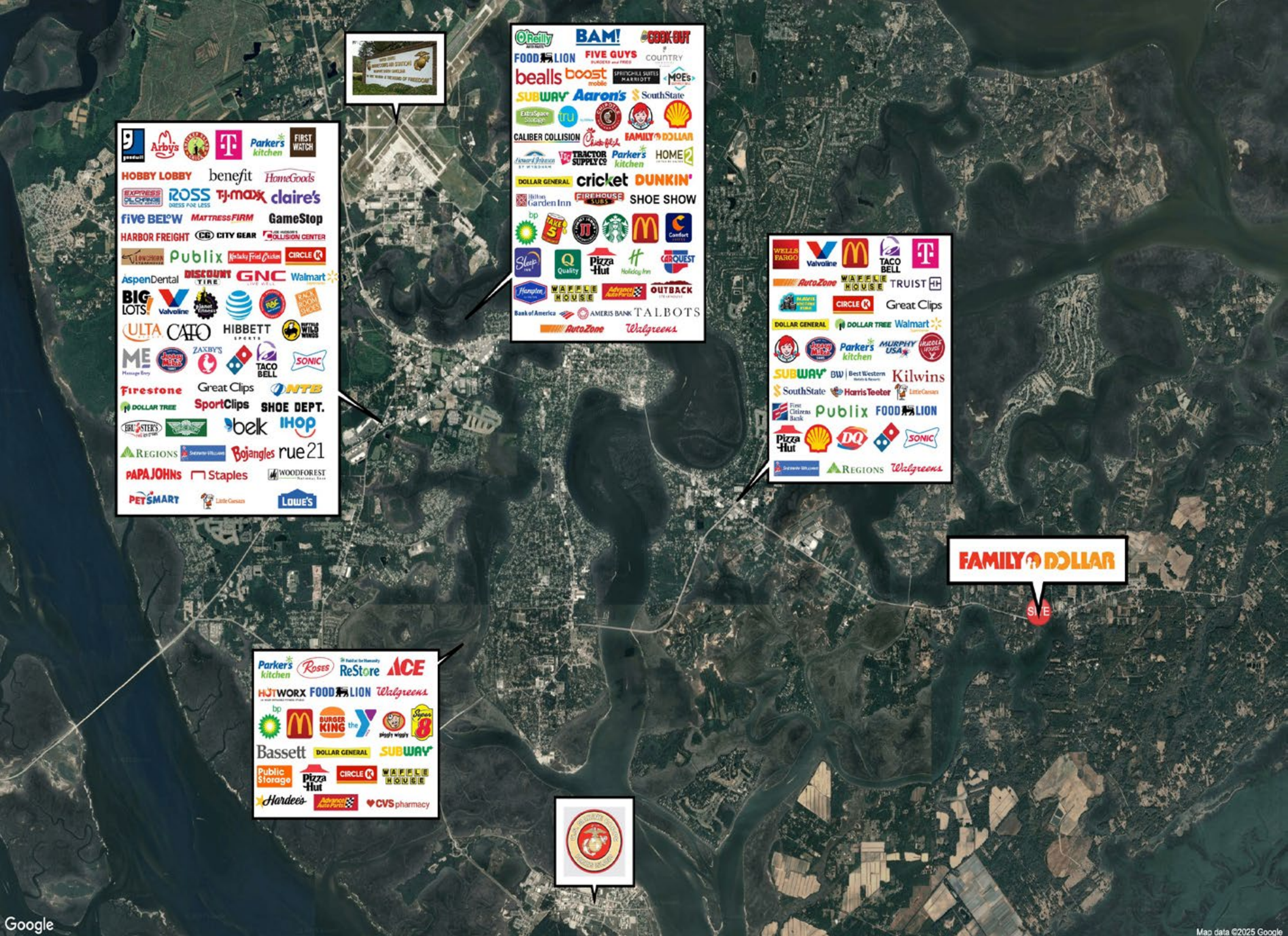
- A Leading Manufacturer and Supplier of Carbon Solutions
- In October 2024, Birla Carbon Announced it Selected Orangeburg County to Establish the Company's First South Carolina Operation
- The \$1 Billion Investment Will Create 124 New Jobs
- The Company Will Build a 435,000-Square-Foot Facility in Orangeburg, S.C.

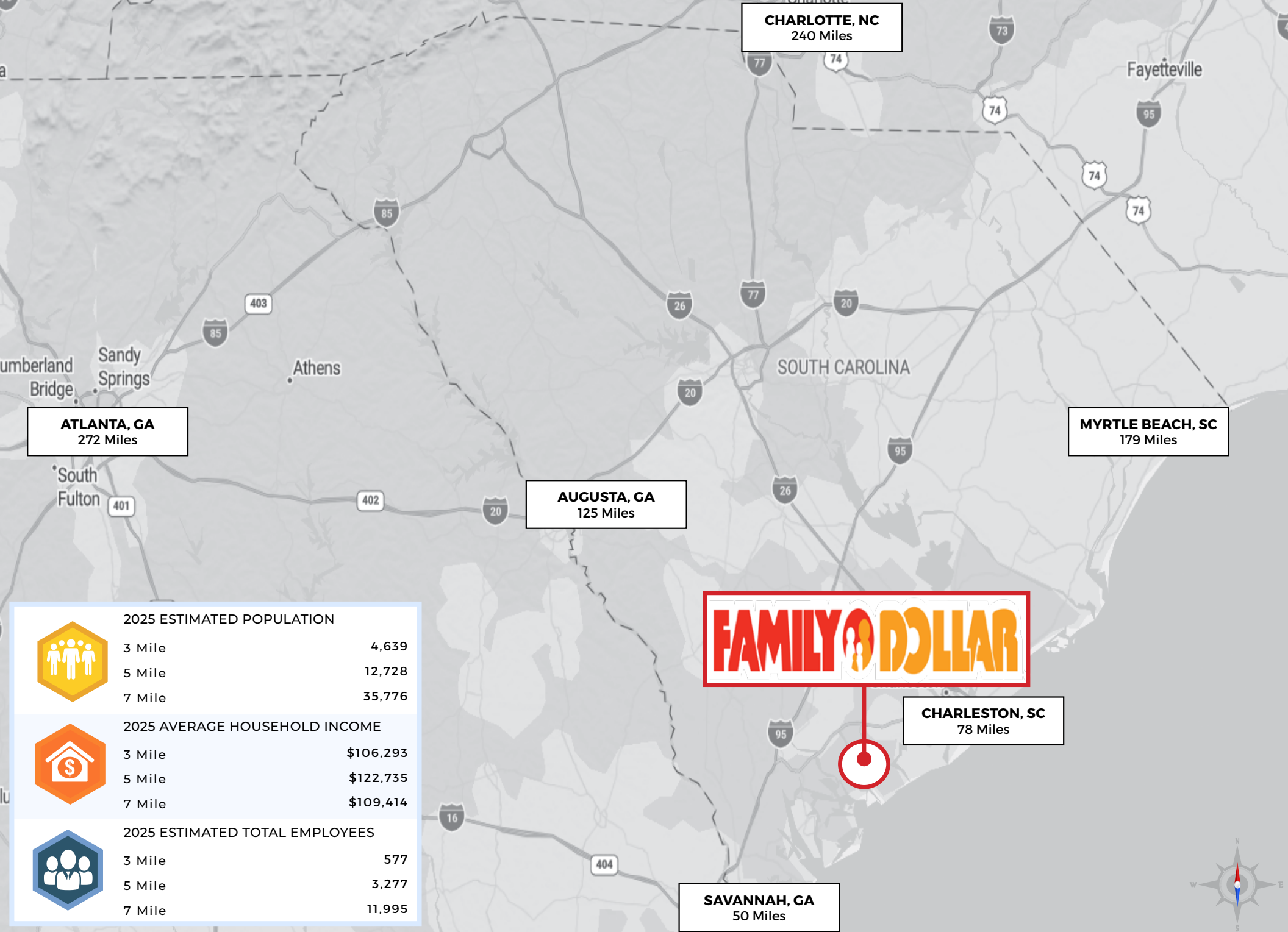












AREA OVERVIEW



ST. HELENA ISLAND, SOUTH CAROLINA

Located just a few miles east of Beaufort, South Carolina, St. Helena Island showcases the rich fabric of rural Lowcountry life both past and present. St. Helena Island is one of the Sea Islands, a chain of over 100 islands off the coast of SC, Georgia, and Florida that includes Hilton Head, St. Simons, and Kiawah. Just a short drive from downtown Beaufort, St. Helena Island has preserved its rural character. Agriculture, shrimping, and fishing continue, and some Lowcountry land is protected by conservation easements. Frogmore is the island's commercial center, with a mix of charming shops and art galleries, as well as restaurants featuring authentic Lowcountry and Gullah cuisine.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2025 Estimated Population	514	4,639	12,728	35,776
2030 Projected Population	539	4,853	13,037	36,724
2020 Census Population	475	4,533	12,965	36,778
Annual Growth Rate: 2025 to 2030	0.98%	0.92%	0.48%	0.53%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2025 Estimated Households	218	2,071	5,435	14,628
2030 Projected Households	230	2,177	5,592	15,074
2020 Census Households	193	1,983	5,477	14,615
Annual Growth Rate: 2025 to 2030	1.06%	1.02%	0.57%	0.60%
Average Household Size	2.35	2.23	2.32	2.25



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2025 Average Household Income	\$98,979	\$106,293	\$122,735	\$109,414
2025 Median Household Income	\$69,991	\$76,177	\$84,875	\$80,619
2025 Per Capita Income	\$41,987	\$47,505	\$52,498	\$46,721



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2025 Housing Units	218	2,071	5,435	14,628
2025 Owner-Occupied Units	176	1,741	4,393	9,935
2025 Renter Occupied Housing Units	42	330	1,042	4,693



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2025 Businesses	24	97	481	1,335
2025 Employees	123	577	3,277	11,995

TENANT OVERVIEW



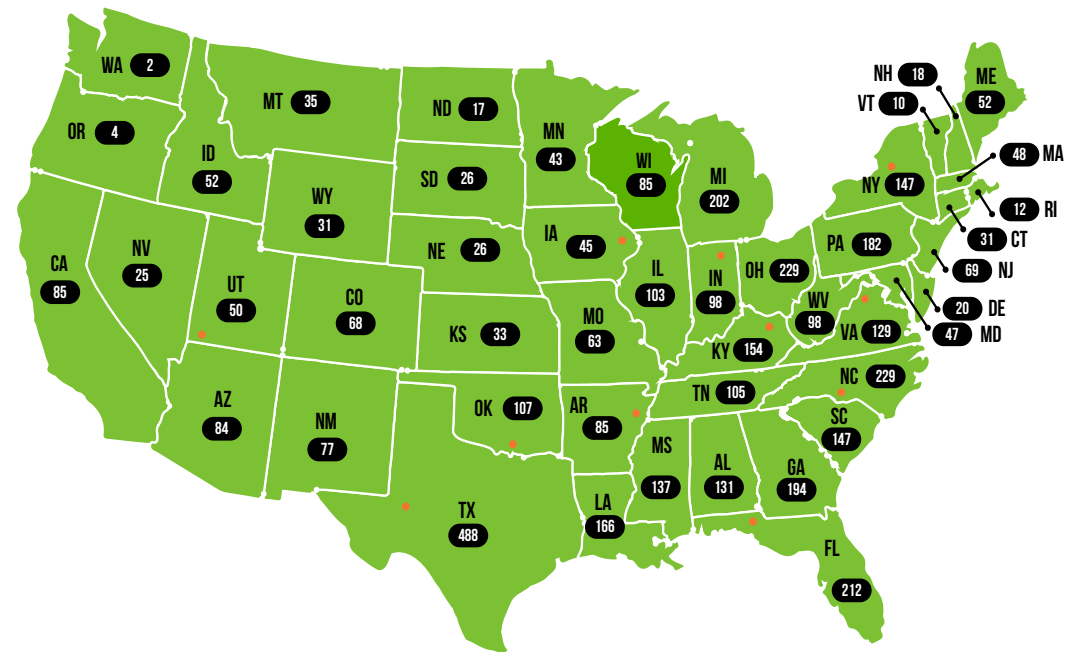
ABOUT

Family Dollar is an American discount retail chain founded in 1959 by Leon Levine in Charlotte, North Carolina. Since its founding, the company has expanded to operate 7,622 stores across 49 U.S. states and territories as of March 2025. Family Dollar offers a variety of products, including household goods, groceries, cleaning supplies, and apparel, primarily serving low-to-middle-income communities. The retailer also offers seasonal merchandise and necessities from competitively-priced national name brands and equivalent-value, lower-priced private labels. Family Dollar is headquartered in Chesapeake, Virginia. In fiscal year 2024, Family Dollar's annual revenue was reported as \$13.2 billion.

In 2015, Dollar Tree Inc. acquired Family Dollar for over \$8 billion. However, in March 2025, Dollar Tree announced the sale of Family Dollar to private equity firms Brigade Capital Management and Macellum Capital Management for approximately \$1 billion. The transaction is expected to close in the second quarter of 2025. Brigade Capital Management is a global asset management firm founded in 2006 with over \$26 billion in assets under management. Macellum Capital Management is an investment firm founded in 2009 that focuses on value-oriented investments in the consumer and retail sectors. Following the acquisition, Duncan McNaughton, former president and COO of Family Dollar, will assume the role of chairman, aiming to revitalize the brand and improve its market position.

7,622 STORES | IN 49 STATES

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Peter Smalls Rd

FAMILY
DOLLAR

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