

OFFERING MEMORANDUM



FAMILY DOLLAR
FLORENCE, 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
\$1,521,444



PROPERTY ADDRESS
**3216 EAST PALMETTO ST
FLORENCE, SC 29506**



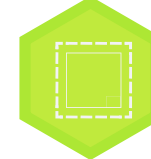
CAP RATE
7.00%



ANNUAL RENT
\$106,501.08



BUILDING SIZE
8,000 SQ. FT.



LAND AREA
1.44 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN+



LEASE TERM REMAINING
10.75 YEARS



LEASE EXPIRATION
09/30/2036



RENEWAL OPTIONS
4 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
34 SPACES



YEAR BUILT
2012



TAX PARCEL
90160-01-034



TRAFFIC COUNTS
17,360 VPD

RENT SCHEDULE

	MONTHLY RENT	ANNUAL RENT	INCREASE	CAP RATE
Current - 09/30/2036	\$8,875.09	\$106,501.08		7.00%
Option 2 (10/01/2036 - 09/30/2041)	\$9,762.59	\$117,151.08	10.00%	7.70%
Option 3 (10/01/2041 - 09/30/2046)	\$10,738.84	\$128,866.08	10.00%	8.47%
Option 4 (10/01/2046 - 09/30/2051)	\$11,812.75	\$141,753.00	10.00%	9.32%
Option 5 (10/01/2051 - 09/30/2056)	\$12,994.00	\$155,928.00	10.00%	10.25%

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE LEASE:

- Approximately 11 Years of Guaranteed Lease Term (Lease Exp: September 2036)
- 2012 Construction Build-to-Suit Family Dollar
- 8,000 SF Building | 1.44 Acre Parcel
- Four (4) - Five (5) Year Renewal Options

RECENT LEASE RENEWAL:

- In February 2026, Family Dollar Extended the Lease for an Additional 9 Years Signifying Their Long Term Commitment to this Location

NN LEASE STRUCTURE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsible for Roof & Parking Lot
- Tenant Responsible for All Asphalt and Concrete Repairs Until the Aggregate Costs Equal \$5,000 in any Lease Year
- 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 Insurance

PROXIMITY FROM FLORENCE, SOUTH CAROLINA:

- Myrtle Beach, SC | 64 Miles
- Columbia, SC | 86 Miles
- Fayetteville, NC | 87 Miles
- Rock Hill, SC | 100 Miles
- Charlotte, NC | 107 Miles
- Charleston, SC | 114 Miles
- Wilmington, NC | 129 Miles

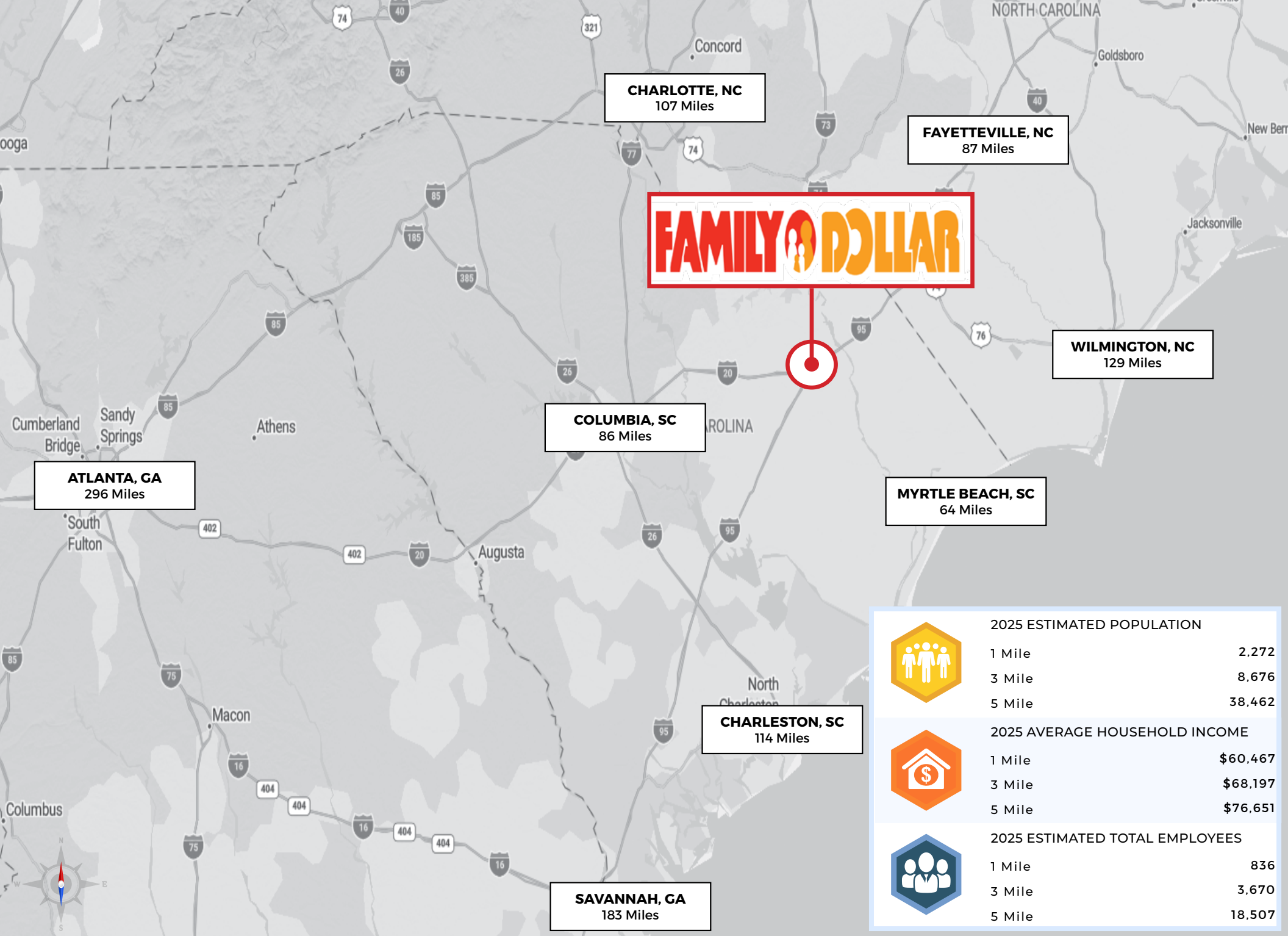
TRADE AREA DEMOGRAPHICS:

- 1-Mile: Population: 2,272 Residents | \$60,467 Average Household Income
- 3-Mile: Population: 8,676 Residents | \$68,197 Average Household Income
- 5-Mile: Population: 38,462 Residents | \$76,651 Average Household Income
- 7-Mile: Population: 66,982 Residents | \$84,612 Average Household Income
- 10-Mile: Population: 96,229 Residents | \$89,204 Average Household Income









2025 ESTIMATED POPULATION

1 Mile	2,272
3 Mile	8,676
5 Mile	38,462



2025 AVERAGE HOUSEHOLD INCOME

1 Mile	\$60,467
3 Mile	\$68,197
5 Mile	\$76,651



2025 ESTIMATED TOTAL EMPLOYEES

1 Mile	836
3 Mile	3,670
5 Mile	18,507

AREA OVERVIEW



FLORENCE, SOUTH CAROLINA

Florence, South Carolina, in Florence county, is 74 miles east of Columbia, South Carolina (center to center) and 94 miles southeast of Charlotte, North Carolina. The city of Florence has a population of 40,395 as of July 1, 2024. The city became a major medical center in the 20th century. Florence is a regional hub with a diverse and growing economy. During the latter part of the 20th century and early 21st century, Florence's economy was transformed from being based largely on rail and farming into a diversified economy as the major commerce, finance, rail and trucking services, health care, and industrial center of the Eastern Carolinas. With a diverse and dynamic array of industries including Food and Beverage, Distribution and Logistics, Automotive, and Manufacturing, the area is a popular destination for business investment. Florence is a significant medical center for the region. McLeod Health and MUSC Health Florence Medical Center are major employers, providing extensive healthcare services and contributing significantly to the local economy. The manufacturing sector is a key component of Florence's economy. The area hosts several large manufacturing plants, including those operated by companies like Honda. Florence also serves as the financial and service hub for the Eastern Carolinas, with many financial and professional management institutions invested heavily within the city. Companies with regional operations and headquarters include Truist Financial, Monster.com, Otis Elevator, CSX Transportation and Wells Fargo. Florence has operation headquarters for AT&T and is the southeastern headquarters of Duke Energy Inc. While staying in Florence, one can explore the city's history by visiting the Florence Public Library and Florence Museum of Art, Science, and History. The city also has several other museums such as the War Between the States Museum, Browntown Museum, and Indigo Museum. Some of the local parks are Chase Park, Maple Park, Jeffries Creek Park, and Timrod Park. Visitors can enjoy shopping at the Hallmark Square Shopping Center, Florence Plaza Shopping Center, Florence Mall Shopping Center, and South Park Shopping Center. Francis Marion University, Betty Stevens Cosmetology Institute, and Florence Darlington Technical College are some of the local colleges and universities. Florence Regional Airport is nearby.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2025 Estimated Population	2,272	8,676	38,462	66,982
2030 Projected Population	2,274	8,684	37,886	66,476
2020 Census Population	2,379	8,701	40,025	68,355



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2025 Estimated Households	885	3,195	15,283	26,981
2030 Projected Households	896	3,231	15,157	26,925
2020 Census Households	926	3,158	15,773	27,461
Average Household Size	2.57	2.54	2.41	2.40



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2025 Average Household Income	\$60,467	\$68,197	\$76,651	\$84,612
2025 Median Household Income	\$43,146	\$42,183	\$55,514	\$62,369
2025 Per Capita Income	\$23,542	\$25,723	\$30,877	\$34,387



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2025 Housing Units	885	3,195	15,283	26,981
2025 Owner-Occupied Units	560	1,780	8,567	15,954
2025 Renter Occupied Housing Units	325	1,415	6,716	11,026



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2025 Businesses	78	226	1,654	3,143
2025 Employees	836	3,670	18,507	34,625

TENANT OVERVIEW



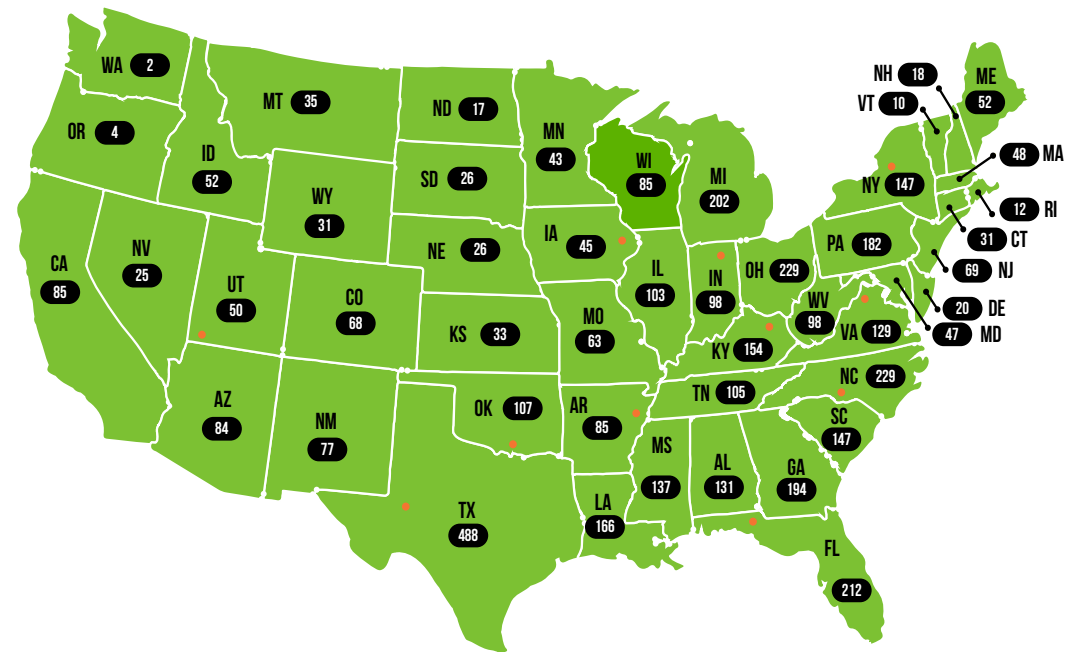
ABOUT

Family Dollar is a national discount retailer offering value-priced everyday essentials in convenient neighborhood locations. Known for its accessible pricing and streamlined store layouts, Family Dollar provides a compelling merchandise assortment that includes household goods, groceries, cleaning supplies, health and beauty aids, apparel, seasonal items, and home decor—most priced under \$10.

Originally acquired by Dollar Tree, Inc. (NASDAQ: DLTR) in 2015 for \$8.5 billion, Family Dollar was operated as a sister banner alongside Dollar Tree to expand reach and diversify customer appeal. In 2025, Dollar Tree sold the Family Dollar brand and store operations, marking a significant strategic shift. Despite the change in ownership, Family Dollar continues to operate under its longstanding brand identity, serving as a reliable discount retailer focused on value, convenience, and essential goods.

Family Dollar operates more than 8,000 locations across 46 U.S. states, serving both suburban and rural markets. Its stores are strategically positioned in high-traffic areas, often as standalone properties or key tenants in neighborhood shopping centers. This widespread presence allows the brand to maintain strong customer accessibility and consistent foot traffic, making it a reliable anchor tenant in a variety of retail environments.

7,622 STORES | **IN 49 STATES** | ● STORES
● DISTRIBUTION CENTER



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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.

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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.



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