



SANTEE, SOUTH CAROLINA

CONFIDENTIAL OFFERING MEMORANDUM

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INVESTMENT OVERVIEW

Executive Summary



PROPERTY SUMMARY

Address	101 William Clark Blvd Santee, SC 29142
Ownership	Fee Simple
Building Size	9,993 SF
Parcel Size	±1.78 Acres
Parking	37 Spaces
Year Built	2022

INVESTMENT SUMMARY

List Price	\$1,394,000
Cap Rate	7.50%
NOI	\$104,507
Lease Type	NN+
Remaining Lease Term	±6.5 Years
Rent Increases	\$0.50/SF at Each Option
Option Periods	(4) 5 - Year

PROPERTY HIGHLIGHTS

- **Minimal Landlord Responsibilities:** This NN+ lease structure offers a highly passive investment with minimal landlord obligations
- **Investment Grade Tenant:** The lease is guaranteed by Dollar Tree Stores, Inc., which holds an S&P investment-grade credit rating of BBB
- **Corporate Lease:** Dollar Tree operates over 9,000 locations across 48 U.S. states and 5 Canadian provinces, with 2024 net sales exceeding \$17 billion
- **Strong Lease Term:** Approximately 6.5 years remain on the initial lease term, with an additional 20 years available through option periods, providing long-term investment security
- **Interstate Access:** Strategically located just ±0.6 miles from I-95, the property offers excellent market exposure and convenient access
- **Strong Retail Corridor:** Positioned adjacent to Bradford Village Shopping Center, a Food Lion anchored strip mall that serves as the primary retail hub of Santee
- **High Growth Market:** Santee's population is rapidly growing due to its proximity to major employers like Volvo and Boeing, with projected population growth of 200% within a 5-mile radius over the next five years
- **Top Recreation Destination:** Home to world-class golf courses and Lake Marion, South Carolina's premier freshwater fishing destination, Santee draws over 100,000 recreational visitors annually

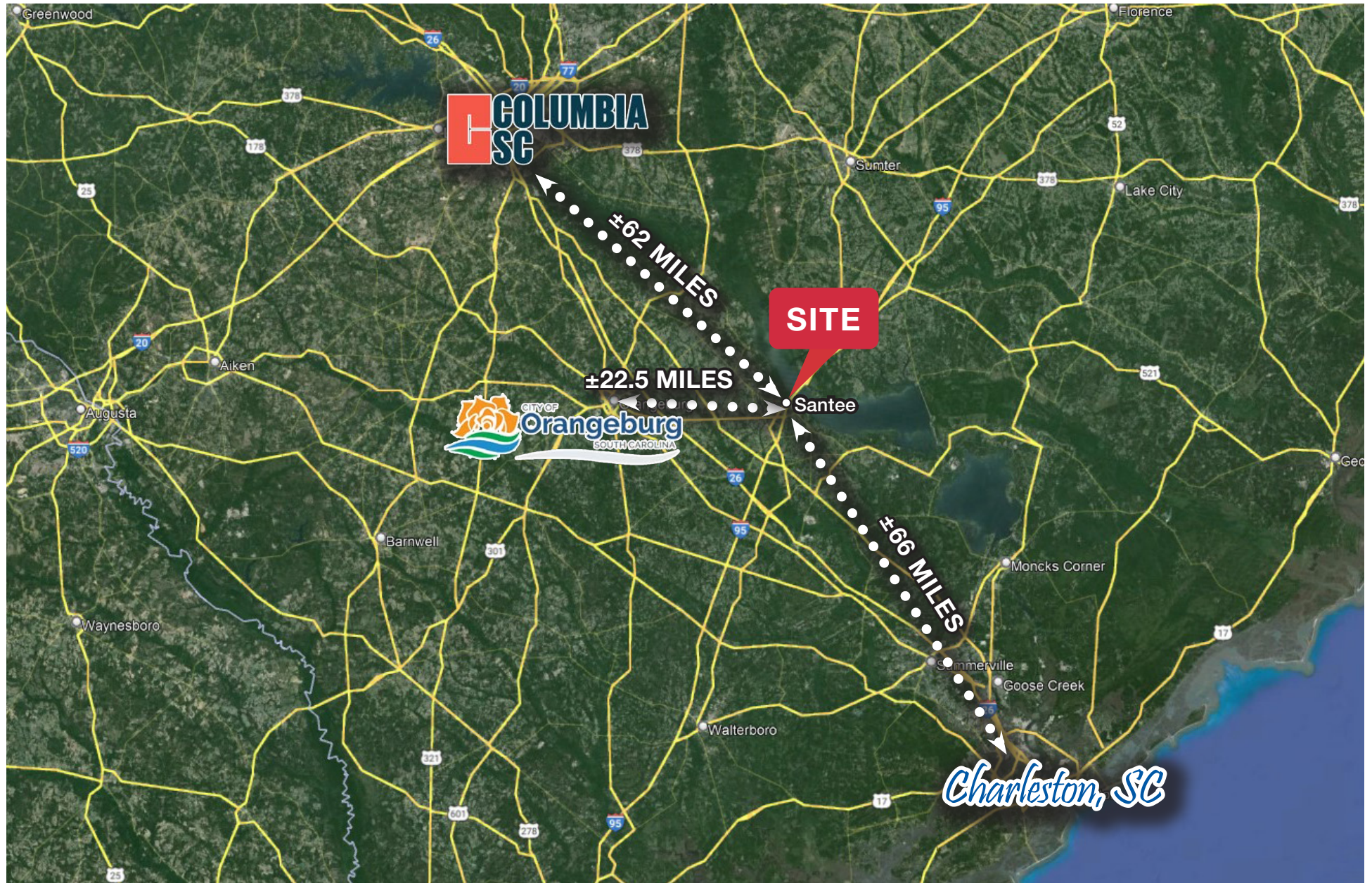
PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

Market Map

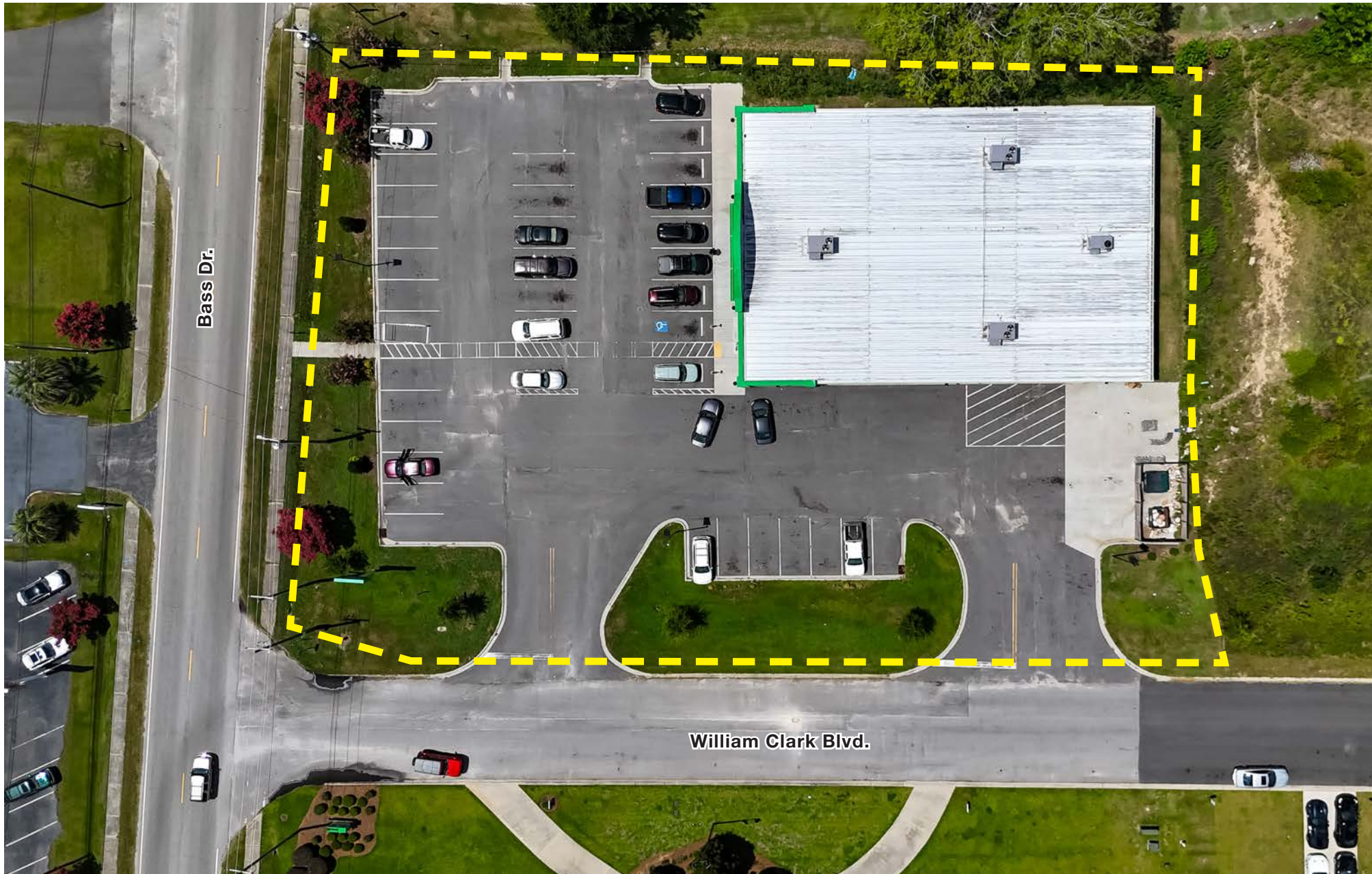


Submarket Map



PROPERTY OVERVIEW

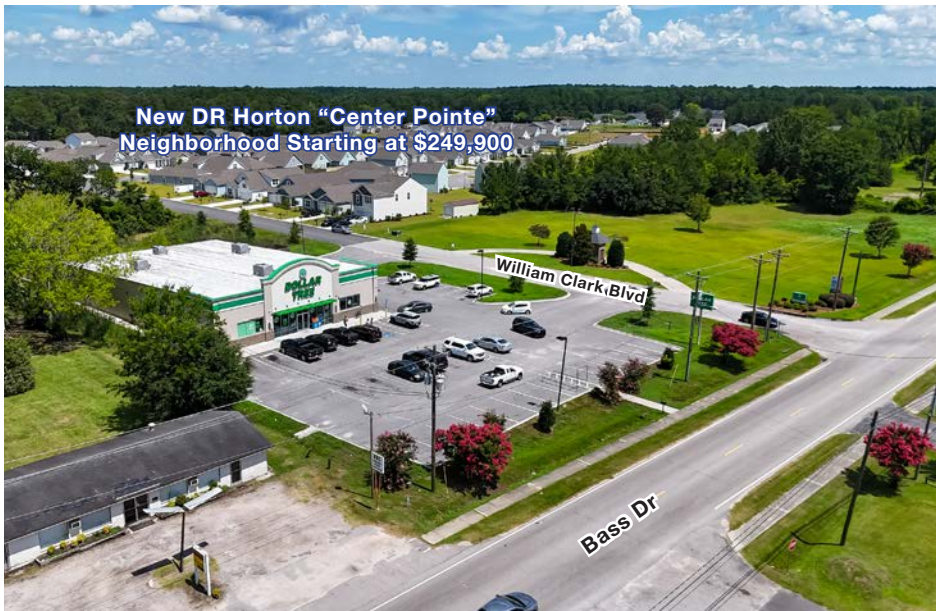
Site Map



*Site lines are approximate

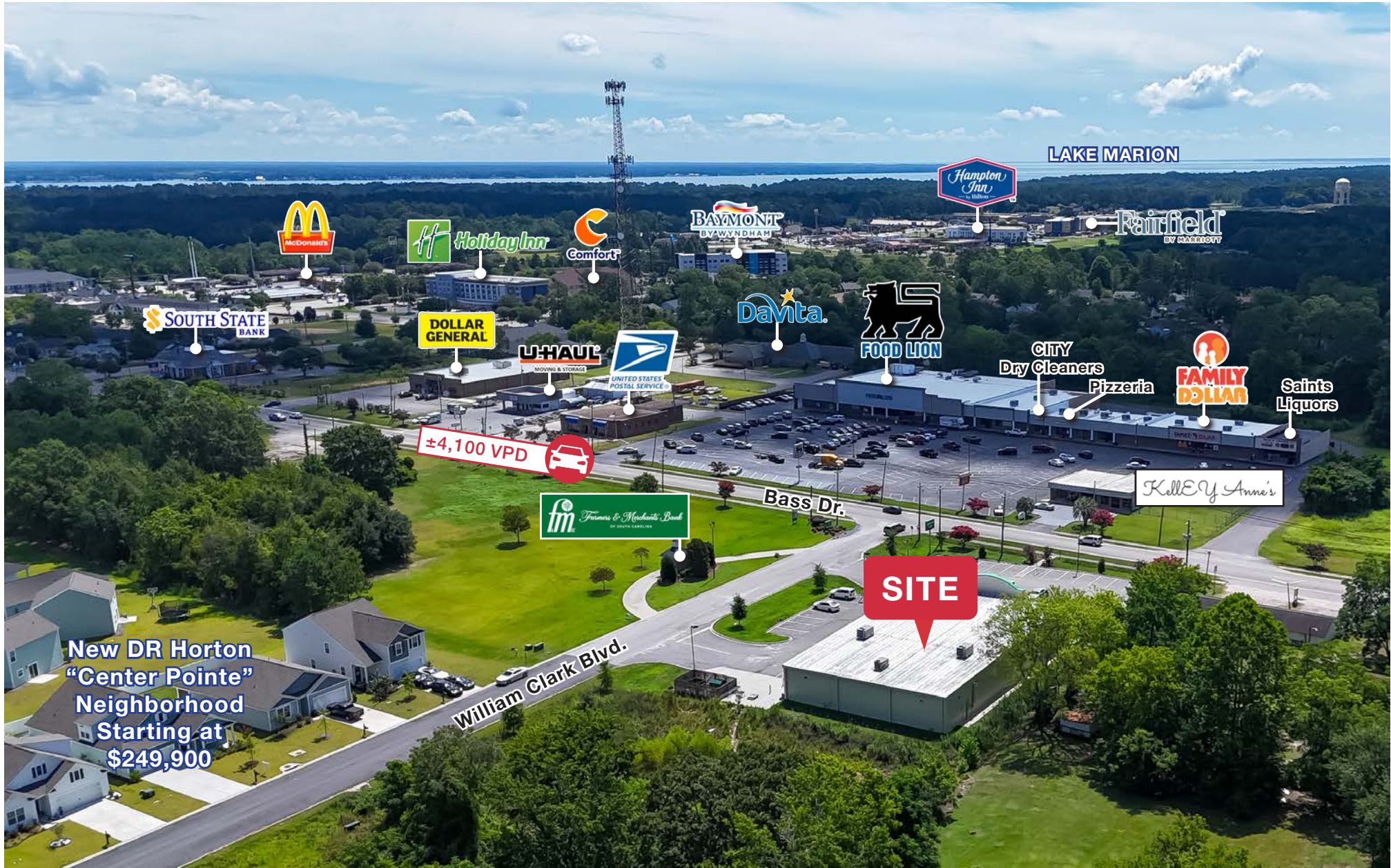
PROPERTY OVERVIEW

Property Photos



PROPERTY OVERVIEW

Site Aerial



*Site lines are approximate

INVESTMENT OVERVIEW

Lease Summary & Rent Schedule



LEASE SUMMARY

Tenant	Dollar Tree Stores, Inc
Tenant Classification	Corporate
Lease Type	NN+
Building Size	9,993 SF
Original Lease Term	10 Years
Rent Commencement Date	2/24/2022
Rent Expiration Date	2/29/2032
Remaining Lease Term	±6.5 Years
Options	(4) 5 - Year
Increases	\$0.50/SF @ Each Option
Property Taxes	Tenant Responsibility
Property Insurance	Tenant Responsibility
Operating Expenses	Tenant Responsibility
Landlord's Liability Insurance	Landlord Responsibility*
Roof & Structure	Landlord Responsibility
HVAC	Tenant to Repair - Landlord to Replace
Parking Lot	Landlord Responsibility

*Note 1: Currently estimated to be \$420/year and has been deducted from the NOI for valuation purposes

RENT SCHEDULE

Initial Term	Monthly	Annually
2/24/2022 - 2/29/2032	\$8,744	\$104,927
First Option		
3/1/2032 - 2/28/2037	\$9,160	\$109,923
Second Option		
3/1/2037 - 2/28/2042	\$9,577	\$114,920
Third Option		
3/1/2042 - 2/28/2047	\$9,993	\$119,916
Fourth Option		
3/1/2047 - 2/28/2052	\$10,409	\$124,913



TENANT OVERVIEW

Dollar Tree



Dollar Tree, Inc. (NASDAQ: DLTR) is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, Dollar Tree is a **Fortune 200 Company** that operates **9,000 stores across 48 states and five Canadian provinces**. Stores operate under the brands of Dollar Tree and Dollar Tree Canada.

In March 2025, Dollar Tree, Inc. announced it surpassed a major retail milestone with the opening of its 9,000th store in North America, reinforcing the company's position as one of the fastest-growing and most powerful value retailers. With a footprint now spanning thousands of communities across the U.S. and Canada, this achievement reflects Dollar Tree's steadfast focus on delivering value, convenience, and "thrill of the hunt" discovery in every aisle of every store.

Dollar Tree, Inc. announced in March of 2025 that the Company reached an agreement under which Brigade Capital Management, LP and Macellum Capital Management, LLC partnered to acquire the Company's Family Dollar business segment. "This is a major milestone in our multi-year transformation journey to help us fully achieve our potential," said Mike Creedon, Chief Executive Officer, Dollar Tree, Inc. "We will continue to grow and optimize our Dollar Tree business to maximize value for Dollar Tree associates, customers, and shareholders with an enhanced focus on compelling initiatives, including our expanded assortment, significant planned new store openings across the United States, and transactions that advance our growth strategy."

[LEARN MORE](#)



REPRESENTATIVE PHOTO

First Quarter Fiscal 2025 Highlights

- Dollar Tree Same-Store Net Sales +5.4% on +2.5% Traffic and +2.8% Ticket
- Opened 148 new Dollar Tree stores - including its 9,000th North American store, located in Plano, Texas
- Converted approximately 500 stores to our 3.0 multi-price format
- Gross profit increased 11.7% to \$1.6 billion

"Our strong first quarter performance underscores the progress we've made against our strategic priorities and is a clear signal that our customers are responding positively to the changes we are making," said Mike Creedon, Chief Executive Officer. "History has shown that we have the resilience to emerge stronger from periods of economic uncertainty and in today's rapidly evolving environment, we see a meaningful opportunity to further elevate the value, convenience, and discovery that our customers depend on Dollar Tree to provide."



MARKET OVERVIEW

Santee, South Carolina



Santee, SC, is located off of Interstate 95 (±23 miles east of Orangeburg) and is primarily known as a tourism and outdoor recreation destination, particularly for golfing and fishing. It's strategically located on the south shore of Lake Marion, the largest freshwater lake in South Carolina, making it a popular spot for anglers and nature enthusiasts. The creation of Lake Marion in the 1940's through the damming of the Santee River fundamentally transformed the area, shifting its economy towards recreation. The expansion of I-95 in the 1970's further boosted tourism, making Santee a popular stopover for travelers. Today, the local economy is heavily reliant on tourism and related services.

Santee sits on Lake Marion, which, along with Lake Moultrie, forms the "Santee Cooper Lakes" system. This vast water body is renowned for its abundant fishing opportunities, especially for largemouth bass, striped bass, bream, and crappie. Located on Lake Marion is Santee State Park which offers camping, cabins (some on piers over the lake), biking and hiking trails, and pontoon boat tours. Santee is also a popular golf destination, boasting several championship courses.



SANTEE ATTRACTS MORE THAN 100,000 VISITORS ANNUALLY

According to the Town of Santee



As South Carolina's largest freshwater lake, **Lake Marion** is the centerpiece of Santee's tourism. It's famous for fishing (renowned for largemouth bass, striped bass, bream, crappie, and catfish), and is ideal for all kinds of water sports, including kayaking canoeing, and pleasure boating.



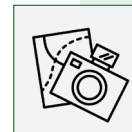
Located directly on Lake Marion, **Santee State Park** offers a variety of activities and amenities including camping & cabins, hiking & biking trails, a fishing pier, and wildlife viewing.



Santee National Wildlife Refuge offers an immersive wildlife experiences including wildlife observation, nearly 40 miles of maintained trails for hiking and biking, a 7.5-mile scenic Auto Tour route, and the historic Santee Indian Mound & Fort Watson sites.



Santee is a well-known **golf destination**, offering several highly-regarded courses including the Santee National Golf Club, the Lake Marion Golf Course and the Santee Cooper Country Club. These courses are often praised for their value and scenic layouts.



Other **historical attractions** in the vicinity included Eutaw Springs Battlefield which marks the site of the final Revolutionary War battle in South Carolina, and the Elloree Heritage Museum & Cultural Center that has exhibits on the history of eastern Orangeburg County.

1 MILE RADIUS

Summary	2025	2030
Population	743	737
Households	371	371
Families	229	227
Average Household Size	2.00	1.99
Owner Occupied Housing Units	298	305
Renter Occupied Housing Units	73	66
Median Age	52.6	51.8
Average Household Income	\$65,711	\$68,040

3 MILE RADIUS

Summary	2025	2030
Population	3,082	3,059
Households	1,436	1,440
Families	887	882
Average Household Size	2.15	2.12
Owner Occupied Housing Units	1,172	1,201
Renter Occupied Housing Units	264	240
Median Age	52.7	52.2
Average Household Income	\$64,507	\$67,040

5 MILE RADIUS

Summary	2025	2030
Population	5,915	15,873
Households	2,682	2,691
Families	1,643	1,634
Average Household Size	2.21	2.18
Owner Occupied Housing Units	2,239	2,289
Renter Occupied Housing Units	443	403
Median Age	53.0	52.9
Average Household Income	\$60,833	\$64,397

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 101 William Clark Blvd, Santee, SC 29142 ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent 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 this 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 by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



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