



LAVONIA, GEORGIA

CONFIDENTIAL OFFERING MEMORANDUM

TABLE OF CONTENTS

Investment Overview

03 Executive Summary

Property Overview

04 Regional Map

05 Market Map

06 Submarket Map

07 Site Aerial

08 Property Photos

09 Aerial Site Plan

Tenants Overview

10 Investment Overview

11 Tenant Summary

Market Overview

12 Market Analysis

16 Demographics

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INVESTMENT OVERVIEW



Executive Summary

PROPERTY SUMMARY

Address	12480 Augusta Rd, Lavonia, GA 30553
Ownership	Fee Simple
Building Size	10,500 SF
Parcel Size	1.91 Acres
Parking	45 Spaces
Year Built	2021

INVESTMENT SUMMARY

Asking Price	\$1,660,000
Cap Rate	7.25%
NOI	\$120,350
Lease Type	NN+
Remaining Lease Term	±5.75 Years
Remaining Options	(4) 5 - Year
Rent Increases	\$0.50/SF @ Each Option

PROPERTY HIGHLIGHTS

Newer Construction Dollar Tree: Purpose-built in 2021, the Property offers a newer-construction, freestanding 10,500 SF retail building with long-term usability.

Corporate-Backed Credit Tenant: 100% leased to Dollar Tree Stores, Inc., an investment-grade tenant rated BBB by S&P.

Long-Term Net Lease: The lease runs through January 31, 2032, with four 5-year renewal options and rent increases in each option period.

Essential Retail for a Rural Trade Area: Dollar Tree's value-oriented model fits well in rural markets, serving daily needs with affordable consumables, household goods, and convenience merchandise.

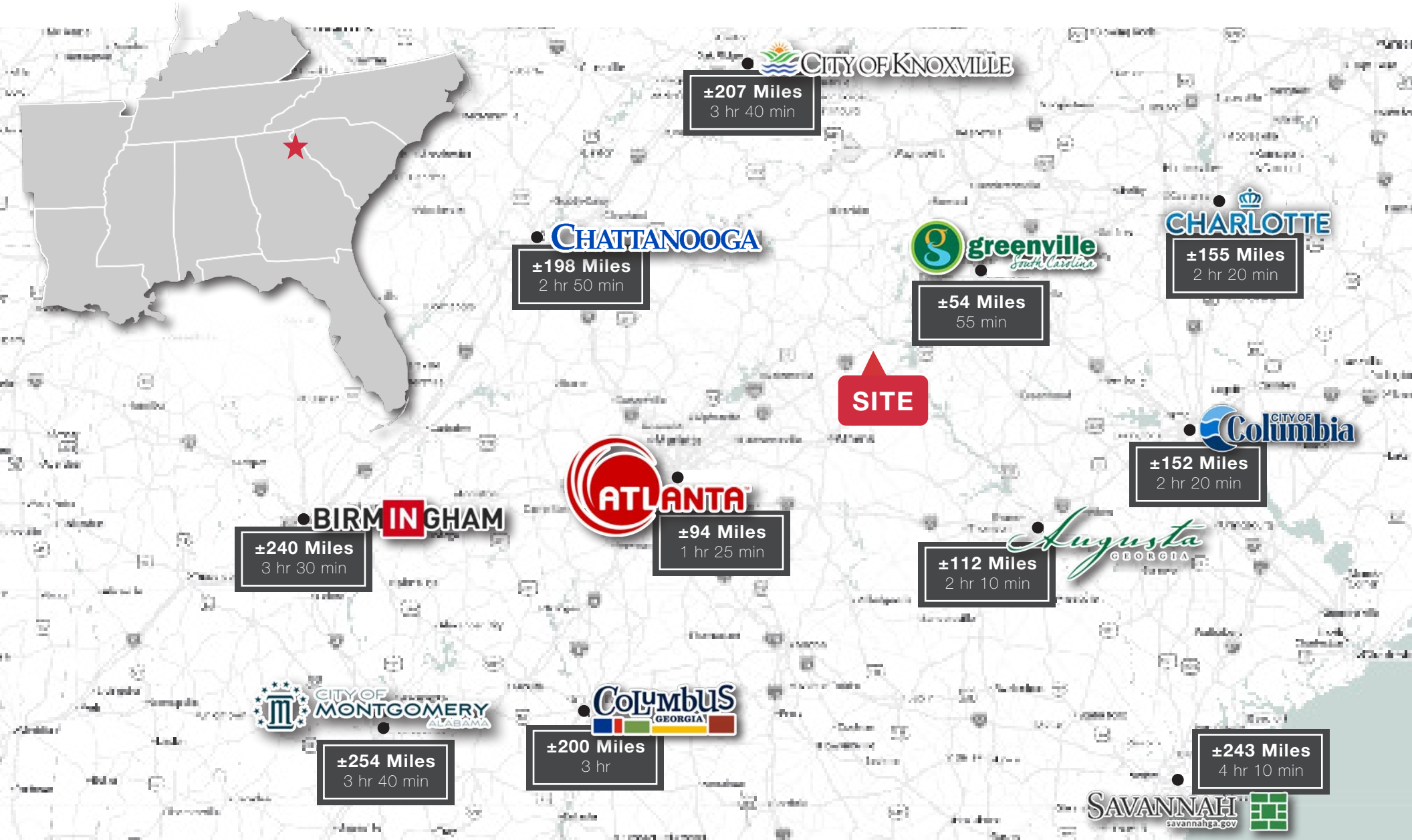
Attractive 1031 Price Point: Offered at \$1,660,000 and a 7.25% cap rate, the asset provides a manageable entry point for investors seeking passive income from a national tenant.

Main Corridor Visibility Near I-85: Located on Augusta Road with traffic counts exceeding 14,300 VPD, less than 2 miles from Interstate 85.

Regional Demand Drivers: The site benefits from nearby residential areas, local schools, manufacturing, Lake Hartwell traffic, and proximity to Hartwell, Anderson, Clemson, Athens, and Greenville.

PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Submarket Map



PROPERTY OVERVIEW

Site Aerial



PROPERTY OVERVIEW

Property Photos



PROPERTY OVERVIEW

Aerial Site Plan



*Site lines are approximate

TENANT OVERVIEW



Lease Summary & Rent Schedule

LEASE SUMMARY

Tenant	Dollar Tree Stores, Inc
Tenant Classification	Corporate
Lease Type	NN+
Building Size	10,500 SF
Original Lease Term	10 Years
Rent Commencement Date	1/27/2022
Rent Expiration Date	1/31/2032
Remaining Lease Term	±5.75 Years
Options	(4) 5 - Year
Rent Increases	\$0.50/SF @ Each Option
Property Taxes	Tenant Responsibility
Property Insurance	Tenant Responsibility
Operating Expenses	Tenant Responsibility
HVAC Repair & Maintenance	Tenant Responsibility
Parking Lot Maintenance	Tenant Responsibility
HVAC Replacement	Landlord Responsibility
Parking Lot Replacement	Landlord Responsibility
Landlord's Liability Insurance*	Landlord Responsibility
Roof & Structure	Landlord Responsibility

*Note 1: Currently estimated to be \$400/year and deducted from the NOI for valuation purposes

RENT SCHEDULE

Initial Term	Monthly	Annually
1/27/2022 - 1/31/2032	\$10,063	\$120,750
First Option		
2/1/2032 - 1/31/2037	\$10,500	\$126,000
Second Option		
2/1/2037 - 1/31/2042	\$10,938	\$131,250
Third Option		
2/1/2042 - 1/31/2047	\$11,375	\$136,500
Fourth Option		
2/1/2047 - 1/31/2052	\$11,813	\$141,750





REPRESENTATIVE PHOTOS

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 **9,300+ stores across 48 states and seven Canadian provinces**. Stores operate under the brands of Dollar Tree and Dollar Tree Canada.

First Quarter Fiscal 2026 Highlights

- Net sales grew 7.2% and comparable store net sales increased 3.5%
- Opened 113 new Dollar Tree stores - including its 9,000th North American store, located in Plano, Texas
- Converted or added about 630 stores to the Dollar Tree multi-price format, ending the quarter with approximately 5,900 multi-price stores
- Generated \$644 million of net cash

"Our first quarter results reflect continued progress across the business and demonstrate the strength of Dollar Tree's position as the preferred destination for value, convenience, and discovery," said Mike Creedon, Chief Executive Officer. "We continued advancing our strategic plan – a more relevant assortment, agile cost management, a stronger customer connection, and new store growth coupled with improved store conditions – all driving operating margin expansion and delivering a strong bottom-line performance. As we celebrate our 40th anniversary in 2026, we are encouraged by the progress we are seeing across the business and remain focused on making thoughtful investments in our stores, assortment and customer experience – building Dollar Tree to last for decades to come."

[LEARN MORE](#)

MARKET OVERVIEW

Hartwell, Georgia



Hartwell

Nestled in the rolling hills of northeast Georgia, Hartwell is a charming, historic city that serves as the perfect blend of small-town southern hospitality and premier outdoor recreation. As the **county seat of Hart County**, it acts as a **central hub for both locals and the thousands of visitors** who flock to the region every year for its beautifully preserved, walkable commercial district and its immediate access to world-class water sports. **Situated just off Interstate 85**, Hartwell offers a peaceful, slow-paced lifestyle while remaining an easy drive from both Atlanta, Georgia, and Greenville, South Carolina, making it a standout destination in the region.

Georgia's Downtown of the Year (2023)

In 2023, the Georgia Downtown Association officially named Hartwell as **Georgia's Downtown of the Year for its "Outstanding Community Transformation."** Over the previous decade, local leadership successfully filled vacant storefronts, revitalized the historic town square, and built vibrant public spaces like Railroad Street Park. Today, the bustling downtown features unique local boutiques, antique shops, and a thriving local dining scene.



Lake Hartwell

Stretching right up to the city's edge is Lake Hartwell, a massive **56,000-acre reservoir managed by the U.S. Army Corps of Engineers**. Boasting 962 miles of shoreline, it is **one of the largest and most popular recreational lakes in the southeastern United States**.

The Fishing Capital: Globally renowned for its striped and largemouth bass, Lake Hartwell has hosted the prestigious Bassmaster Classic four separate times.

Endless Recreation: The lake features dozens of public boat ramps, pristine recreation areas, and state parks perfect for camping, kayaking, water skiing, and lakeside dining.

MARKET OVERVIEW



Demographics

1 MILE RADIUS

Summary	2025	2030
Population	1,873	1,956
Households	784	815
Families	491	505
Average Household Size	2.39	2.40
Owner Occupied Housing Units	431	483
Renter Occupied Housing Units	353	332
Median Age	38.5	39.5
Average Household Income	\$55,747	\$61,825

3 MILE RADIUS

Summary	2025	2030
Population	4,651	4,916
Households	1,824	1,921
Families	1,189	1,241
Average Household Size	2.54	2.55
Owner Occupied Housing Units	1,201	1,327
Renter Occupied Housing Units	623	594
Median Age	39.7	40.3
Average Household Income	\$63,350	\$70,254

5 MILE RADIUS

Summary	2025	2030
Population	10,056	10,611
Households	4,007	4,220
Families	2,668	2,784
Average Household Size	2.50	2.50
Owner Occupied Housing Units	2,980	3,236
Renter Occupied Housing Units	1,027	984
Median Age	42.1	42.6
Average Household Income	\$73,358	\$81,173

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 12480 Augusta Rd, Lavonia, GA 30553 (“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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