



IVA, SOUTH CAROLINA

CONFIDENTIAL OFFERING MEMORANDUM

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INVESTMENT OVERVIEW

Executive Summary



PROPERTY SUMMARY

Address	9710 Hwy 81 S, Iva, SC 29655
Ownership	Fee Simple
Building Size	16,000 SF
Parcel Size	2.28 Acres
Parking	52 Spaces
Year Built	2007 / 2021

INVESTMENT SUMMARY

Asking Price	\$1,043,000
Price PSF	\$65.19
Cap Rate	7.25%
NOI	\$75,600
Lease Rate PSF	\$4.75
Lease Type	NN+
Remaining Lease Term	±5.75 Years
Remaining Options	(4) 5 - Year
Rent Increases	\$0.50-\$1.50/SF @ Each Option

PROPERTY HIGHLIGHTS

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

Attractive 1031 Price Point: Offered at \$1,043,000, the Property provides investors a compelling 7.25% cap rate with a manageable basis for 1031 and private investors.

Price PSF Well Below Replacement Cost: At only \$65.19 PSF, the offering provides an exceptionally low replacement-cost basis for a 16,000 SF freestanding retail building.

Below-Market Rent Creates Long-Term Value: Dollar Tree pays only \$4.75 PSF, creating a low occupancy cost for the tenant and potential upside value through below-market rent economics.

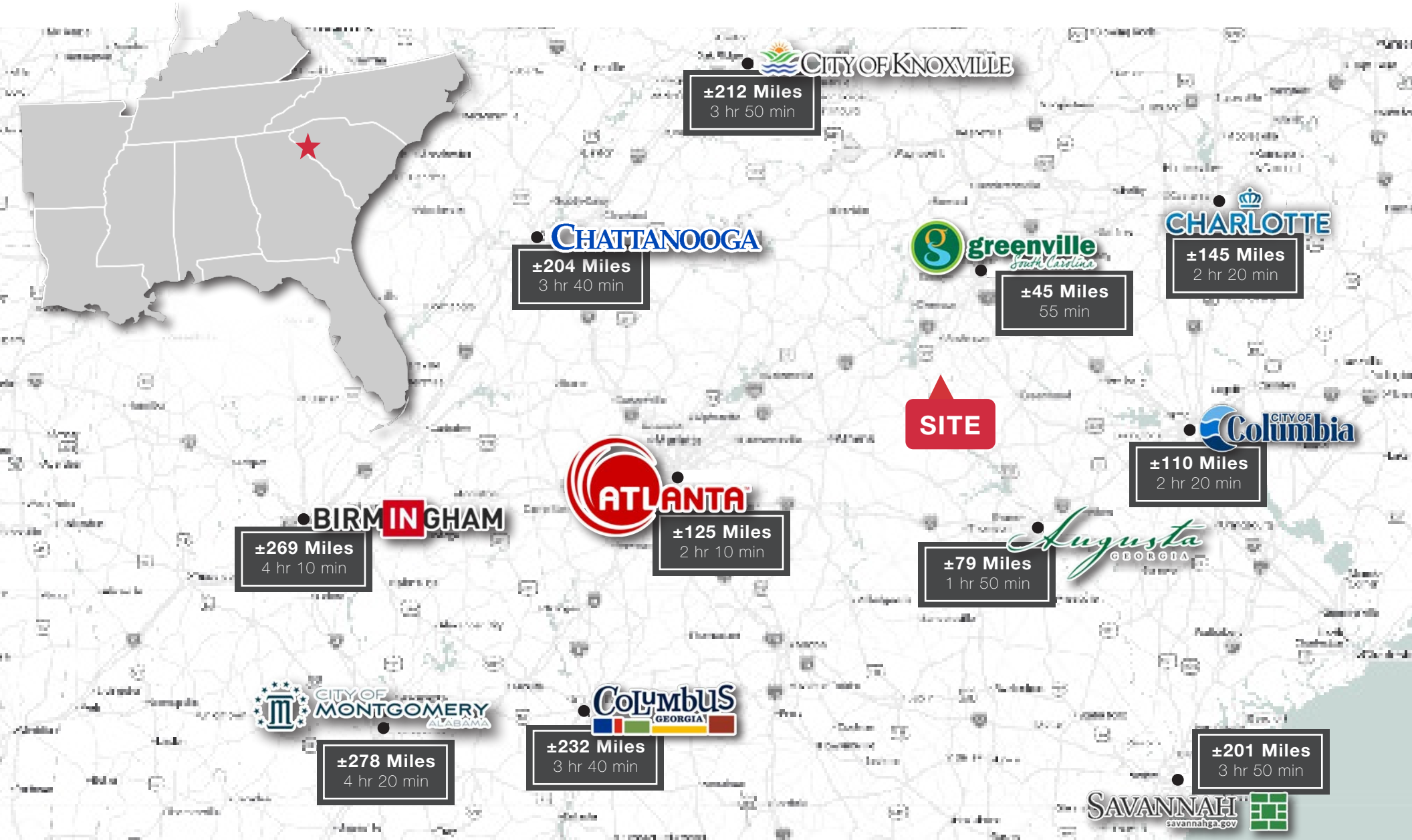
Above-Market Option Rent Increases: The lease includes strong rent growth throughout the option periods, increasing from \$4.75 PSF today to \$7.75 PSF by the fourth option, representing a 63% increase over the current rent schedule.

Main Thoroughfare Visibility: Located on Highway 81 South, Iva's primary commercial corridor, with full access, pylon signage, and customer visibility.

Lake-Influenced Rural Trade Area: The Property benefits from proximity to Lake Secession / Lake Hartwell-area demand, surrounding residential neighborhoods, schools, and nearby Anderson, Hartwell, and Abbeville.

PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW



Submarket Map

Town of Iva

Located in southern Anderson County, Iva is a charming, close-knit South Carolina town with deep roots in railroad history. Home to roughly 1,200 residents, it offers a relaxed pace of life and excellent local schools. The community is affectionately known as the “Gateway to the Freshwater Coast” due to its close proximity to Lake Secession and regional waterways.



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	16,000 SF
Original Lease Term	10 Years
Rent Commencement Date	11/18/2021
Rent Expiration Date	2/29/2032
Remaining Lease Term	±5.75 Years
Options	(4) 5 - Year
Increases	\$0.50-\$1.50/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

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

RENT SCHEDULE

Initial Term	Monthly	Annually	PSF
11/18/2021 - 2/29/2032	\$6,333	\$76,000	\$4.75
First Option			
3/1/2032 - 2/28/2037	\$7,000	\$84,000	\$5.25
Second Option			
3/1/2037 - 2/28/2042	\$9,000	\$108,000	\$6.75
Third Option			
3/1/2042 - 2/28/2047	\$9,667	\$116,000	\$7.25
Fourth Option			
3/1/2047 - 2/29/2052	\$10,333	\$124,000	\$7.75





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

Anderson, South Carolina



Anderson, South Carolina, is a thriving city known for its charm, vibrant community, and strategic location in the Upstate region near major transportation hubs. Home to Anderson University, and nicknamed the “**Electric City**” for its early adoption of hydroelectric power, it boasts a rich history combined with modern amenities, making it attractive to residents and businesses alike.



Over the years, the city has experienced **robust population growth, driven by affordable living, quality schools, and proximity to Clemson University and Lake Hartwell**. Its economy has flourished through the expansion of diverse industries, including **manufacturing, healthcare, and retail, supported by business-friendly policies**. With a strong sense of community and a forward-thinking approach to development, Anderson continues to position itself as an ideal place to live, work, and invest.

www.andersoncountysc.org | www.cityofandersonsc.com | acedsc.org



Anderson Regional Airport (KAND) features a 6,001-foot runway, serving the aviation needs of visitors, business travelers, corporate executives, and Anderson County residents. As a key part of the county's transportation infrastructure, the airport **supports connectivity and economic development**.



Anderson County is a hub for workforce development, supported by exceptional higher education institutions and career centers. **Anderson University**, a private Christian liberal arts university near downtown Anderson, provides a well-rounded education. **Tri-County Technical College**, enrolling approximately 6,000 students, serves Anderson, Oconee, and Pickens counties with technical and career-focused programs. Just 18 miles away, **Clemson University** offers nationally acclaimed academic opportunities. Additionally, Anderson County's **two Career and Technology Centers** prepare students with industry-ready skills before graduation.



Downtown Anderson, known as the “**Brightest Part of the Electric City**,” is a vibrant hub featuring an array of restaurants, shops, parks, and community events. A standout is the annual **Soirée, a lively two-day festival** that transforms the streets of downtown into a celebration of food, music, and culture, drawing **visitors from across the region**.

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 **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	1,522	1,519
Households	634	645
Families	398	401
Average Household Size	2.35	2.31
Owner Occupied Housing Units	490	511
Renter Occupied Housing Units	144	134
Median Age	46.4	47.1
Average Household Income	\$63,097	\$70,067

3 MILE RADIUS

Summary

	2025	2030
Population	3,081	3,080
Households	1,307	1,331
Families	826	832
Average Household Size	2.32	2.27
Owner Occupied Housing Units	1,011	1,055
Renter Occupied Housing Units	296	276
Median Age	46.0	46.6
Average Household Income	\$64,550	\$72,017

5 MILE RADIUS

Summary

	2025	2030
Population	6,441	6,485
Households	2,731	2,798
Families	1,810	1,838
Average Household Size	2.34	2.30
Owner Occupied Housing Units	2,246	2,343
Renter Occupied Housing Units	485	456
Median Age	46.5	46.8
Average Household Income	\$81,842	\$92,932

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 9710 Hwy 81 S, Iva, SC 29655 ("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:

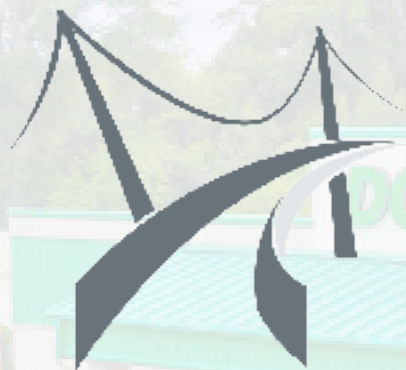
1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest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