



1 Greenville Drive, Williamston, SC 29697

Credit Retail Investment Opportunity

\$2,350,000 | 9,988 sf | 4.77% Cap Rate | 100% Leased

Offering Memorandum

# // ABOUT US

Founded in 1988 with the merging of Windsor Properties and The Aughtry Company, Windsor Aughtry Company have been a leader in commercial real estate brokerage, development, and investment across the Southeast and Lower Midwest for over 30 years. In recent years, Windsor Aughtry Company have been heavily involved in the economic and community development of the Greenville/Spartanburg, SC metropolitan area, serving in key leadership roles during the brokering of complex financing instruments, end-user agreements, land ownership, and incentive structuring efforts.

With their broad experience in the major facets of the real estate industry, Windsor Aughtry Company strategically leverage longstanding relationships with state and local policymakers, members of economic development organizations, financing institutions, fund managers, and construction service providers on behalf of their clients, positioning themselves as one of the top brokerage firms in the region, uniquely qualified to handle transactions of large significance and complexity.

Throughout the Southeast and Midwest, in both suburban and urban settings, Windsor Aughtry Company has developed:

- Shopping centers & single tenant retail
- Medical offices
- Class A Offices
- Hotels
- Condominiums

*We specialize in*

- Commercial Development
- Real Estate Brokerage
- Real Estate Investment
- Land Development



## // OFFERING OVERVIEW

Windsor Aughtry Company is pleased to exclusively offer this credit retail investment property for sale. The property is fully occupied by Dollar Tree Stores, Inc. (NASDAQ: DLTR; S&P Credit: BBB) with minimal landlord responsibilities. The asset is situated along the main artery in Williamston, SC (11,700 VPD). There are currently approximately 7.5 years remaining on the current term of the lease with 4, 5-year renewal options remaining.

## Property Summary

<b>ADDRESS</b>	1 Greenville Drive, Williamston, SC
<b>RENTABLE AREA</b>	9,988 SF
<b>OCCUPANCY</b>	100%
<b>SITE AREA</b>	± 1.07 AC
<b>PARKING</b>	43 Spaces
<b>AGE</b>	Built in 2019



## // FINANCIAL SUMMARY

 **\$2,350,000**  
Price

 **BBB**  
S&P Credit Rating

 **4.77%**  
10-Year Cap Rate

## // INVESTMENT HIGHLIGHTS



Fully-leased retail investment property in heart of Williamston, SC



Located along main thoroughfare - 11,700 VPD



43 Parking Spaces, multi-street access,  $\pm$  1.07 AC site area



Built-to-suit (2019)



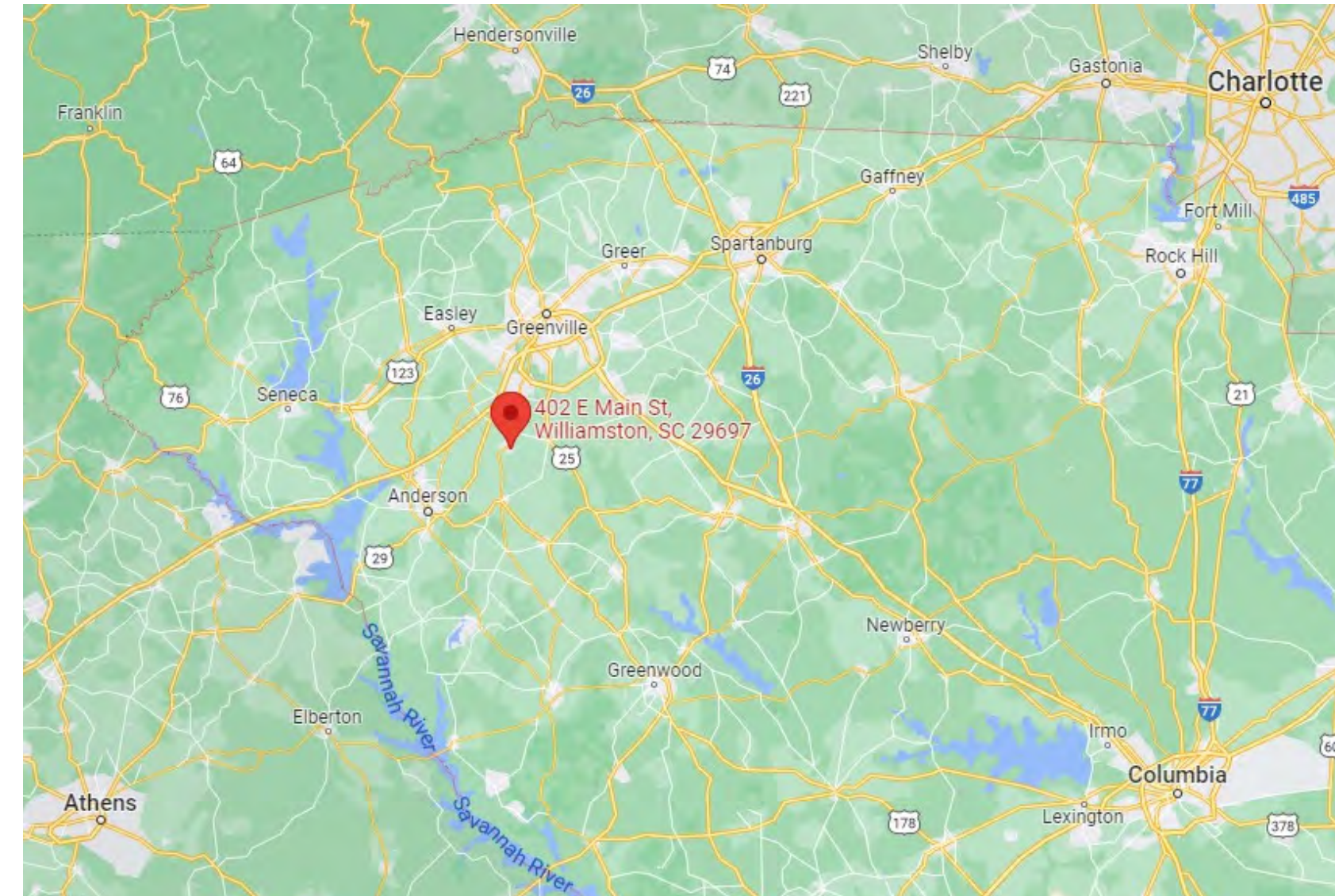
4, 5-year renewal options with rent increases

## // RENT ROLL

Years	Beginning	Ending	Base Rent	Landlord Responsibilities Limited to Roof/Structure	NOI
1-10	3/1/2020	2/28/2030	\$13,100.00		\$110,866.80
11-15	3/1/2030	2/28/2035	\$19,203.75		\$115,860.80
16-20	3/1/2035	2/29/2040	\$30,897.09		\$120,854.80
21-25	3/1/2040	2/28/2045	\$12,750.00		\$125,848.80
26-30	3/1/2045	2/28/2050	\$91,335.24		\$130,842.80

# // LOCATION & DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	Anderson County
Population	3,444	13,130	24,725	308,879
Households	1,347	5,146	9,483	121,722
Median Age	40.4	40.3	40.4	40.7
Average HH Income	\$54,409	\$54,662	\$59,092	\$68,307
Annual Growth (2010 - 2022)	2.4%	1.6%	1.1%	1.6%



# // PHOTOS





# // PHOTOS



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Hardware

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**WILLIAMSTON**  
**W**  
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**SUBWAY**

**H&R**  
**BLOCK**

**DOLLAR TREE**

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**BANK**

**McDonald's**

**UNITED STATES**  
**POSTAL SERVICE**

## // MEET THE TEAM



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