

FOR SALE



Representative Photo

18985 Low Country Highway
Ruffin, SC



NN - Lease | Corporate Guaranty

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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18985 Low Country Highway

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PRICE	\$1,282,858
CAP RATE	7%
NOI	\$89,800
LEASE EXPIRATION	3/31/2029
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof and Structure
RENTAL INCREASES	5% at each option
RENEWAL OPTIONS	(6) 5-Year Options
BUILDING SIZE	8,320 SF
LOT SIZE	2.50 Acres
YEAR BUILT	2019
TMS	109-00-00-077
COUNTY	Colleton



Oswald Cooke & Associates is pleased to offer a 10-Year NN leased Corporate Family Dollar. The lease is fixed during the initial term and offers 5% bumps in all options. Landlord is responsible for roof and structure. The initial term expires March 31, 2029. The 2.5 Acre site is located at the intersection of Bells Highway (Hwy 64) and Lowcountry Hwy (Hwy 21). The site is across the street from Bells Elementary School. The site is ideal for a Family Dollar and offers a rural commuters and local residents a local place to stop. Ruffin is located in Colleton County. Colleton is composed of 14 cities and towns including Walterboro, Edisto Beach, Cottageville, and Round O. The site is only 15 miles from historic, Downtown Walterboro.

AERIAL

Bells Elementary School



MERCIFUL LN.

HWY / STATE HIGHWAY 64

LOW COUNTRY HWY. / U.S. HIGHWAY 21



4,200
CARS PER DAY



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LAND AND INVESTMENT REAL ESTATE

AERIALS

Bells Elementary
School

Ruffin Farm
Supply



Bells Hwy

Walmart



Sniders Hwy

Walterboro



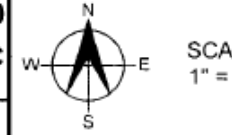
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SITE PLAN

716790
Ruffin, SC
Store Design Approved
Preliminary Site Plan
DTP
8/22/2017

EXHIBIT A

Project #716790
Ruffin, SC



Ruffin, SC

12087 BELLS HWY
Store #0000 Project #000000

Site Data Summary

Zoning:

Property Size:

1.53 Acres ± 66,806 SF ±

Useable Area:

Parking:

Shown - 36
Required - 33

Setbacks:

Building Front: 25'
Side: 5'
Rear: 10'

Landscaping:

Additional Disclosure:

Variances:

November 06, 2017

History:

Prepared For:



pb2
architecture
+engineering

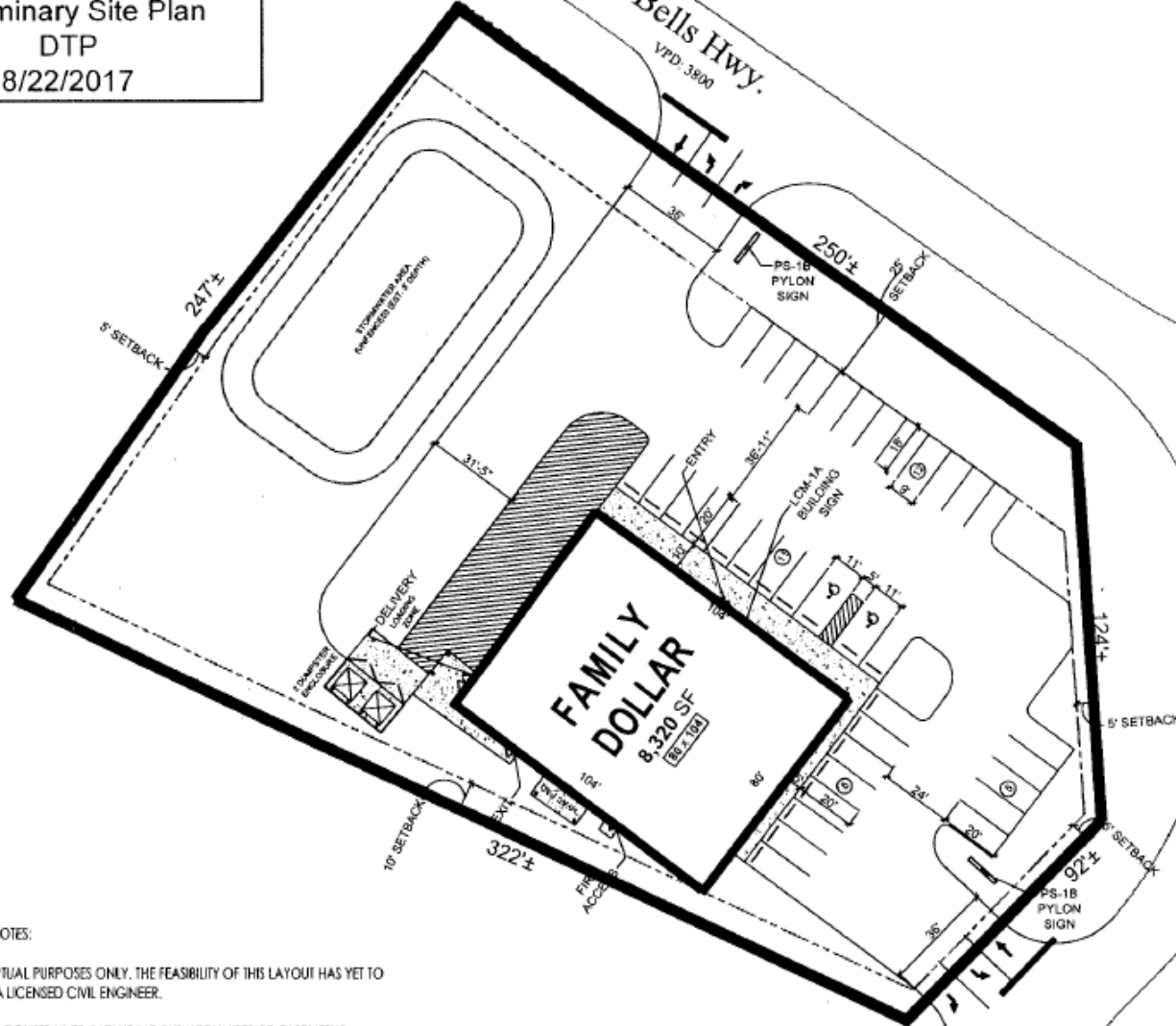
Architect of Record
Doug Hurley, AIA
Phone 479.636.3545

CONCEPTUAL SITE PLAN NOTES:

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. THE FEASIBILITY OF THIS LAYOUT HAS YET TO BE FULLY DETERMINED BY A LICENSED CIVIL ENGINEER.

SITE AND DESIGN RELATED CONSTRAINTS, INCLUDING BUT NOT LIMITED TO EASEMENTS, GRADING, STORMWATER MANAGEMENT, WATER, SANITARY WEWER, DRY UTILITIES, ENVIRONMENTAL FEATURES, EXISTING SOIL CONDITIONS, AND OTHER REGULATORY REQUIREMENTS WERE NOT CONSIDERED IN THIS CONCEPTUAL PLAN AND WILL REQUIRE FURTHER REVIEW.

FURTHER REVIEW OF DOT TRAFFIC REQUIREMENTS MAY PROHIBIT THE QUANTITY, LOCATION, AND/OR CONFIGURATION OF THE ACCESS LOCATIONS SHOWN ON THIS CONCEPTUAL PLAN.



VICINITY

13 Miles to Walterboro

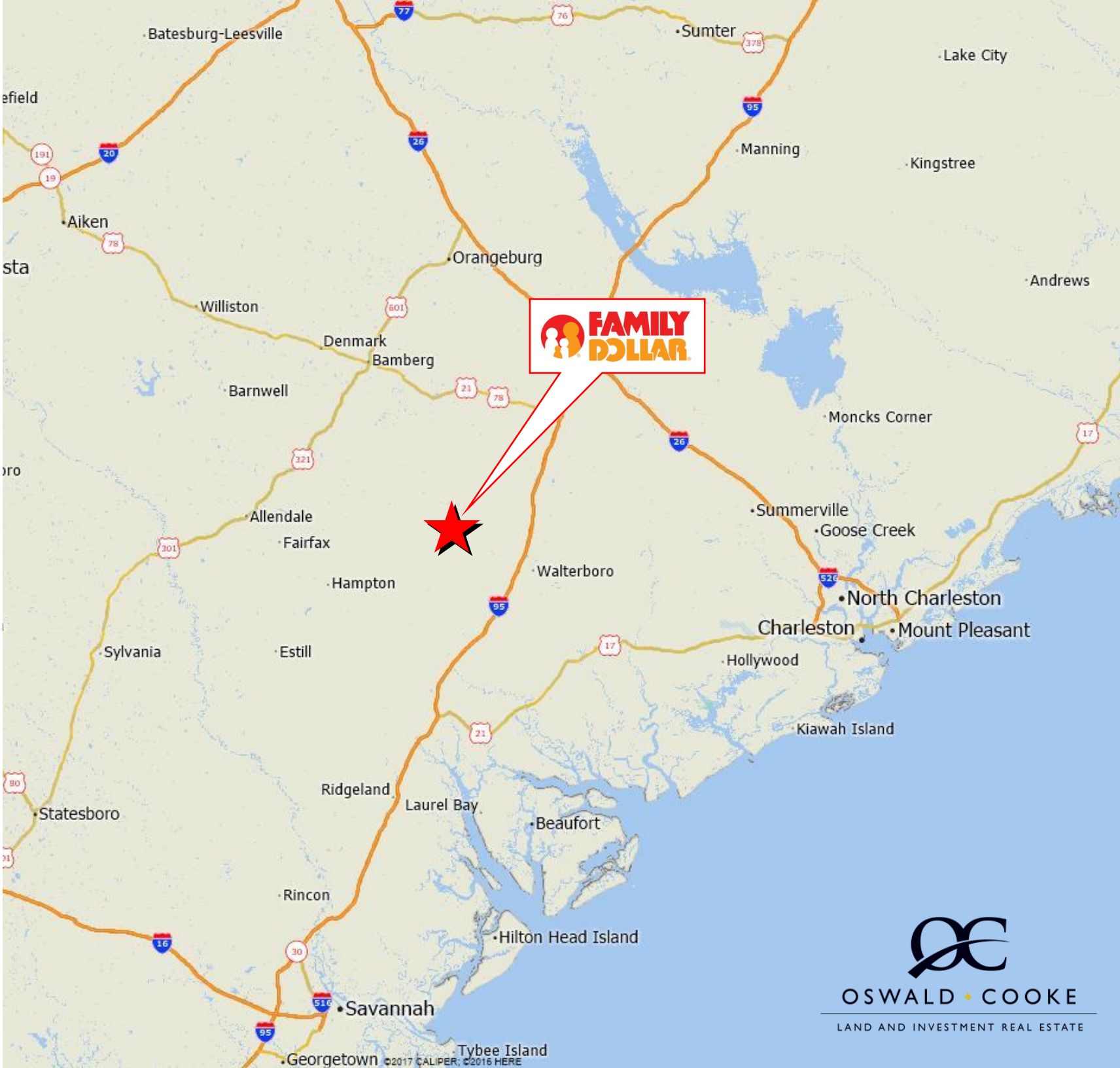
44 Miles to Summerville

63 Miles to Charleston

70 Miles to Savannah

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE	TEN MILE
2025 Population	133	651	1,765	7,298
2025 Households	52	262	719	2,982
2025 Average Household Income	\$72,915	\$66,312	63,723	\$59,876
Traffic Count	Lowcountry Hwy 1,500 VPD		Bells Hwy 3,200 VPD	





TENANT OVERVIEW

Company Overview	Dollar Tree, Inc. (NASDAQ: DLTR), a Fortune 500 Company Purchased Family Dollar in July 2014
Locations	8,000+ Stores
Headquarters	Chesapeake, VA
Website	www.FamilyDollar.com



TENANT HIGHLIGHTS

- FD is a leading operator of discount variety stores that has served North America for more than thirty years. The company is now headquartered in Chesapeake, Virginia and operates 8000+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 60,000 associates.
- As the nation's leading operator of single-price-point dollar stores, they understand that the location of each store is vital to success. That's why they team up with local real estate experts to secure the best possible locations for new stores. All stores incorporate the same philosophy: Bright Stores, Big Signs, and a Clean Environment.
- They locate stores where Middle-America lives and shops.
- Building Guidelines Include: •Regional or neighborhood centers, Freestanding locations in a strong retail corridor with street presence, easy ingress/egress Ample parking, Shopping centers that are highly visible & have strong traffic counts, Back door freight delivery, accessible by tractor-trailers In addition to offering quality merchandise at low prices.
- Family Dollar is committed to the communities they serve by supporting the nonprofit organizations that seek to improve the quality of life for their customers and Team Members. Through a grassroots approach to giving, the Family Hope Community Foundation aims to give back to organizations that help local families in need.

ABOUT CHARLESTON MSA

Population Growth

- The Charleston–North Charleston MSA has nearly **870,000 residents as of 2024**, reaching an all-time high.
- This region’s population has grown **rapidly over recent years**, consistently outpacing many U.S. metros and is projected to reach ~1 million residents by the early 2030s.
- The metro area’s population growth rate is **about three times the U.S. average**, driven by strong in-migration and job opportunities.

Job & Workforce Growth

- Overall employment in the Charleston MSA has been expanding, adding tens of thousands of workers annually with strong labor force growth.
- From June 2024 to June 2025, the Charleston metro added about 17,600 jobs, ranking it among the top U.S. metro areas for employment growth rate (~4.1%).
- Civilian labor force figures show continued expansion, with labor force numbers rising year-over-year.

Tourism

In 2024, tourism delivered a record **\$14.03 billion** in total economic impact to the Charleston region — up about 7 % year-over-year.

The area welcomed approximately **7.9 million visitors in 2024**, fueling hospitality, retail, dining, and entertainment sectors.

Average visitor spending was roughly **\$1,105 per adult**, reinforcing the high-value nature of tourism demand.

Tourism supports tens of thousands of jobs and contributed to a record level of hospitality employment (~54,900 jobs)

Charleston MSA Largest Employers (#of Employees)	
The Boeing Company	9,059
Roper St. Francis Healthcare	7,100
Walmart Inc.	4,300
Trident Health System	3,100
Volvo Car USA LLC	2,400
Mercedes-Benz Vans, LLC	1,800
Robert Bosch LLC	1,800
Breeze Airways (Breeze Aviation Group) Operating Base	1,600
Publix Supermarkets	1,600
Kiawah Island Golf Resort/The Sanctuary at Kiawah	1,400
Harris Teeter Supermarkets	1,350
T-Mobile USA	1,200
Nucor Steel	1,000
Scientific Research Corporation (SRC)	1,000

LISTING TEAM

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