

FAMILY DOLLAR®

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Colliers

OFFERING MEMORANDUM

605 N Church Street, Swansea, SC 29160
Columbia, SC MSA

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Property Summary

FAMILY DOLLAR | 605 NORTH CHURCH STREET, SWANSEA, SC 29160, COLUMBIA, SC MSA

Colliers is pleased to offer qualified investors the opportunity to acquire a seasoned, single-tenant corporate Family Dollar located in the growing town of Swansea, within the Columbia, South Carolina MSA. In December 2023, Family Dollar proactively exercised its second and third option periods, extending the lease term through December 31, 2033, a powerful demonstration of the tenant's long-term commitment to this location. This corporate Family Dollar has operated successfully at this location since opening in 2008, establishing nearly two decades of continuous presence as an essential-goods destination for the surrounding community.

Family Dollar completed its separation from Dollar Tree on July 7, 2025, following its acquisition by private equity firms Brigade Capital Management and Macellum Capital Management for approximately \$1.01 billion. Family Dollar now operates as a fully independent company, remaining headquartered in Chesapeake, Virginia. In its first year as a standalone business, Family Dollar generated approximately \$13 billion in revenue, achieved same-store sales growth of 2.5%, and delivered EBITDA of \$495 million — exceeding its internal budget by 24%. The company currently operates approximately 8,350 locations across the United States, making it one of the largest discount retailers in the nation. Family Dollar was founded in 1959, and its low-cost, everyday essentials model remains highly relevant to today's value-conscious consumer.

The subject property benefits from its location within the Columbia, SC MSA — the capital and third-largest metropolitan area in South Carolina. The Columbia MSA is home to approximately 879,000 residents and is supported by nearly 50,000 college students enrolled annually across six local universities. The metro area has posted consistent annual growth, with the population reaching approximately 879,000 in 2025, reflecting a 1.02% increase from the prior year. Swansea is centrally situated in Lexington County approximately 40 minutes from downtown Columbia and benefits from strong accessibility along major regional transportation corridors. The area's anchor employer, Nucor Building Systems, has operated in Lexington County since 1995 and has demonstrated continued commitment to the region through ongoing facility expansions in Swansea. Area residents and visitors also benefit from proximity to Congaree National Park, which set an all-time visitation record of 250,114 visitors in 2023, with total visitation surging 51.8% since 2019 — among the fastest-growing national parks in the country.

Tenant	Family Dollar
Total Locations	+/- 8,350
Lease Type	NN (LL - Roof & Structure)
Term	+/- 7.5 Years
Occupancy	100%



8.0%
CAP RATE

\$1,120,000
PURCHASE PRICE

\$89,540
YEAR 1 NOI

9,180
SQUARE FEET

0.85 AC ±
LAND AREA

NN
(LL RESPONSIBLE FOR
ROOF AND STRUCTURE)
LEASE TYPE

2008
YEAR BUILT

Investment Summary



Family Dollar — Established National Discount Retailer with ±8,350 Locations

- Family Dollar was founded in 1959 and today operates as a fully independent company following its sale from Dollar Tree in July 2025
- Family Dollar operates approximately 8,350 locations across the United States, maintaining one of the largest store footprints in the discount retail sector
- As a standalone company, Family Dollar generated approximately \$13 billion in revenue in 2025 and delivered EBITDA of \$495 million, exceeding its internal budget by 24%, with total liquidity of approximately \$1 billion at year-end
- Family Dollar's value-oriented, everyday essentials model continues to resonate strongly with cost-conscious consumers in the current economic environment



Recent Ten-Year Extension, Favorable Lease Terms for Landlord

- Family Dollar exercised its second and third option periods in December 2023, extending the lease for 10 years through December 31, 2033, following 17+ years of uninterrupted operation at this location
- Lease structure includes 10% rental increases every five years, providing investors with built-in, predictable income growth
- Limited landlord responsibilities — roof and structure only, with the tenant handling CAM directly — delivering a true passive investment structure
- Tenant pays \$9.75 PSF, reflecting a stable, below-market rent basis with meaningful upside embedded in future option period increases



Columbia MSA Advantage

- Columbia is the capital of South Carolina and anchor of the state's third-largest MSA
- The Columbia MSA is home to approximately 879,000 residents and nearly 50,000 college students enrolled annually across six universities, providing a broad, diverse, and growing consumer base
- The metro area has grown consistently, posting a 1.02% population increase in 2025 alone
- Swansea is approximately a 40-minute drive to downtown Columbia and is centrally located within Lexington County — one of the fastest-growing counties in South Carolina — with a population of approximately 318,000 residents

Strong Demographic Profile

- There are approximately 273,100 people within a 30-minute drive time of the subject property and 53,719 within 20 minutes, underscoring the asset's broad regional draw
- Within a 10-minute drive time, the average household income is \$71,974
- The immediate trade area is projected to grow 5.3% from 2026–2031, reflecting sustained residential expansion in the surrounding Lexington County market



Columbia, SC

Congaree National Park
250,000 Visitors
in 2023

Swansea High Academy
250 Freshman Students

Faith Baptist Church

JJEG Auto Sales
Discount Drugs of Swansea

NAPA

EXXON

Moore Junk

Swansea United Methodist

bp

Hardee's

TD Bank
Galaxy Food Center

DOLLAR GENERAL

Swansea Library

City Hall

TRUIST

UNITED STATES POSTAL SERVICE

Swansea High School
650 Students

Kid Zone Child Care

Lexington School District Admins

Mt. Pleasant Baptist Church

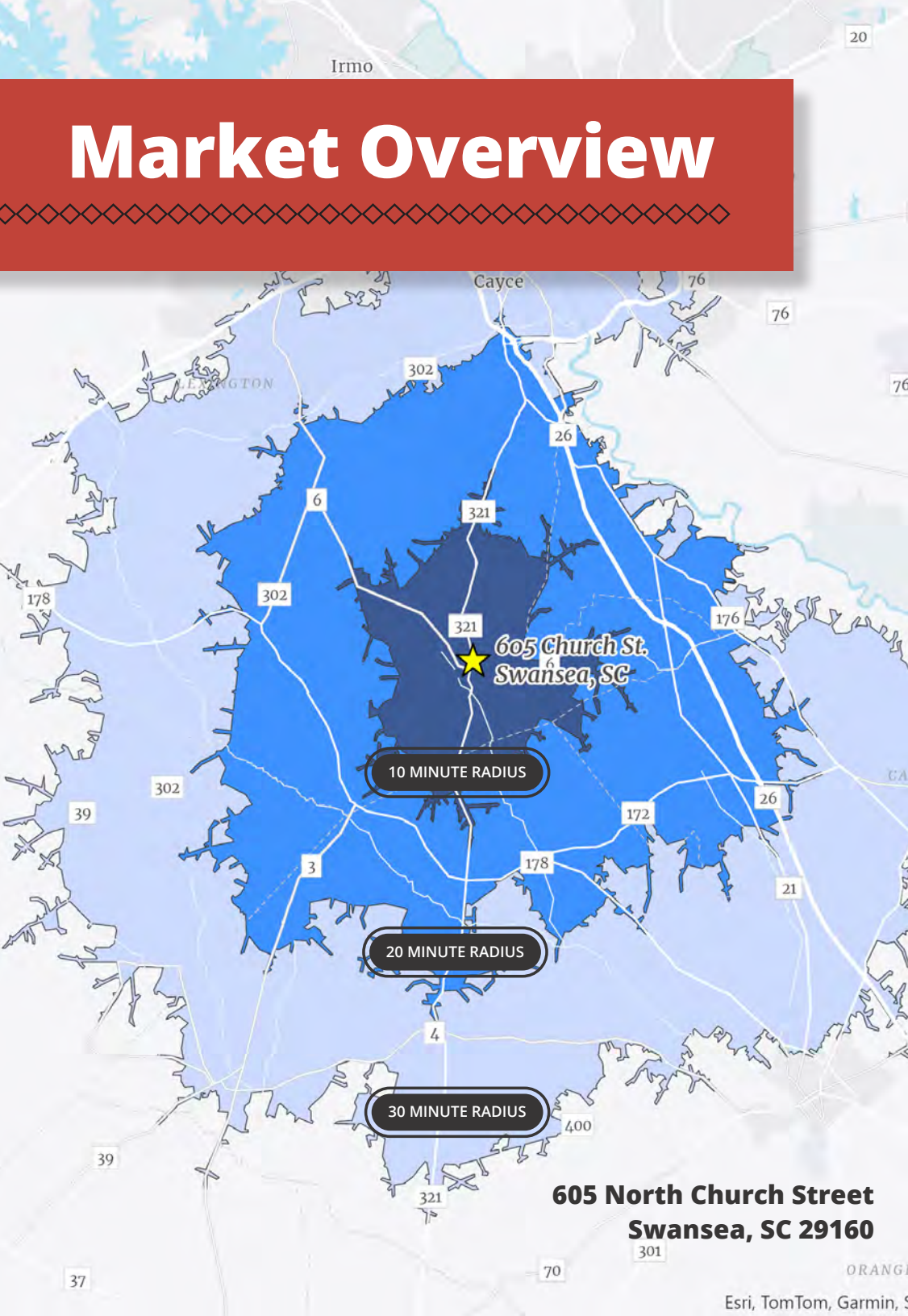
Pedro's Mexican Restaurant

G&G Auto Sales

Nucor Building Systems
Steel Building Manufacturer - Recent addition added ~60 new jobs

Trade Aerial Overview

Market Overview



	10 Minute	20 Minute	30 Minute
Population			
2026 Est. Population	14,139	53,719	273,100
2031 Proj. Population	14,717	55,790	282,431
Change 2026-2031	4.1%	3.9%	3.4%
Households			
2026 Est. Households	5,536	21,490	117,898
2031 Proj. Households	5,853	22,679	124,149
Change 2026-2031	5.7%	5.5%	5.3%
2026 Income			
Average HH Income	\$71,974	\$77,659	\$87,555
Median HH Income	\$58,532	\$63,706	\$66,254
Per Capita Income	\$28,563	\$31,116	\$37,833
2026 Housing Units			
Total Housing Units	6,392	24,390	130,743
Owner Occupied Units	80.9%	78.6%	64.5%
Renter Occupied Units	19.1%	21.4%	35.5%
Vacant Units	13.4%	11.9%	9.8%
2026 Employment			
# of Employees	1,998	11,328	114,845
# of Businesses	227	914	8,916



Lease Abstract

TENANT	Family Dollar Stores of South Carolina, Inc.
TRADE NAME	Family Dollar
SQUARE FOOTAGE	9,180
RENT COMMENCEMENT DATE	1/1/09
LEASE EXPIRATION	12/31/33
RENEWAL OPTIONS	One (1) five-year (5) option to renew automatically at 10% above the prevailing rate
CAM	Tenant responsibility
TAXES	Tenant responsibility
INSURANCE	Tenant responsibility
LANDLORD RESPONSIBILITY	Roof and Structure, contact broker for further details

Rent Schedule

BASE RENT				
Current Term	\$/SF	Monthly Rent	Annual Rent	Cap Rate
1/1/2024 - 12/31/2028	\$9.75	\$7,462	\$89,540	8.0%
1/1/2029 - 12/31/2033	\$10.73	\$8,208	\$98,494	8.8%
Renewal Options				

1/1/2034 - 12/31/2038	\$11.80	\$9,029	\$108,344	9.7%
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Tenant Summary

Family Dollar is a leading discount retail chain specializing in everyday essentials at affordable prices, with a particular focus on serving value-conscious consumers in both urban and rural communities across the United States. Founded in 1959 by Leon Levine in Charlotte, North Carolina, the company has built a 65-plus-year legacy as a go-to destination for groceries, household items, health and beauty products, clothing, and seasonal merchandise — all delivered at highly competitive price points.

In July 2025, Family Dollar officially became a fully independent company following its separation from Dollar Tree, completing its sale to private equity firms Brigade Capital Management and Macellum Capital Management. The company remains headquartered in Chesapeake, Virginia, and is led by Chairman and CEO Duncan MacNaughton, who has framed the transition as a defining opportunity to return the brand to its roots and refocus on the communities it has long served.

In its first full year as a standalone company, Family Dollar generated approximately \$13 billion in revenue, achieved same-store sales growth of 2.5%, and delivered EBITDA of \$495 million — exceeding its internal budget by 24%. Family Dollar currently operates approximately 8,350 stores nationwide across 49 states and employs approximately 100,000 people, making it one of the largest discount retailers in the country. Looking ahead, the company is piloting a new extra-small box store format targeting dense urban markets, and its financial plan targets approximately 25% EBITDA growth in 2026, with a long-term goal of exceeding \$1 billion in EBITDA.

Family Dollar's value-oriented model — offering essential goods at accessible price points — continues to resonate strongly with today's cost-conscious consumer, reinforcing the long-term viability and community relevance of its store network.







Swansea, South Carolina

Swansea is a small, close-knit community situated in Lexington County, South Carolina, centrally located between the state capital of Columbia and the broader Midlands region. The town sits along major transportation corridors that provide convenient access to Columbia — approximately 40 minutes to the north — making it an attractive community for residents who commute to the metro area while enjoying the pace and affordability of small-town living.

Swansea is a growing community, with its population increasing by nearly 9% since the 2020 Census and continuing to grow at an annual rate of approximately 1.4%. This local growth reflects broader trends playing out across Lexington County, which has become one of the most sought-after counties in the state. Lexington County is projected to reach a population of approximately 318,000 growing at an annual rate of 1.3% — making it the sixth most populated county in South Carolina. Employment in Lexington County grew 2.01% from 2023 to 2024, reaching approximately 149,000 workers, while the median property value increased 7.72% to \$234,500 over the same period — reflecting robust residential demand and a strengthening local economy.

These local dynamics are underpinned by South Carolina's exceptional statewide momentum. Between July 2024 and July 2025, South Carolina recorded the fastest population growth rate of any state in the country at 1.5%, adding nearly 80,000 residents — fueled primarily by domestic immigration of over 66,000 people. Lexington County, positioned within the Columbia MSA, has been a direct beneficiary of this sustained growth.

The local economy is anchored by manufacturing, agriculture, timber, and retail industries. Nucor Building Systems, one of Swansea's largest employers, has operated in Lexington County since 1995 and has demonstrated a long-term commitment to the community through a \$7 million facility expansion that added 57,000 square feet and approximately 60 new jobs to its Swansea campus. Log Creek Timber further supports the local economy, reflecting the region's deep ties to the timber and forest products industries that have long driven economic output across this part of South Carolina.

Residents and visitors benefit from access to Congaree National Park, located nearby in Hopkins, South Carolina. The park set an all-time visitation record in 2023, welcoming 250,114 visitors — an increase of nearly 35,000 over its previous record. Visitation has surged 51.8% since 2019, making Congaree one of the fastest-growing national parks in the country. The park preserves the nation's largest remaining old-growth bottomland hardwood forest and is world-renowned for its spectacular annual synchronized firefly display, which draws visitors from across the region each spring.



317K+
RESIDENTS IN
LEXINGTON COUNTY



15% LOWER
COST OF LIVING THAN
THE NATIONAL AVG.



40 MINUTE
DRIVE TIME TO
COLUMBIA, SC



**5.3% HOUSEHOLD
GROWTH**
PROJECTED IN THE
NEXT 5 YEARS



Columbia, South Carolina

Columbia is the capital and third-largest MSA in South Carolina with over 879,000 residents. This vibrant MSA is strategically located in the heart of the state and halfway between New York and Miami within a 24 hour drive to more than 66% of the U.S. market. The MSA's accessibility is enhanced by well-connected highways including I-26, I-77, and I-20 and the Columbia Metropolitan Airport (over 1.2 million passengers per year). It is an appealing place to live and invest due to its economic diversity and rich culture. Columbia benefits from South Carolina's favorable business climate and diversified economy. Major economic influences include healthcare (Prisma Health - 15,000 employees and Blue Cross Blue Shield of South Carolina - 10,000 employees), education (University of South Carolina - 5,678 employees and 38,000 students), and defense (Fort Jackson and McEntire Joint National Guard Station - 5,280 employees).

Beyond its economic prowess, Columbia offers a wealth of cultural, recreational, and educational attractions. These include the Riverbanks Zoo and Gardens which has over 2,000 animals, the South Carolina State Museum which has several unique exhibits, and the Vista which is Columbia's bustling entertainment district. The University of South Carolina has a standout women's college basketball program that had the largest attendance numbers in the country in 2023 with 220,000 people coming from all over the nation. Columbia's over 17 million visitors add an estimated \$3 billion dollar tourism impact on the Columbia economy. New developments in the MSA include the BullStreet District, (the largest city-center development east of the Mississippi that will turn 181 acres in the heart of Columbia into a dynamic retail, residential, and recreational hub) and the Innovista Innovation District (500 acre research park akin to the Research Triangle in North Carolina).



879K+

Columbia
MSA Population

Top 100

MSA Nationally





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