

12520 MAIN ST

Williston, South Carolina 29853

Retail Strip Investment Opportunity

Offering Memorandum

Mix of National and Local Tenants | Family Dollar Anchored | ± 38 Miles from Augusta | Below Replacement Cost



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INVESTMENT HIGHLIGHTS

\$940,000

List Price

8.76%

Cap Rate

±20,141 SF

GLA

100%

Occupancy

\$46.67

Price Per SF

Tenant Synergy- The property is supported by **national brands** while maintaining appeal through the establishment of local businesses, bringing a variety of shopper traffic to the site. Family Dollar is an **investment grade** tenant, with roughly 63% of the center being occupied by nationally recognized tenants.

Access to Major Markets- Convenient hub access to major regional markets - approximately 37 miles to Augusta, 52 miles to Columbia, and 118 miles to Charleston. The property also sees passer by traffic from those traveling between metros.

Strong Visibility and Access- The property benefits from strong visibility along Main St, providing **prominent exposure** to traffic and desirable curb appeal. Additionally, ease of access is enhanced by **two separate entry points**, allowing convenient ingress and egress for tenants and customers.

Attractive Cap Rate & High-Yield- Priced at an attractive cap rate of 8.76%, this investment allows for a potential new owner to have a healthy spread.

Below Replacement Cost- At less than \$50 PSF, the property is priced well below replacement cost.

Fully Stabilized- 100% leased; demonstrating strong historical occupancy with World Finance occupying the space since 2007 and recent leasing momentum on newer leases.

Additional Upside/Spin Off Potential- As a bonus, the property includes 4 residential lots at the rear that could be parceled off and sold or developed.

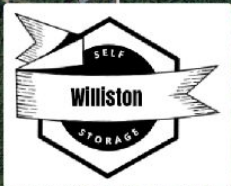




Augusta
±38 Miles



Lucky Gas Food Mart
Convenience Store



Subject Property

Kelly Edwards Elementary School
±311 Students



Schumpert's Market
Grocery Store



Cottonwood Apartments
Apartment Building

Williston-Elko Middle School
±158 Students

Williston-Elko High School
±200 Students

Charleston
±108 Miles

Google Earth

SITE PLAN



ASSET OVERVIEW

Address	12520 Main St
City	Williston
State	South Carolina
Land Area	±5.21 AC

Year Built	2005
Gross Leasable Area	±20,141 SF
Roof	Original metal roof and has been coated in 2024 and 2025
Current Occupancy	100%



RENT ROLL

Ref	Tenant	GLA (SF)	Lease Start	Lease End	% of GLA	Annual Rent	\$ PSF/ Year	Monthly Rent	Options	Option Rent	Reimbursement Structure	Notes
1	Family Dollar	10,100	6/1/2018	6/30/2030	50.15%	\$38,178	\$3.78	\$3,182	Five, 5-Yr options	7/1/30-6/30/25: \$3,340.59 7/1/35-6/30/40: \$3,507.59 7/1/40-6/30/45: \$3,683.00 7/1/45-6/30/50: \$3,867.17 7/1/50-6/30/55: \$4,060.50	Pro-Rata Share taxes, insurance (structural only), and CAM	CAM limited to not exceed 105% of the amount of Tenant's payment for costs in prior lease year
2	Williston Vapor LLC	5,291	5/1/2023	4/30/2027	26.27%	\$24,000	\$4.54	\$2,150	Two, 3-Yr terms	\$2,250	Gross lease	*Just extended another year
3	Subway	1,500	2/1/2021	1/31/2027	7.45%	\$21,266	\$14.18	\$1,772	5 renewal terms	2/1/27-1/31/30: \$1,879.55 2/1/30-1/31/33: \$1,992.32 2/1/33-1/31/36: \$2,111.86 2/1/36-1/31/39: \$2,238.57 2/1/29-1/31/42: \$2,372.88	\$100/mo for CAM + Pro-Rata Share taxes & insurance	Co tenancy for 60% of the property. Includes Drive Thru
4	Promise Source Logistics	1,000	2/10/2023	MTM	4.96%	\$9,000	\$9.00	\$750	-	-	Gross lease	-
5	World Finance	1,000	3/16/2007	6/30/2028	4.96%	\$12,278	\$12.28	\$1,023	-	-	Pro-Rata Share taxes, insurance, and CAM	-
6	Bates Family Hair Affair	1,250	5/1/2025	4/30/2030	6.21%	\$9,600	\$7.68	\$800	60 months	\$900/mo	Gross Lease	-
Totals		20,141			100%	\$116,122	\$5.77	\$9,677				

FINANCIAL OVERVIEW

	Year 1	
Income	Total	\$ PSF
Rental Income	\$116,122	\$5.77
Reimbursement Rev (FD)	\$22,839	\$1.13
Reimbursement Rev (Subway)	\$3,485	\$0.17
Reimbursement Rev (WF)	\$2,618	\$0.13
Vacancy Factor (5%)	(\$7,253)	(\$0.36)
Effective Gross Revenue	\$137,810	\$6.84
Expenses		
Real Estate Taxes	\$25,534	\$1.27
Insurance	\$7,518	\$0.37
Pest Control	\$1,145	\$0.06
Landscaping/Parking Lot Cleaning	\$7,544	\$0.37
Electricity	\$3,491	\$0.17
Water and Sewer	\$247	\$0.01
Garbage and Recycling	\$2,535	\$0.13
Other Water	\$1,291	\$0.06
Non-Recoverable Expenses	\$2,014	\$0.10
Property Management Fee (3% of EGR)	\$4,135	\$0.21
Total Operating Expense	\$55,453	\$2.75
Net Operating Income	\$82,357	\$4.09

Key Financial Assumptions

Reimbursements

- **Family Dollar:** PRS taxes, insurance (structural only - roughly 50%), maintenance; CAM limited to not exceed 105% of the amount of Tenant's payment for costs in prior lease year
- **Subway:** \$100/mo for CAM + PRS taxes & insurance
- **World Finance:** PRS taxes, insurance, maintenance + Mgmt up to 10% of total cost of CAM

Real Estate Taxes: Historical 2025 taxes. Investor can apply for ATI exemption for year one. Please consult with accountant as we are not accountants.

Insurance: Owner's historicals

CAM: Owner's historicals

Capex Reserve: Standard reserve of \$0.10 PSF

Property Mgmt Fee: Self managed, but standard 3% management fee included

TENANT OVERVIEW



Subway is a globally recognized quick-service restaurant brand specializing in made-to-order sandwiches, wraps, and salads. Founded in 1965, Subway operates primarily under a franchise model and has grown into one of the largest restaurant chains in the world, with approximately **37,000 locations across more than 100 countries**.

Subway's corporate headquarters is located in **Shelton, Connecticut**, with additional corporate operations supporting its global platform. Backed by strong brand awareness and a long operating history, Subway remains a well-known QSR tenant with broad consumer appeal and a diversified international footprint,



World Finance

World Finance is the primary operating brand of **World Acceptance Corporation (NASDAQ: WRLD)**, a community-focused consumer finance company that provides personal installment loans, credit-building products, and tax preparation services. Founded in 1962, the company operates a **network of over 1,000 branches across approximately 16 U.S. states**, demonstrating a broad physical presence throughout the Southeast, Midwest, and Southwest.

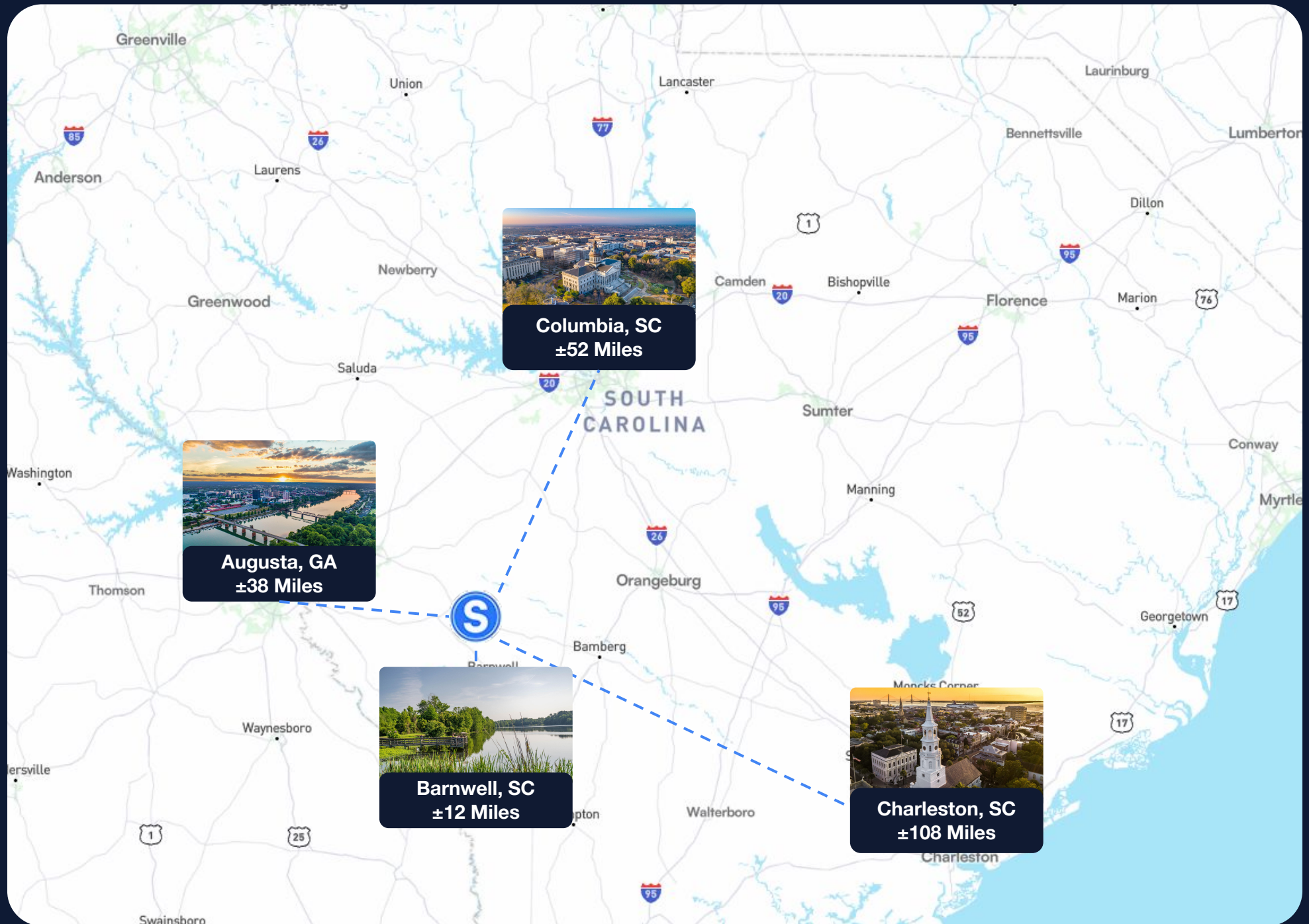
World Finance is **headquartered in Greenville, South Carolina**, where its corporate leadership, strategic planning, and operational support functions are based.



Family Dollar is a national discount retail chain offering a broad assortment of everyday essentials, including household goods, food, health & beauty products, apparel, and seasonal items at value-oriented prices. Founded in **1959**, the brand has grown to operate **approximately 7,400–7,500 stores across 49 U.S. states** as of late 2025, serving diverse communities with convenient neighborhood locations.

The company's corporate headquarters is in **Matthews, North Carolina**, where strategic planning, merchandising, and operational support are centralized. In 2025, Family Dollar completed a transition to independent ownership under private equity

REGIONAL CONNECTIVITY MAP



Williston, SC

Population	3-Mile	5-Mile	10-Mile	20-Mile
Current Year Estimate	3,679	5,295	13,570	81,968
Five-Year Projection	3,635	5,309	13,851	84,447
2020 Census	3,648	5,141	12,912	78,094
Households	3-Mile	5-Mile	10-Mile	20-Mile
Current Year Estimate	1,514	2,169	5,557	34,685
Five-Year Projection	1,496	2,172	5,665	35,648
2020 Census	1,559	2,189	5,357	32,750
Income	3-Mile	5-Mile	10-Mile	20-Mile
Average HH Income	\$61,377	\$63,419	\$65,467	\$90,058



Barnwell, SC **SCBIZ** ±12 Miles

in 2025, Barnwell Tissue Solutions announced a **\$12 million investment to reopen a former tissue mill in Barnwell County, creating 50 new manufacturing jobs** and revitalizing an existing industrial facility. The plant will produce large paper rolls made from recycled materials for commercial tissue products. This investment highlights continued confidence in the region's manufacturing workforce and is expected to further enhance economic activity.

Source: SCBizNews – Barnwell Tissue Solutions invests \$12M, creates jobs.

Local Market Overview

Williston, located in Barnwell County, is positioned within the **Augusta–Aiken regional economic corridor**. The community benefits from its proximity to Aiken, SC and Augusta, GA, which collectively form a regional employment and commercial hub anchored by healthcare, manufacturing, logistics, and government services. Its accessibility via regional highways and its location within driving distance of larger population centers allow local retailers to serve both residents and regional commuters. The surrounding region has long been supported by agricultural production, manufacturing, and energy-related employment, contributing to stable local demand for neighborhood retail services.

Retail properties in Williston primarily serve essential daily-needs and convenience-based shopping, including grocery, quick-service restaurants, service retail, and local businesses. The town's traditional Main Street corridor functions as the central commercial district and remains an important hub for small business activity and community services. Existing retail properties often benefit from limited competition and consistent local traffic, particularly for essential services and community-oriented retail concepts.

AUGUSTA, GA



Augusta, GA

±38 Miles

Augusta, Georgia, located along the Savannah River on the Georgia–South Carolina border, serves as the economic and cultural center of the Augusta metropolitan area. The city benefits from its strategic position **along Interstate 20 and within driving distance of Atlanta, Charlotte, and Columbia**, making it an important regional hub for healthcare, military, manufacturing, and logistics. Augusta's economy is anchored by **major institutions such as Augusta University, the U.S. Army's Fort Eisenhower (formerly Fort Gordon), and the Savannah River Site** across the river in South Carolina. These employers support a diverse workforce and generate consistent economic activity, while the city's historic downtown, medical district, and growing cyber security sector continue to attract investment and business expansion.

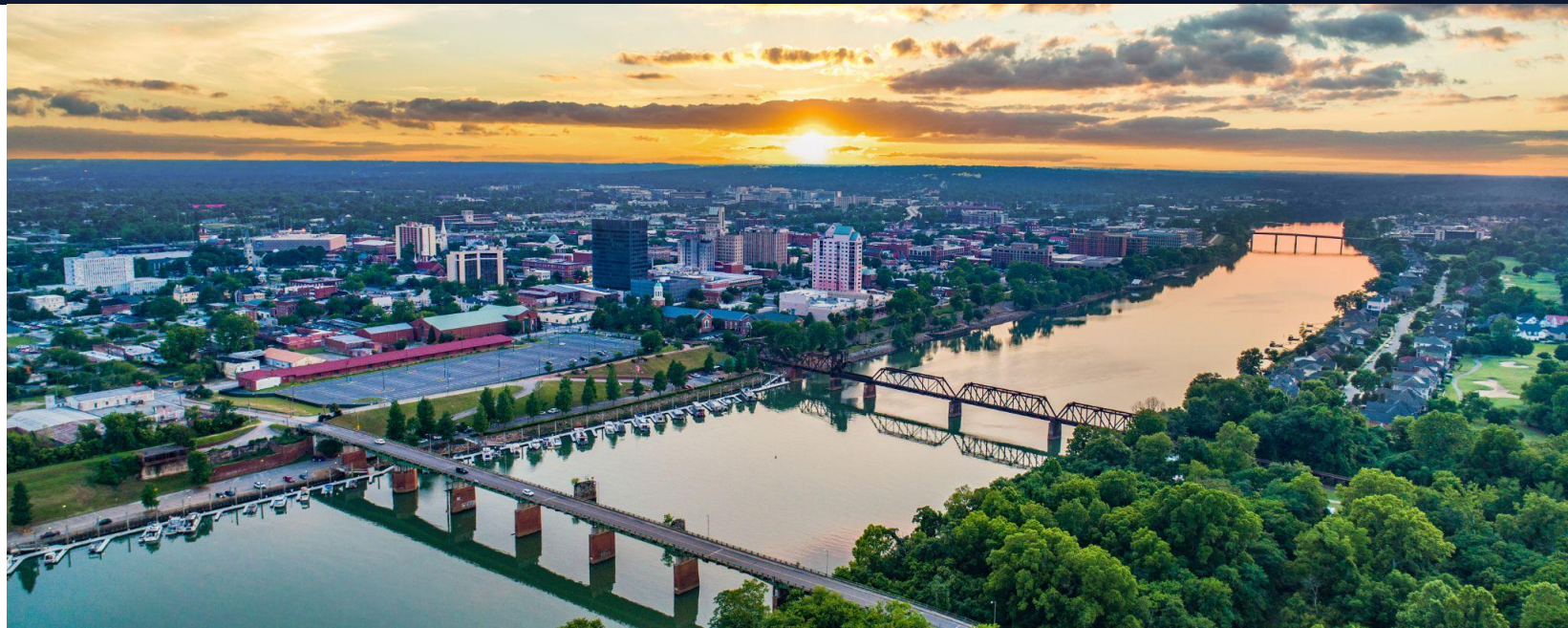
In addition to its economic drivers, Augusta is internationally recognized as the home of the **Masters Tournament at Augusta National Golf Club**, one of the most prestigious events in professional golf. Each spring, the tournament attracts **hundreds of thousands of visitors and generates significant tourism spending** across hotels, restaurants, and local businesses throughout the region. The city also features numerous cultural and recreational attractions including the **Augusta Riverwalk, James Brown Arena, the Morris Museum of Art, and the Augusta Canal National Heritage Area**, which contribute to year-round tourism and community engagement. With a combination of strong institutional employers, global sporting recognition, and steady population growth in the surrounding metro area, Augusta continues to support a stable environment for retail, hospitality, and service-oriented businesses.

\$890 Million

Visitor Spending 2025

5-6 Million+

Visitors in 2025



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