



**LINEBERRY**  
**REAL ESTATE**  
INVESTMENT SALES | DEVELOPMENT | MANAGEMENT

OFFERING MEMORANDUM

# Family Dollar

East Flat Rock, North Carolina

2556 SPARTANBURG HIGHWAY  
EAST FLAT ROCK, NC 28726

**\$1,267,000**

ASKING PRICE

**7.41%**

CAP RATE

**8,320 SF**

LEASE GLA

SINGLE-TENANT NET-LEASE INVESTMENT

NORTH CAROLINA BROKER OF RECORD

ACH Land Investments, LLC d/b/a Simply Brokerage  
Desiree Howell, BIC 297755 | NC Firm C30786



REPRESENTATIVE PROTOTYPE IMAGE - NOT ACTUAL PROPERTY

# Contents

*A focused review of the Family Dollar investment in East Flat Rock, North Carolina.*



**LINEBERRY**  
**REAL ESTATE**  
INVESTMENT SALES | DEVELOPMENT | MANAGEMENT

**PROPERTY**

2556 Spartanburg Highway  
East Flat Rock, NC 28726

**SITE PROFILE**

2019 construction  
8,320 SF lease GLA  
1.584-acre site

CONFIDENTIAL OFFERING MEMORANDUM



## Investment Overview

---



## Retail Map

---



## Market + Demographics

---



## Lease Summary

---



## Company Overview

---



## Tenant Overview

---



## Site + Parcel

---



## Financial Overview

---



## Confidentiality

---



## Contact

---

01

# Investment Overview

FAMILY DOLLAR | EAST FLAT ROCK

## PROPERTY BRIEF

**8,320 SF**

LEASE GLA

**1.584 AC**

SITE

The open, purpose-built Family Dollar combines **U.S. 176 frontage**, a service-oriented neighborhood offering and proximity to established everyday retail.

- Purpose-built in 2019 for Family Dollar.
- Direct access from Spartanburg Highway.
- Current term through September 2029.



PROPERTY-SPECIFIC ARCHITECTURAL RENDERING | 2018

## LOCATION FACTORS

**01**

### OPERATING STORE

Family Dollar lists this store open daily with EBT, bill pay and refrigerated food.

**02**

### U.S. 176 EXPOSURE

Direct highway access with 8,400 vehicles per day on the frontage segment.

**03**

### EVERYDAY-RETAIL CORRIDOR

Ingles, CVS, Dollar General and Chick-fil-A help define the area's grocery, pharmacy, value and dining mix.

**04**

### SCHEDULED RENT GROWTH

The first extension raises base rent 7.5% if that term takes effect.

02

# Tenant Overview

FAMILY DOLLAR | EAST FLAT ROCK



ACTUAL PROPERTY | EAST FLAT ROCK STOREFRONT

## FAMILY DOLLAR

Founded in Charlotte in 1959, Family Dollar focuses on neighborhood convenience and value-priced essentials. Its official locator listed **7,060 U.S. locations** as of September 21, 2026.

Family Dollar became independent in July 2025 when Dollar Tree completed the sale to **1959 Holdings, LLC**, backed by Brigade Capital Management and Macellum Capital Management.

## FISCAL 2025 PERFORMANCE

**~\$13B**

REVENUE

**+2.5%**

COMP SALES

**\$495M**

EBITDA

## OPERATING PROFILE

SERVICES EBT | bill pay | refrigerated food

LEASE TENANT Family Dollar Stores of North Carolina, Inc.

ORIGINAL GUARANTOR Family Dollar Stores, Inc. | 2018 lease

ADDRESS 2556 Spartanburg Highway

## EAST FLAT ROCK STORE

**FAMILY DOLLAR**

STATUS OPEN

HOURS 9 AM-10 PM

FORMAT 8,320 SF

ACCESS U.S. 176

ADDRESS 2556 US 176

# Retail Map

FAMILY DOLLAR | EAST FLAT ROCK



EAST FLAT ROCK + HENDERSONVILLE | 17 SELECTED RETAIL AND DINING LOCATIONS



LOCAL CORRIDOR INSET | U.S. 176

U.S. 176 CORRIDOR EXPOSURE

**8,400** 2025 AADT | NCDOT

Grocery, value, pharmacy and QSR brands connect the corridor with Hendersonville and I-26/Upward Road.

| RETAIL NODES | U.S. 176 CORRIDOR             | I-26 / UPWARD ROAD    | FOUR SEASONS                 |
|--------------|-------------------------------|-----------------------|------------------------------|
|              | Ingles   CVS   Dollar General | Dunkin   Waffle House | Walmart   Lowe's   Bojangles |

04

# Site + Parcel

FAMILY DOLLAR | EAST FLAT ROCK

## PROPERTY FACTS

SURVEYED SITE

**1.584 ACRES**

LEASE GLA

**8,320 SF**

SURVEY FOOTPRINT

**8,388 SF**

YEAR BUILT

**2019**

VERIFIED ACCESS

**U.S. 176**



## STREET VIEW

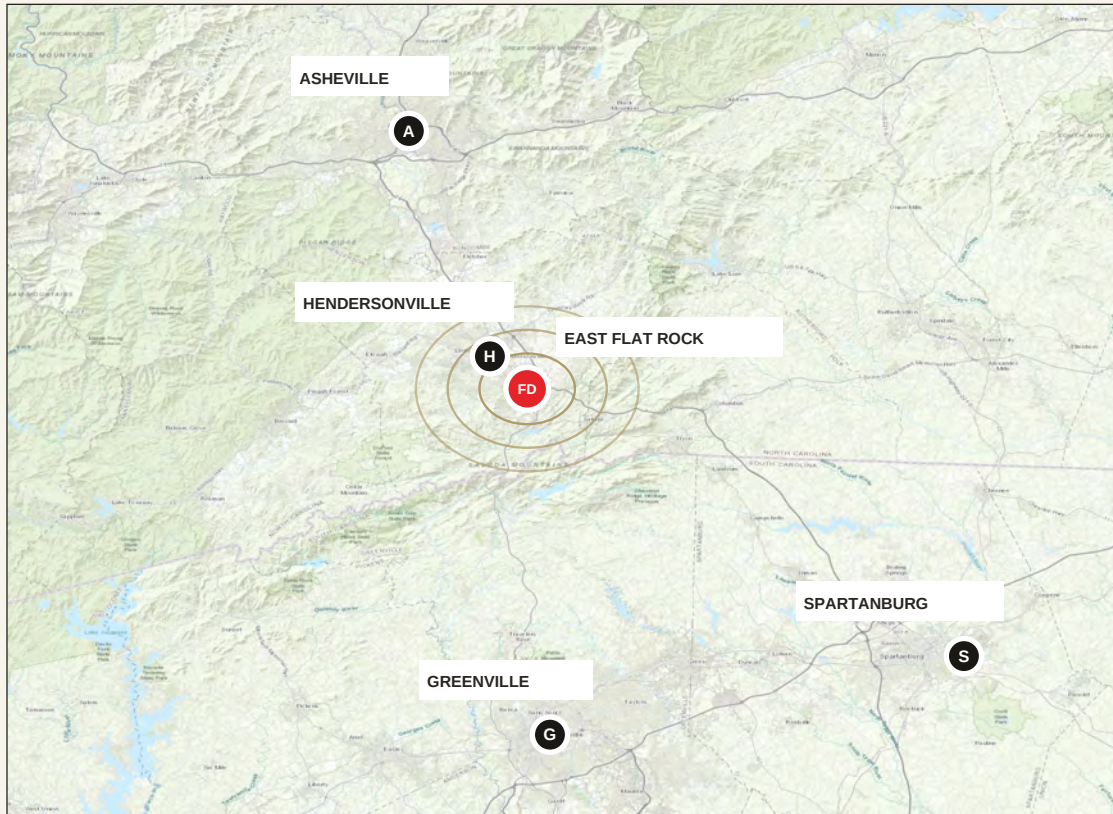
Scan to inspect available street-level imagery.



SUBJECT-PARCEL EXTRACT | CROPPED 2019 ALTA/NSPS SURVEY

# Regional Market + Demographics

FAMILY DOLLAR | EAST FLAT ROCK



WESTERN NORTH CAROLINA + SOUTH CAROLINA UPSTATE | 3, 5 AND 7 MILES

## 2020-24 ACS TRADE-AREA ESTIMATES

|               | POP    | HH    | MED HHI  |
|---------------|--------|-------|----------|
| <b>3 MILE</b> | 17,600 | 7,700 | \$60,000 |

|               |        |        |          |
|---------------|--------|--------|----------|
| <b>5 MILE</b> | 40,500 | 18,000 | \$61,000 |
|---------------|--------|--------|----------|

|               |        |        |          |
|---------------|--------|--------|----------|
| <b>7 MILE</b> | 64,400 | 28,600 | \$64,000 |
|---------------|--------|--------|----------|

## HENDERSON COUNTY POPULATION GROWTH

**+4.3% projected | 2025-30**

## REGIONAL ACCESS

### HENDERSONVILLE

~4 MI / 10 MIN

### ASHEVILLE

~29 MI / 39 MIN

### GREENVILLE

~34 MI / 50 MIN

### SPARTANBURG

~45 MI / 57 MIN

06

# Financial Overview

FAMILY DOLLAR | EAST FLAT ROCK

ASKING PRICE

**\$1,267,000**

CAP RATE

**7.41%**

CURRENT TERM THROUGH 09/30/2029

SIX 5-YEAR TERMS / TENANT NOTICE

\$93,895.08 ANNUAL BASE RENT

## INVESTMENT LEDGER

ANNUAL BASE RENT

**\$93,895.08**

MONTHLY BASE RENT

**\$7,824.59**

PRICE / SF

**\$152.28**

ANNUAL BASE RENT / SF

**\$11.29**

LEASE GLA

**8,320 SF**

SURVEYED SITE

**1.584 AC**

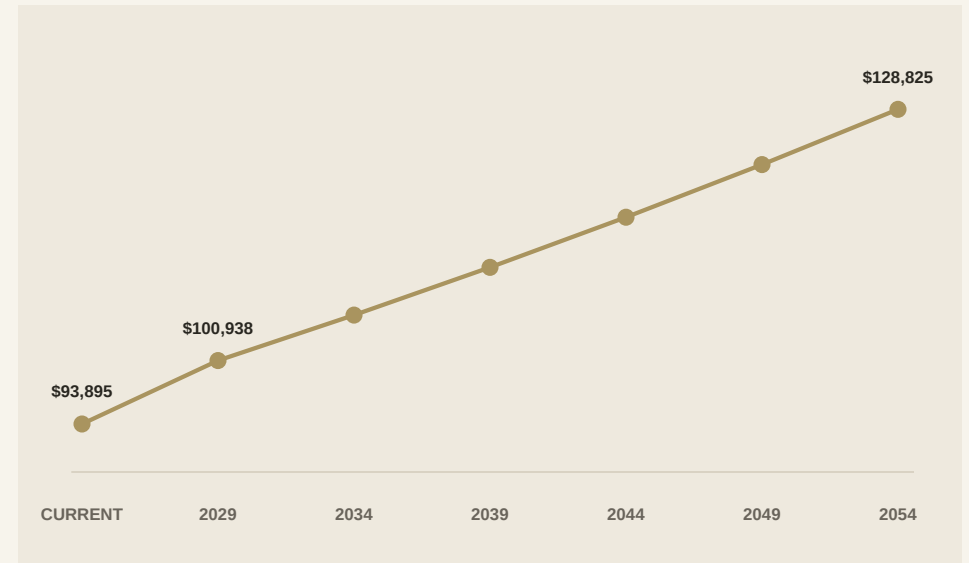
YEAR BUILT

**2019**

CURRENT TERM

**THRU 09/30/2029**

## SCHEDULED ANNUAL BASE RENT



Contractual rent if extension periods take effect.

# Lease Summary

FAMILY DOLLAR | EAST FLAT ROCK

CORE LEASE TERMS

|                                                                     |                                           |
|---------------------------------------------------------------------|-------------------------------------------|
| TENANT                                                              | ORIGINAL GUARANTOR                        |
| Family Dollar Stores of North Carolina, Inc.                        | Family Dollar Stores, Inc.   2018 lease   |
| LEASE STRUCTURE                                                     | CURRENT TERM                              |
| Net lease with specified landlord responsibilities                  | Through September 30, 2029                |
| EXTENSIONS                                                          | CURRENT BASE RENT                         |
| Six 5-year periods, subject to Tenant's 180-day cancellation notice | \$93,895.08 annually   \$7,824.59 monthly |

## Landlord responsibilities

- Roof, exterior walls, gutters and structure
- Sprinkler repairs; exterior and under-slab utilities
- Parking, service, access and exterior-area repairs
- Asphalt/concrete cost beyond Tenant's \$2,000 annual share
- Casualty restoration and physical/environmental compliance

Landlord pays property insurance and taxes with Tenant reimbursement under lease conditions.

CONTRACTUAL BASE-RENT LADDER

| PERIOD   | DATES                   | ANNUAL RENT  | MONTHLY RENT |
|----------|-------------------------|--------------|--------------|
| CURRENT  | NOW - 09/30/2029        | \$93,895.08  | \$7,824.59   |
| 1ST EXT. | 10/01/2029 - 09/30/2034 | \$100,938.00 | \$8,411.50   |
| 2ND EXT. | 10/01/2034 - 09/30/2039 | \$105,984.96 | \$8,832.08   |
| 3RD EXT. | 10/01/2039 - 09/30/2044 | \$111,284.04 | \$9,273.67   |
| 4TH EXT. | 10/01/2044 - 09/30/2049 | \$116,848.08 | \$9,737.34   |
| 5TH EXT. | 10/01/2049 - 09/30/2054 | \$122,691.00 | \$10,224.25  |
| 6TH EXT. | 10/01/2054 - 09/30/2059 | \$128,825.04 | \$10,735.42  |

Rent and responsibility allocations: executed 2018 lease. Each upcoming extension is subject to Tenant's right to cancel with at least 180 days' written notice. Monthly rent is annual base rent divided by 12.

# Confidentiality + Disclaimer

FAMILY DOLLAR | EAST FLAT ROCK

This confidential Offering Memorandum (the **Memorandum**) is provided to assist prospective purchasers in evaluating the property. Seller reserves the right to update the offering, select a purchaser or conclude the process at any time.

Information is drawn from the executed lease and guaranty, the 2019 ALTA survey, historical marketing materials, public-agency records and corporate sources believed reliable. Prospective purchasers are encouraged to confirm material facts independently.

Financial illustrations present contractual rent and potential yield using the stated assumptions. The definitive purchase agreement will govern all representations and warranties.

Recipients are encouraged to complete customary legal, tax, financial, environmental, engineering, zoning, title, survey, flood, access, utility, physical-condition, lease and tenant-credit review.

Tenant and trade names identify the occupant. This offering is independently prepared.

Brokerage participation, compensation and required North Carolina disclosures will be addressed in separate written agreements consistent with applicable law.

## Core source set

Executed lease + guaranty | 2019 ALTA survey | NCDOT | U.S. Census | Family Dollar  
A concise source set supports efficient investment review.

09

# Company Overview

LINEBERRY REAL ESTATE

Transaction experience.  
*An owner's perspective.*

BASED IN MT. JULIET, TENNESSEE

Lineberry Real Estate combines commercial brokerage, leasing, and property management with practical experience owning and operating real estate.

Sales and acquisitions. Landlord and tenant representation. Commercial property management.



Kroger

Dublin, Georgia

SELLER REPRESENTATION



White House Crossing

White House, Tennessee

BUYER REPRESENTATION



Town Center Station

Mt. Juliet, Tennessee

PROPERTY MANAGEMENT



Bradford Lineberry

PRINCIPAL BROKER

\$500M+

In commercial real estate transactions involving Bradford over his career.

## Management experience

White House Crossing and Town Center Station, with attention to tenants, property operations, and the owner's priorities.

Explore ownership and development work at  
[LineberryDevelopments.com](http://LineberryDevelopments.com)



LINEBERRY  
REAL ESTATE  
INVESTMENT SALES | DEVELOPMENT | MANAGEMENT

FOR MORE INFORMATION

# Bradford Lineberry

OFFICE 615.465.4937

MOBILE 615.477.0030

EMAIL [Bradford@LineberryRE.com](mailto:Bradford@LineberryRE.com)

WEB [LineberryRealEstate.com](http://LineberryRealEstate.com)

TN LICENSE NO. 361841 | FL BROKER NO. BK3345044

NORTH CAROLINA BROKER OF RECORD

**ACH Land Investments, LLC d/b/a Simply Brokerage | NC Firm C30786**

Desiree Howell, Broker-in-Charge | NC Broker 297755

980-218-0736 | [simplybrokerage@gmail.com](mailto:simplybrokerage@gmail.com)



ACTUAL PROPERTY | EAST FLAT ROCK

## Single-tenant net-lease investment

U.S. 176 corridor | 8,320 SF lease GLA | 1.584-acre site