

# For Sale

Representative Photo

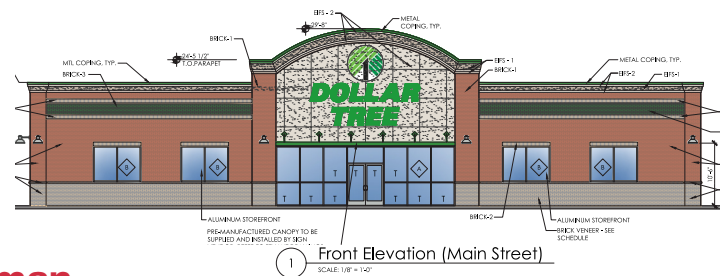


**NEW CONSTRUCTION - ALL BRICK DOLLAR TREE | RELOCATION STORE**

## 601 N. MAIN STREET | MAULDIN, SC 29662

**NOI:** \$149,455  
**Price:** \$2,214,150  
**Cap Rate:** 6.75%  
**Size:** 9,997 SF  
**Term:** 10 years  
**Options:** (4) 5-year options  
**Land:** ±1.09 AC  
**Lease Structure:** Double Net (NN)  
**Year Built:** Q3 2020

- Brand new construction - Store to open Summer 2020
- Located on Main Street near Downtown Mauldin
- All Brick Construction - Relocation of another Dollar Tree store with a 15-year history in Mauldin
- Corporate guarantee by a publicly traded company (NASDAQ: DLTR) and maintains an investment grade BBB- credit rating with a stable outlook



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