

DOLLAR GENERAL

DOLLAR GE

DOLLAR GENERAL ABSOLUTE NNN LEASE

2 SC-72, ABBEVILLE, SC 29620

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The Kase Group
Real Estate Investment Services



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PROPERTY INFORMATION

SECTION 1



PROPERTY HIGHLIGHTS

- New 15 Year Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee
- Store Opening 2/15/2025
- Quality New Construction - Masonry Front & 3 Metal Sides
- Corner Lot and Well Positioned Along South Carolina Highway 72
- Nearby Long Cane Primary School - 367 Students

OFFERING SUMMARY

Sale Price:	\$1,937,214
Building Size:	10,640 SF
NOI:	\$140,448
Cap Rate:	7.25%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,641	3,510	15,130
Total Population	6,285	8,416	36,900
Average HH Income	\$66,903	\$69,739	\$83,248



PROPERTY DESCRIPTION

This is the unique opportunity to purchase a corporately guaranteed Dollar General asset with a newly executed absolute NNN lease in Abbeville, South Carolina. This is a new 15 year lease calling for zero landlord obligations. The tenant has five, 5 year renewal options with 5% increases at each option. The asset is newly constructed with standard masonry front and three metal sides, the store officially opens its doors in February 2025. Its advantageous positioning along South Carolina Highway 72 which leads to Anderson, SC.

LOCATION DESCRIPTION

Abbeville is a city and county seat of Abbeville County, in the U.S. state of South Carolina. It is located 86 miles west of Columbia and 45 miles south of Greenville. Its population was 5,237 at the 2010 census.



DOLLAR GENERAL

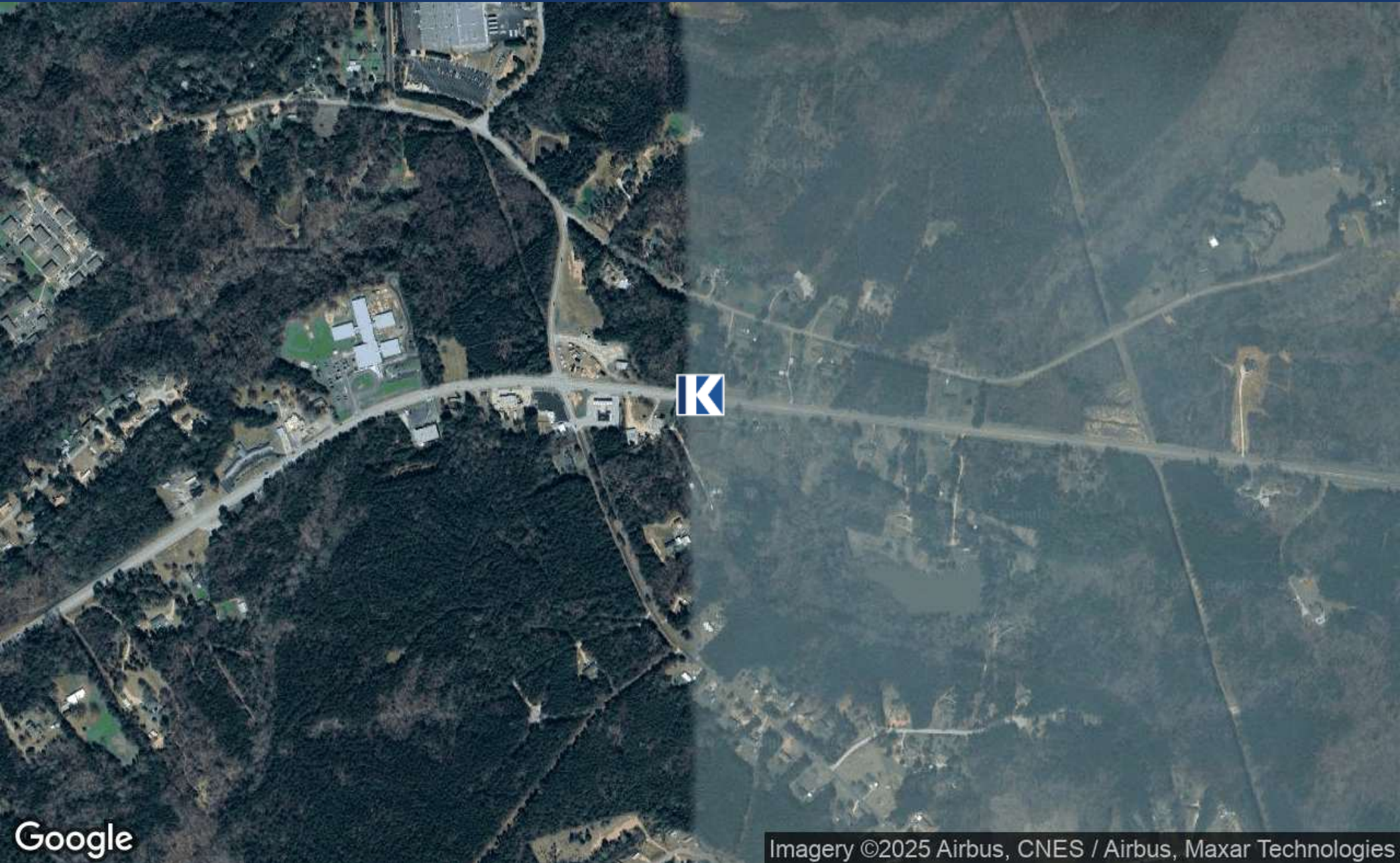
DOLLAR GE

LOCATION INFORMATION

SECTION 2



Map data ©2025



Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

The image shows the exterior of a Dollar General store. The building is constructed of brown brick. A prominent yellow sign with the words "DOLLAR GENERAL" in bold, black, sans-serif capital letters is mounted on the brick wall. Below the sign is a dark brown awning. The storefront features large glass windows and doors, through which some interior items are visible. The sky is blue with scattered white clouds. A dark blue semi-transparent overlay covers the bottom portion of the image, containing the title and logo.

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FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW

Price	\$1,937,214
Net Operating Income	\$140,448
CAP Rate	7.25%
Lease Start	02/15/2025
Lease Term	15 Years
Options	Five, 5-Year
Increases	5%, Every 5 Years in Initial Term & in Options

RENT SUMMARY

Years 1-5	\$140,448
Years 6-10	\$147,470
Years 11-15	\$154,844
Option 1	\$162,586
Option 2	\$170,715
Option 3	\$179,251
Option 4	\$188,214
Option 5	\$197,624



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DEMOGRAPHICS

SECTION 4

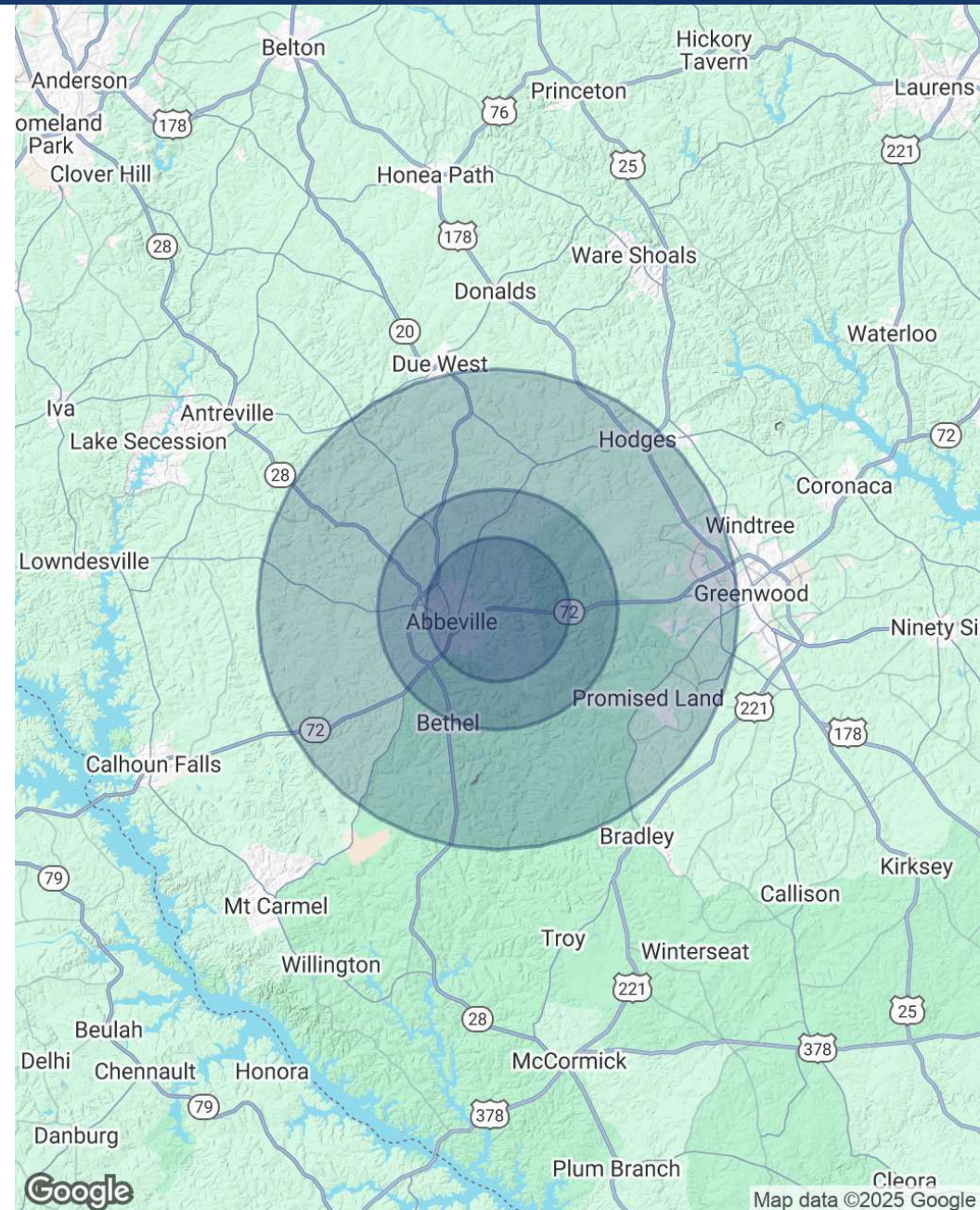
DEMOGRAPHICS MAP & REPORT

2 SC-72
 ABBEVILLE, SC 29620

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,285	8,416	36,900
Average Age	44	43	42
Average Age (Male)	42	42	40
Average Age (Female)	45	45	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,641	3,510	15,130
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$66,903	\$69,739	\$83,248
Average House Value	\$178,943	\$185,191	\$220,446

Demographics data derived from AlphaMap





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