



**DOLLAR
GENERAL**

DOLLAR GENERAL

OFFERING MEMORANDUM

DOLLAR GENERAL®

📍 TABOR CITY, NC

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

REPRESENTATIVE

OFFERING SUMMARY

DOLLAR GENERAL[®]

16015 SWAMP FOX HWY E, TABOR CITY, NC 28463

THE OFFERING

\$95,328
NOI

\$1,402,000
PRICE

6.80%
CAP

RENTABLE SQ FT.	10,640
YEAR BUILT	2022
LOT SIZE (AC)	3.59
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	January 2022
LEASE EXPIRATION DATE	January 2037
TERM REMAINING ON LEASE	10.7 Years
RENT INCREASES	10% Increases Every 5 Years In The Options
OPTIONS	Five, 5-Year Options
TENANT RESPONSIBILITIES	Taxes, Insurance, Utilities, Maintenance, Roof, Structure, Parking Lot, HVAC
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities

RENT SCHEDULE

BASE RENT	NOI	RETURN
YEARS 1 - 15	\$95,328	6.80%
OPTION RENT	NOI	RETURN
YEARS 16-20 (OPTION 1)	\$104,856	7.48%
YEARS 21-25 (OPTION 2)	\$115,344	8.23%
YEARS 26-30 (OPTION 3)	\$126,876	9.05%
YEARS 31-35 (OPTION 4)	\$139,560	9.95%
YEARS 36-40 (OPTION 5)	\$153,516	10.95%



SUBJECT PROPERTY

INVESTMENT HIGHLIGHTS

COASTAL NC LOCATION IN BETWEEN MYRTLE BEACH & WILMINGTON

- This Dollar General is located in Tabor City, NC, approximately 36 miles north of Myrtle beach and 54 miles west of Wilmington.
- Strategically positioned near the North Carolina / South Carolina border with access to the growing Grand Strand coastal region, which attracts over 20 million visitors annually.
- Myrtle Beach MSA population exceeds 430,000 residents and has experienced significant population growth over the past decade driven by migration, tourism, and retiree relocation.
- Wilmington MSA population exceeds 485,000 residents and continues to rank among the faster-growing coastal markets in the Southeast.
- Columbus County serves as a regional hub for surrounding rural communities with limited retail competition in the immediate trade area supporting strong demand for necessity-based retailers.
- Tabor City's economy is supported by agriculture, manufacturing, retail, and distribution, with major employers including Tabor Correctional Institution, Atlantic Corporation Paper Converters, Columbus County Schools, and Radix Bay.
- The market also benefits from ongoing industrial and economic development through Tabor Industrial Park and broader investment initiatives across Columbus County.

LOWER RENT & PRICE POINT WITH UPGRADED CONSTRUCTION

- The subject property is a 10,640 SF upgraded construction store and a lower rent and price point of \$1.4M.

3.59 ACRE CORNER LOT WITH TWO ENTRY POINTS

- The subject property is located on a 3.56 acre corner lot at the intersection of Highway 904 and Highway 905.
- The property has excellent visibility and two entry points for easy accessibility.

10.7 YEARS REMAINING ON CORPORATE NNN LEASE WITH RENT INCREASES IN OPTIONS

- Dollar General signed a new 15 year NNN corporate guaranteed lease in 2022. There is approximately 10.7 years remaining on the lease.
- There are 10% rent increases in each of the five, 5 year options periods.
- Tenant is 100% responsible for all expenses, including taxes, insurance, maintenance, roof, structure, and parking lot.
- This is a true NNN lease with no landlord responsibilities or expenses.

INVESTMENT GRADE TENANT (S&P: BBB) WITH 21,000 LOCATIONS

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- The company currently operates more than 21,000 locations and plans to open approximately 450 new stores in 2026.
- Dollar General has been in business for over 80 years and has a current net worth of approximately \$18.16 billion.





Tabor City



Wilmington

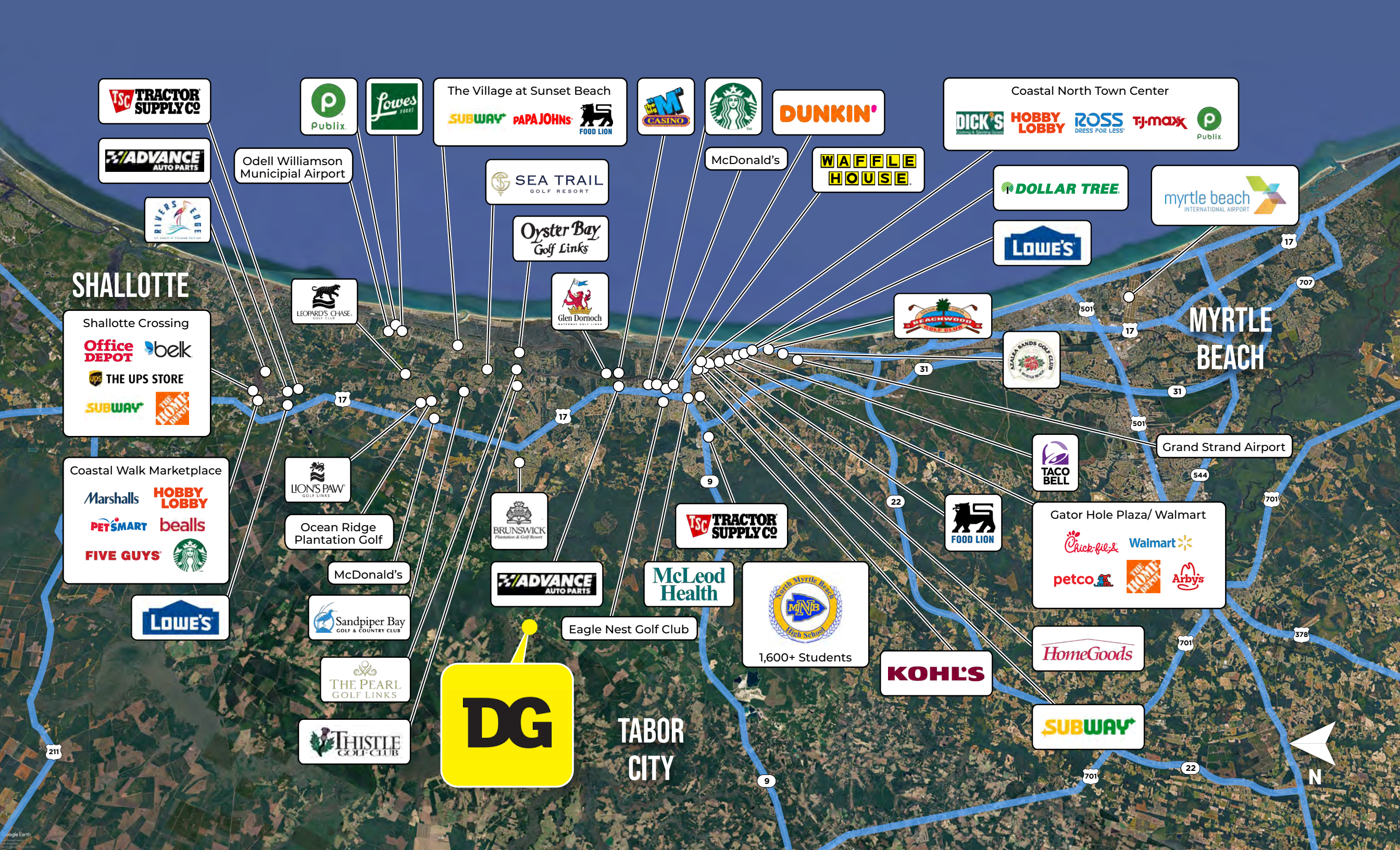
53 miles
To Downtown
Wilmington

Conway

36 miles
To Downtown
Myrtle Beach

Myrtle Beach

DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
Population	1,996	7,851	38,157
Average Household Income	\$73,568	\$78,790	\$80,670
Population Growth	2.53%	7.26%	10.18%



SHALLOTTE

Shalotte Crossing

- Office DEPOT
- belk
- ups THE UPS STORE
- SUBWAY
- THE HOME DEPOT

Coastal Walk Marketplace

- Marshalls
- HOBBY LOBBY
- PET SMART
- bealls
- FIVE GUYS
- Starbucks

LOWE'S

Odell Williamson Municipal Airport

LEOPARD'S CHASE GOLF CLUB

LION'S PAW GOLF LINKS

Ocean Ridge Plantation Golf

McDonald's

Sandpiper Bay GOLF & COUNTRY CLUB

THE PEARL GOLF LINKS

THISTLE GOLF CLUB

The Village at Sunset Beach

- SUBWAY
- PAPA JOHN'S
- FOOD LION

SEA TRAIL GOLF RESORT

Oyster Bay Golf Links

Glen Dornoch

BRUNSWICK Plantation & Golf Resort

ADVANCE AUTO PARTS

Eagle Nest Golf Club

DG

TABOR CITY

CASINO

Starbucks

DUNKIN'

McDonald's

WAFLE HOUSE

McLeod Health

North Myrtle Beach High School
1,600+ Students

KOHL'S

FOOD LION

LOWE'S

WALKER SANDS GOLF CLUB

TACO BELL

Gator Hole Plaza/ Walmart

- Chick-fil-A
- Walmart
- petco
- THE HOME DEPOT
- Arbys

HomeGoods

SUBWAY

Coastal North Town Center

- DICK'S
- HOBBY LOBBY
- ROSS DRESS FOR LESS
- TJ-maxx
- Publix

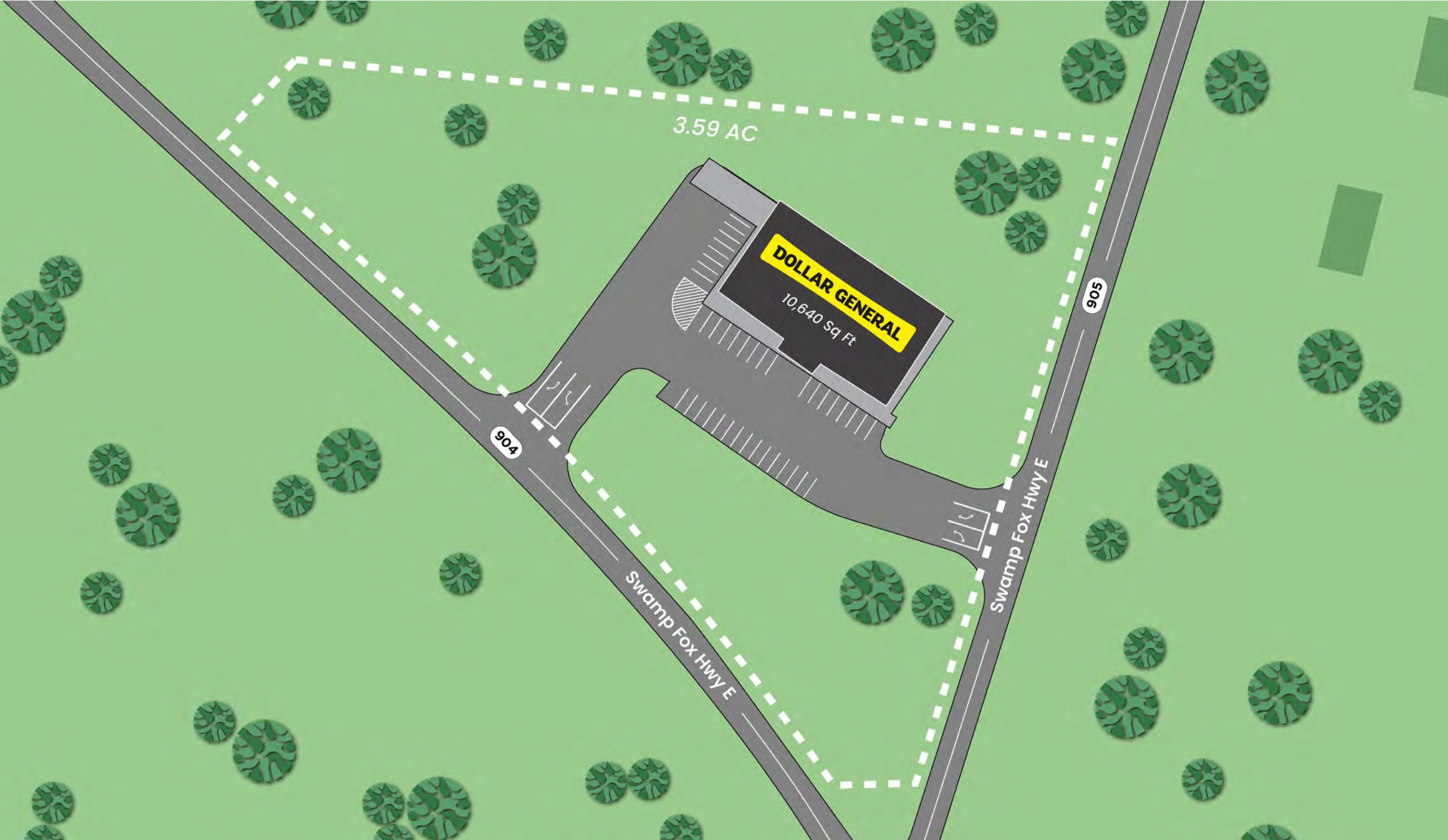
myrtle beach INTERNATIONAL AIRPORT

Grand Strand Airport

MYRTLE BEACH



SITE PLAN



3.59 AC

DOLLAR GENERAL
10,640 Sq Ft

904

905

Swamp Fox Hwy E

Swamp Fox Hwy E

DEMOGRAPHIC SUMMARY

POPULATION	5-MILE	7-MILE	10-MILE
2030 Projected Population	2,047	8,421	42,041
2025 Estimated Population	1,996	7,851	38,157
Population Growth	2.53%	7.26%	10.18%
2020 Census Population	1,921	6,835	30,864
2010 Census Population	2,395	6,586	25,204

DAYTIME POPULATION	5-MILE	7-MILE	10-MILE
2025 Estimate Population	1,166	4,863	24,775

HOUSEHOLDS	5-MILE	7-MILE	10-MILE
2030 Projected Households	929	3,598	19,503
2025 Estimated Households	895	3,315	17,552
Household Growth	3.86%	8.54%	11.11%
2020 Census Households	829	2,774	13,824
2010 Census Households	956	2,595	10,539

HOUSEHOLDS	5-MILE	7-MILE	10-MILE
2025 Est. Average HH Income	\$73,568	\$78,790	\$80,670
2025 Est. Median HH Income	\$60,165	\$68,714	\$67,897

Marcus & Millichap

Source: © 2026 Experian

HOUSEHOLDS BY INCOME	5-MILE	7-MILE	10-MILE
2025 Estimate			
\$200,000 or More	1.71%	3.02%	3.55%
\$150,000 - \$199,999	11.05%	9.04%	7.41%
\$100,000 - \$149,999	12.59%	16.50%	15.05%
\$75,000 - \$99,999	13.69%	13.78%	16.89%
\$50,000 - \$74,999	18.05%	21.38%	20.90%
\$35,000 - \$49,999	10.42%	9.38%	12.57%
\$25,000 - \$34,999	8.69%	9.32%	8.89%
\$15,000 - \$24,999	8.89%	7.77%	7.17%
\$10,000 - \$14,999	9.70%	6.27%	3.81%
Under \$9,999	5.22%	3.52%	3.76%

HOUSEHOLDS BY INCOME	5-MILE	7-MILE	10-MILE
2030 Projected			
Owner Occupied Housing Units	68.41%	67.79%	71.12%
Renter Occupied Housing Units	20.95%	14.40%	11.83%
Vacant	10.64%	17.82%	17.05%
2025 Estimate			
Owner Occupied Housing Units	68.38%	67.73%	71.11%
Renter Occupied Housing Units	21.05%	14.74%	12.01%
Vacant	10.57%	17.54%	16.88%
2020 Estimate			
Owner Occupied Housing Units	68.28%	67.63%	71.02%
Renter Occupied Housing Units	21.23%	15.48%	12.52%
Vacant	10.49%	16.89%	16.46%

MARKET OVERVIEW

MYRTLE BEACH MSA, SC



536,165

RESIDENTS

2025
Population



18.7% VS 3.2%

POPULATION GROWTH

Myrtle Beach vs. USA
(2020-2025)



18.2

MILLION

Annual Visitors



\$26

BILLION

Total Economic
Impact of Tourism

Major Economic Drivers



Tourism and Population Growth Continue to Drive Retail Demand

Myrtle Beach remains one of the country's fastest-growing coastal markets, fueled by a combination of strong in-migration and a tourism industry that continues to drive the local economy. The Grand Strand's beaches, golf courses, and year-round lifestyle continue to attract both visitors and permanent residents, with population growth over the past five years far exceeding national averages. As more households relocate to the area, demand for retail, restaurants, entertainment, and everyday services has continued to expand across the market.

Tourism remains the area's economic engine, bringing millions of visitors to Myrtle Beach each year and supporting a large share of local spending. The summer season continues to generate the strongest traffic, though major annual events such as the Carolina Country Music Fest, Myrtle Beach Bike Week, and the Blue Crab Festival help sustain visitation throughout the year. The market also benefits from one of the largest golf tourism industries in the country, which supports a more consistent flow of visitors beyond the traditional beach season.

At the same time, Myrtle Beach has continued to mature into a more diversified regional economy. Healthcare, education, manufacturing, and aerospace-related industries have all expanded their presence in recent years, adding to the market's long-term stability. Employers such as Coastal Carolina University, Conway Medical Center, Kyocera, and Apollo Valves/Conbraco continue to support job growth and economic activity throughout the region.

Retail fundamentals remain healthy overall as growth in both population and tourism continues to support tenant demand. Vacancy currently stands at 3.8%, while new development activity has accelerated to accommodate continued growth across the market. With strong demographic trends, sustained visitor activity, and continued commercial expansion throughout the Carolinas, Myrtle Beach remains well-positioned for long-term retail growth.



DOWNTOWN MYRTLE BEACH
MYRTLE BEACH MSA, SC



MYRTLE BEACH
MYRTLE BEACH MSA, SC

MARKET OVERVIEW

WILMINGTON MSA, NC



492,772
RESIDENTS

2025
Population



\$3.3
BILLION

**Wilmington International
Airport | Total Annual
Economic Output**



\$12.9
BILLION

**Port of Wilmington |
Total Annual
Economic Impact**

Major Economic Drivers

ThermoFisher
SCIENTIFIC

 **GE VERNOVA**
HITACHI

 **ncino.**

CORNING

Continue to Shape Wilmington's Retail Market

Wilmington's retail market continues to benefit from the region's economic and population growth, driven in large part by expansion across financial technology, healthcare research, manufacturing, and energy. Employers including nCino, Live Oak Bank, Thermo Fisher Scientific's PPD division, Corning Incorporated, and GE Hitachi Nuclear Energy continue to add jobs and attract new residents to the area, supporting household growth and consumer spending throughout the market. Wilmington International Airport and the Port of Wilmington remain major economic anchors as well, generating an estimated \$3.3 billion and \$12.9 billion in annual economic impact, respectively, while supporting broader business activity and regional connectivity.

Retail conditions remain tight entering the second quarter of 2026. Overall vacancy stands at just 1.5%, below both the market's five-year average of 1.7% and 10-year average of 2.2%, while availability remains limited at approximately 2.0%. The lack of available space continues to reflect steady tenant demand as population growth and consumer spending support leasing activity across the market.

The Wilmington retail market contains approximately 32.1 million square feet of inventory. Development activity has accelerated, with roughly 470,000 square feet currently under construction compared to the market's long-term historical average of 250,000 square feet. Despite the increase in new development, the market recorded 120,000 square feet of net absorption over the past year, allowing vacancy to remain near historic lows.

Retail rents currently average approximately \$21.00 per square foot following annual growth of 1.6%, as limited availability and continued leasing activity keep upward pressure on pricing across the market. Although development activity has increased, new supply remains relatively limited compared to tenant demand, allowing vacancy to remain near historic lows throughout Wilmington's retail market.



DOWNTOWN WILMINGTON
WILMINGTON MSA, NC



WILMINGTON INTERNATIONAL AIRPORT
WILMINGTON MSA, NC

TENANT SUMMARY

FORTUNE
500

PROVEN MOMENTUM.
ESSENTIAL RETAILER.

**DOLLAR
GENERAL®**

BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DG

PUBLICALLY
TRADED

\$54.4 B

TOTAL NET
WORTH

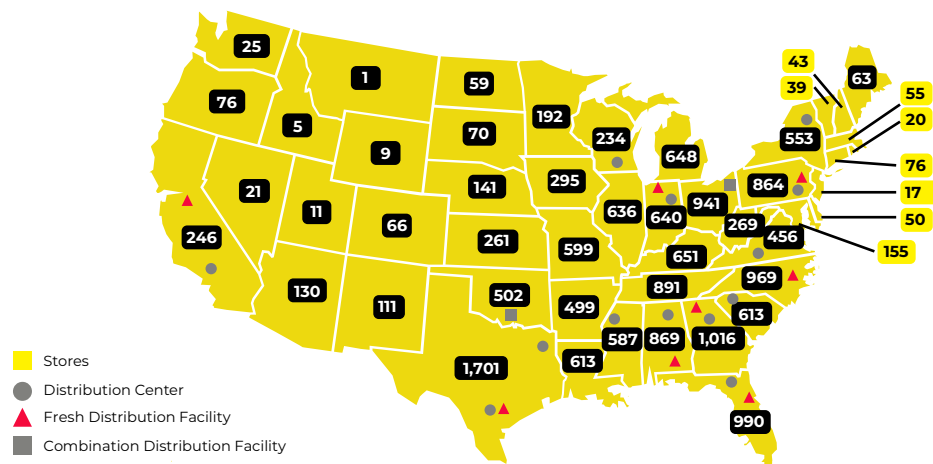
86

YEARS IN
BUSINESS

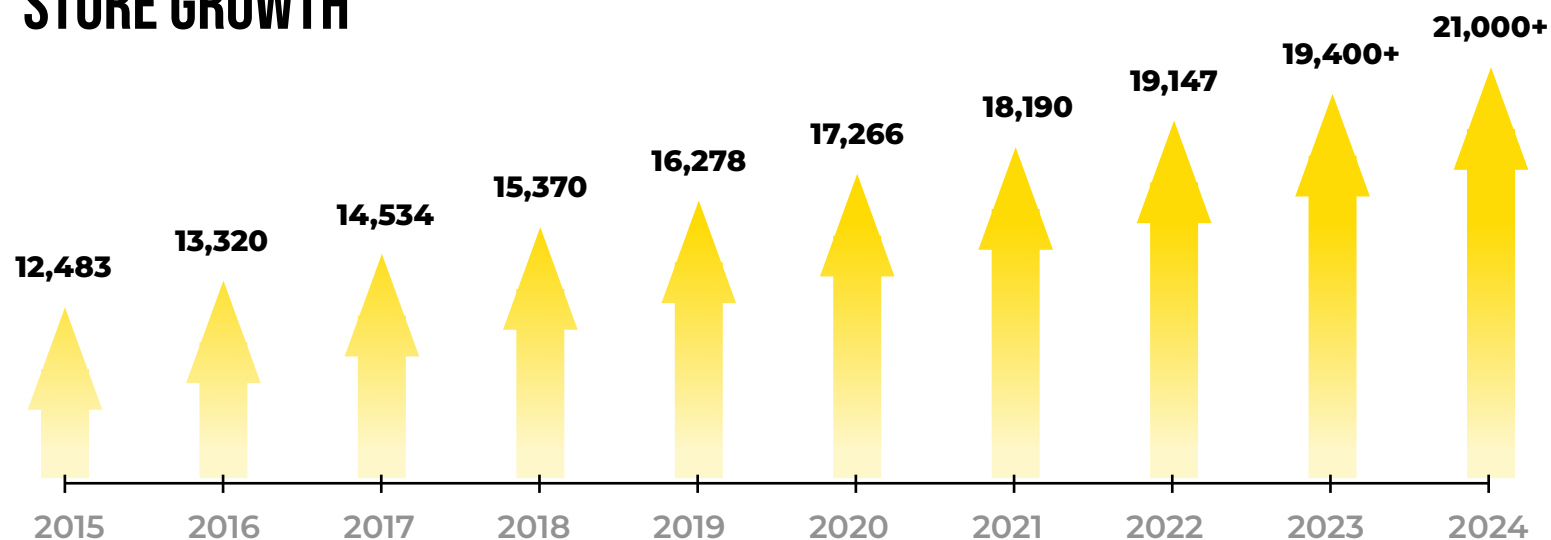
21,000+

STORES IN
48 STATES

21,000+ STORES IN 48 STATES



STORE GROWTH





INVESTMENT CONTACTS

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Marcus & Millichap

TAYLOR MCMINN
RETAIL GROUP

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RETAIL GROUP

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Marcus & Millichap

TAYLOR MCMINN

RETAIL GROUP

Dated:

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Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 16015 Swamp Fox Hwy E, Tabor City, NC 28463 (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

All Cash (No Financing Period)

Financing: Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making no representations or warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser is / is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

Agreed and Accepted | Seller

By: _____

By: _____

Printed: _____

Printed: _____

Dated: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____