

# DOLLAR GENERAL

3530 N Gov Williams HWY  
Darlington, SC



**\$1,171,800 | 6.30% | NNN**

Essential Business Tenant: Pandemic & Recession Resistant  
Dollar General: Investment Grade Tenant  
Ideal for 1031 Exchange Buyer and/or Passive Investor

## PROPERTY FEATURES



Built 2014  
9,100 SF  
Single Tenant



Net Rental Income: \$73,823  
(5) 5-YR Renewal Options w/  
10% Increase Per Renewal



Lease Maturity:  
9/30/2029

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HAMPTON  
INVESTMENT PROPERTIES