



Dollar General Store

South Congaree (Columbia MSA), South Carolina



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Company Overview

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States.

With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Investment Overview

HIGHLIGHTS

- Dollar General Store in prime location- Columbia SC MSA on large lot
- NN Lease w/ Corporate Guaranty by Dolgencorp, LLC
- DG took early renewal option showing strong commitment to the area
- New developments in the area include the Salina Golf Club a Bryant Brothers Course
- 15,600 VPD on Main Street
- Dollar General has over 20,900 Stores in 48 States; 34 Distribution Centers
- S&P BBB Investment Grade Credit \$40.6 Billion in Sales in Fiscal 2024
- Perfect 1031 Exchange Property
- DG Ranked #112 on Fortune 500 List

Property Highlights



PROPERTY	Dollar General Store
LOCATION	1090 Main Street, South Congaree, SC 29170
COUNTY	Lexington
ZONING	Commercial
CONSTRUCTION	2004 construction; pre-engineered metal building; metal roof & brick facade

INFORMATION

This Dollar General store is located on Main Street in South Congaree, which is in Lexington County, right outside Columbia, SC. This store is located 5 miles from the Columbia Metropolitan Airport. This area is experiencing high growth with strong traffic counts and stable neighborhoods.



9,100

Square Feet
9,100 +/- SF



3.96

Acres



38

Parking Spaces



Sales Summary

PURCHASE PRICE
\$824,495

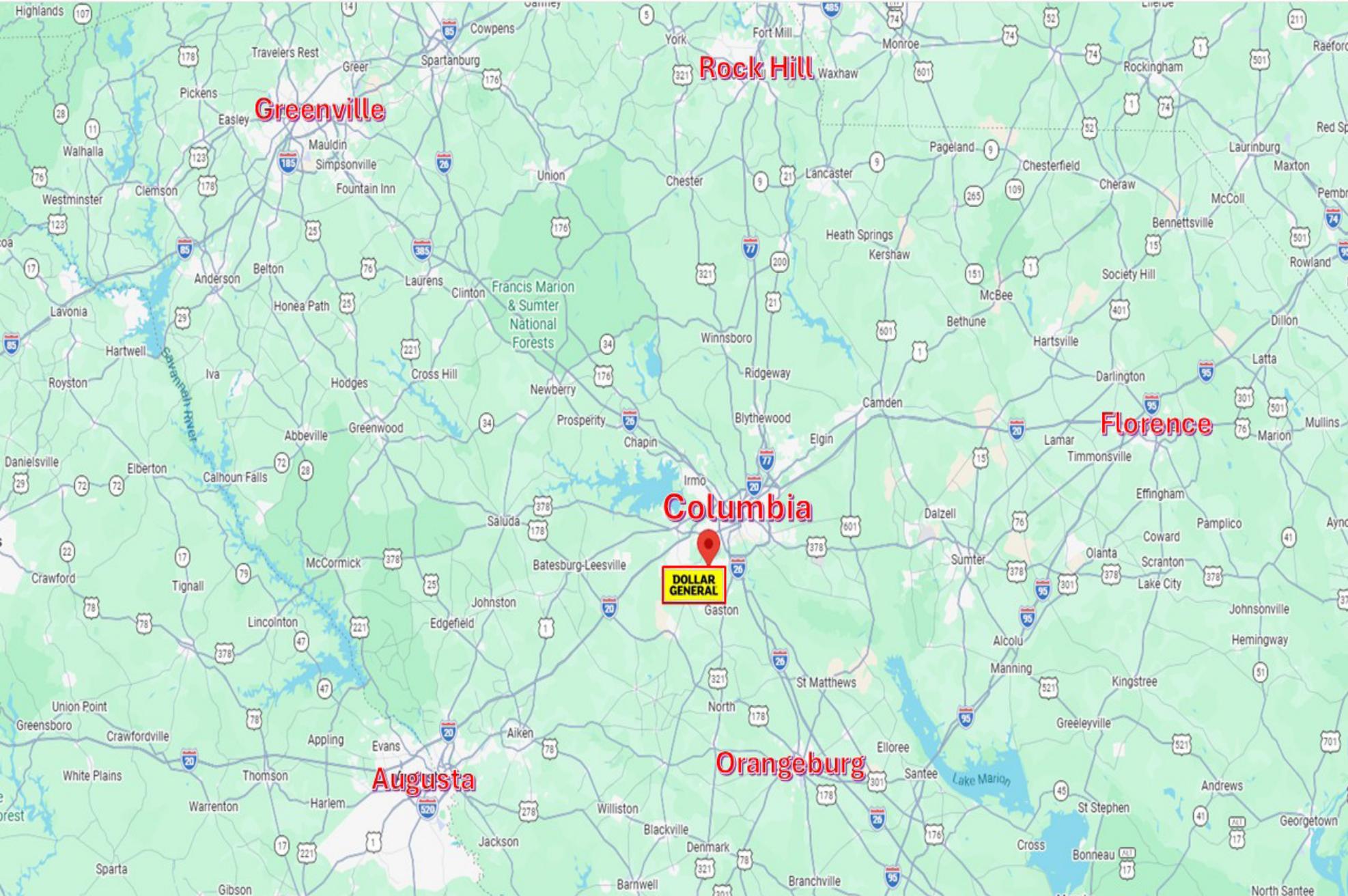
CAP RATE
7.6%

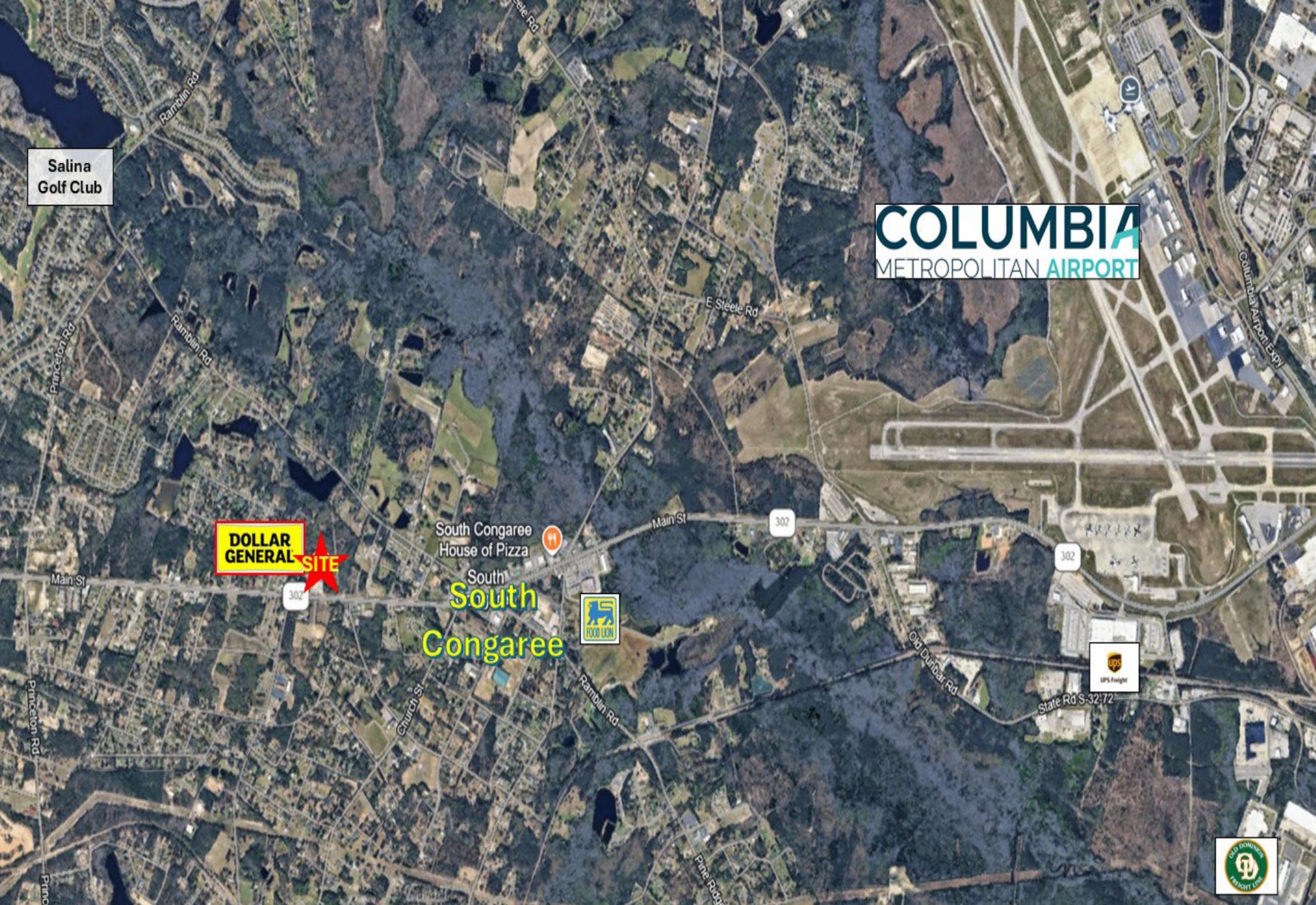
Lease Information

TENANT	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
ANNUAL RENT	\$62,661.60
CURRENT RENT START DATE (OPTION 1)	(DG has taken early renewal) 4/1/2026
LEASE EXPIRATION DATE	3/31/2031
ORIGINAL LEASE TERM	Ten (10) Years; Built in 2004
RENEWAL OPTIONS	Four (4), Five (5) Yr Options with 8% increases
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof, Structure & Parking Lot; Tenant pays \$425/MO for Landscaping & reimburses for taxes and insurance

Rent Schedule

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE	TENANT PARKING CONTRIBUTION
7 yr Extension	4/1/2019	3/31/2026	\$58,014.00		
OPTION 1	4/1/2026	3/31/2031	\$62,661.60	8%	\$5,100/yr
OPTION 2	4/1/2031	3/31/2036	\$67,674.48	8%	\$5,700/yr
OPTION 3	4/1/2036	3/31/2041	\$73,088.52	8%	\$6,300/yr
OPTION 4	4/1/2041	3/31/2046	\$78,935.52	8%	\$6,900/yr









COLUMBIA, SOUTH CAROLINA

Columbia is the state capital and the second most populated city in South Carolina with an MSA population of roughly 850,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (40,000+ students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.

DEMOGRAPHICS

Columbia, South Carolina is the 2nd largest city in the state and boasts a population of 144,788 and has over 53,000 households as of the 2024 census. That is a population of over 1,011 people per square mile and 398 housing units per square mile. Of the 50,223 households, 17% have children under the age of 18 and the median income is right at \$56,175.



Demographics

Population

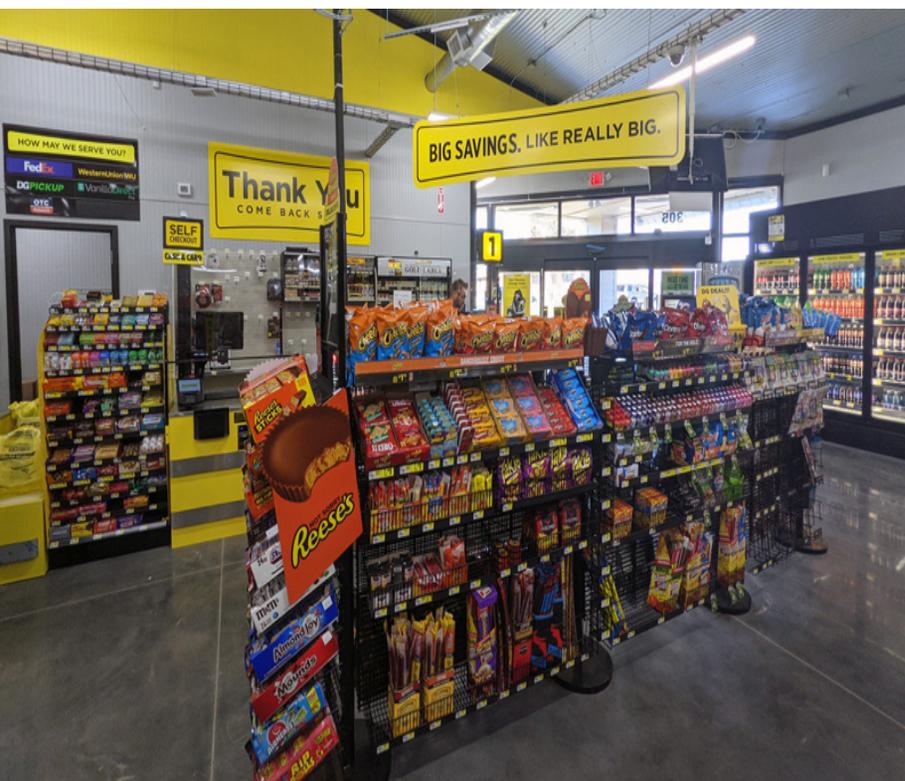
POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	2,988	16,263	56,527
2025 Population	2,891	15,604	53,051
2020 Population	2,854	15,216	49,732
2010 Population	2,757	14,238	45,305
Growth Rate 2010-2020	0.35%	0.67%	0.94%
Growth Rate 2020-2025	0.25%	0.48%	1.24%
Growth Rate 2025-2030	0.66%	0.83%	1.28%

Households

2025 Total Households	1,167	6,243	21,447
2030 Projected Total Households	1,219	6,589	23,141
2010-2020 Annual Rate	0.55%	0.79%	1.21%
2020-2025 Annual Rate	0.46%	0.90%	1.61%
2025-2030 Annual Rate	0.88%	1.08%	1.53%

Average Income

2025 Median Household Income	\$51,393	\$69,418	\$71,071
2025 Average Household Income	\$68,262	\$84,649	\$84,395



Tenant Summary

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of January 31, 2025, the Company's 20,594 Dollar General, DG Market, DGX and pOps shelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

2025 FAST FACTS:

- \$40.6 billion in sales in fiscal 2024 an increase of 1.4% over 2023
- Operating profit was \$1.7 billion in fiscal 2024
- Company reported net income of \$1.1 billion and diluted earnings per share \$5.11
- Over 20,900 retail stores as of December 2025
- 34 distribution centers throughout United States
- Ranked #112 on the Fortune 500 list as of May 2025
- Included in Fortune's 2023 list of most admired companies



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