DOLLAR GENERAL

FOR SALE

112 GORDON STREET

BENNETTSVILLE, SC

OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

Not actual subject site.

New Lease Structure: 15 Year Initial Lease Term | 5% Rent Increases Every Five Years

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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LAND AND INVESTMENT REAL ESTATE

DOLLAR GENERAL

112 GORDON STREET

BENNETTSVILLE, SC

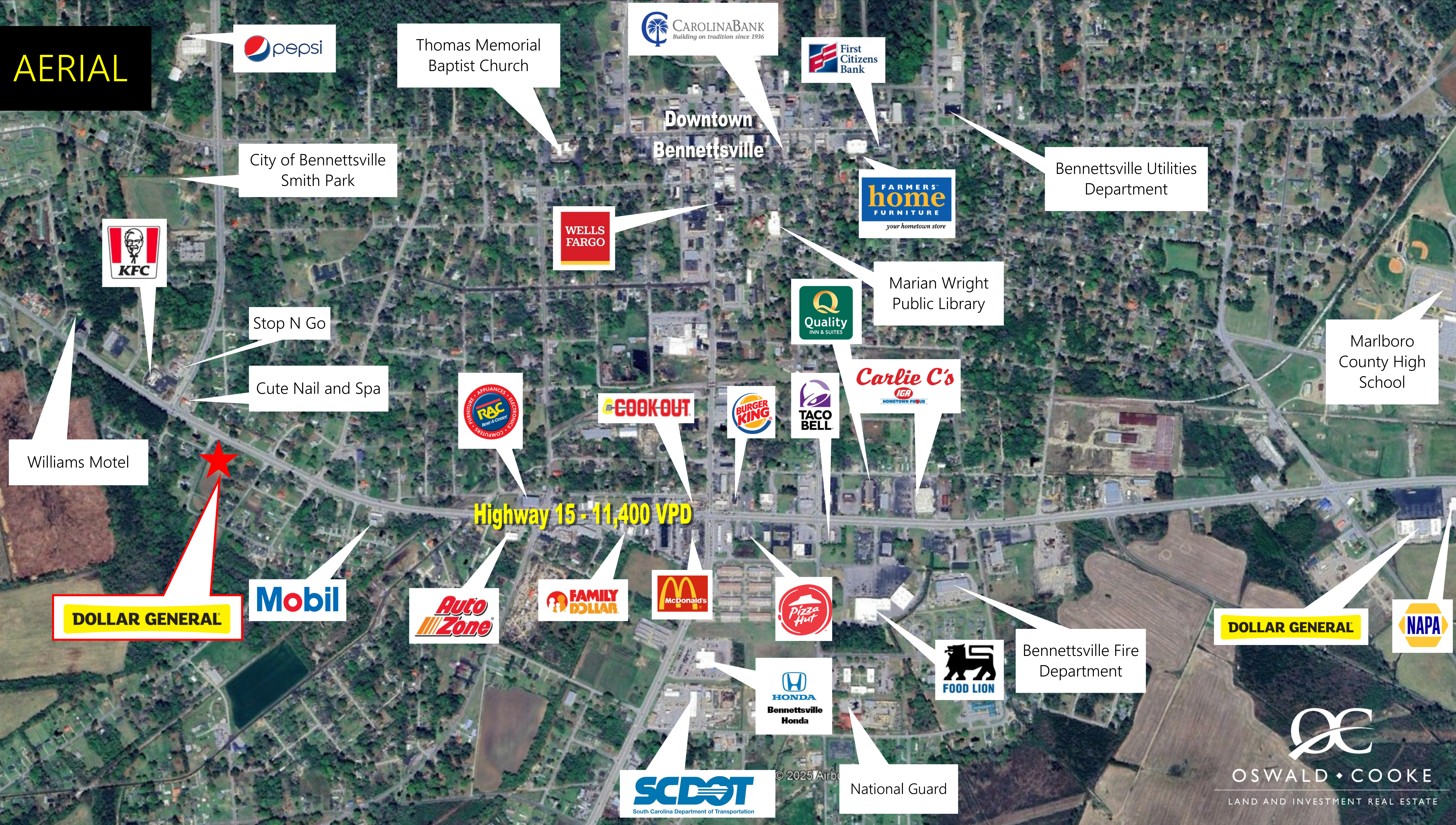
PRICE	$2,264,393
CAP RATE	6.6%
NOI	$149,450
LEASE TERM	15-Years
LEASE TYPE	NNN Lease
TURNOVER (estimated)	February 3, 2026
RENTAL INCREASES	5% every 5th Year
RENEWAL OPTIONS	(5) 5-Year Options
BUILDING SIZE	10,640 SF
LOT SIZE	2.3 Acres
TMS	039-12-0-4-002
GUARANTOR	Corporate

- 5% rent increase every five (5) years
- 5-mile population is 14,093
- 11,400 cars per day
- 10,640 SF
- Strategically located on Hwy 15
- Convenient to all the housing around the trade area.
- Brand New Construction
- Surrounded by national tenants including KFC, Burger King, Auto Zone, McDonald's, and more.
- NNN – Zero Landlord Responsibilities
- 15-Year initial term NNN lease
- Five (5) year options

Rent Schedule

Year	Rent	CAP Rate
1-5	$ 131,820.00	6.60%
6-10	$ 138,411.00	6.11%
11-15	$ 145,331.55	6.42%
16- 20 (Option 1)	$ 152,598.13	6.74%
21-25 (Option 2)	$ 160,228.03	7.08%
26-30 (Option 3)	$ 168,239.44	7.43%
31-35 (Option 4)	$ 176,651.41	7.80%
36-40 (Option 5)	$ 185,483.98	8.19%

AERIAL



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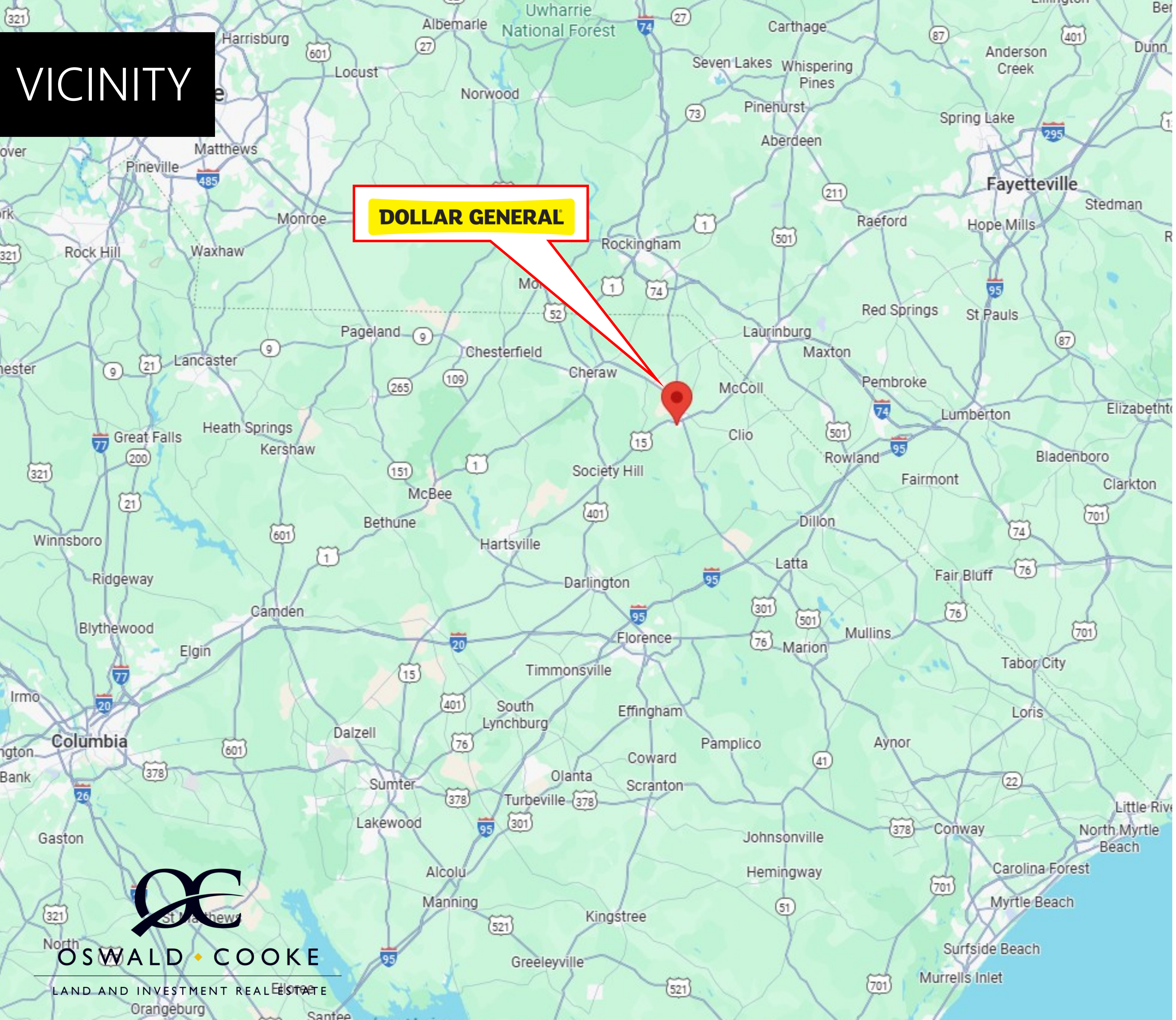
SUBJECT SITE
DOLLAR GENERAL
DOLLAR GENERAL
NOW HIRING.
COMING SOON

VICINITY



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DEMOGRAPHICS	ONE MILE	THREE MILE	FIVE MILE
2024 Population	3,165	10,735	14,093
Households	1,318	4,204	5,158
Average Household Size	2.2	2.2	2.2
Owner Occupied Housing	657	2,334	2,997
Renter Occupied Housing	632	1,753	2,006
Est. Average Household Income (2029)	$34, 899	$42,241	$44,146
Traffic Count (2024)	Hwy 15 (11,400 VPD)		

- 27 Miles to Darlington, SC
- 63 Miles to Fayetteville, NC
- 88 Miles to Charlotte, NC
- 93 Miles to Myrtle Beach, SC
- 103 Miles to Columbia, SC

DOLLAR GENERAL®

NYSE | DG

Dollar General Corporation Reports

** Source: www.dollargeneral.com*

- **$1.1 Billion 2024 Total Net Income**
- **800 Stores Opened in 2024**
- **575 Stores planned for 2025**
- **$40.6 Billion 2024 Net Sales**
- **86 Years in Business**
- **20,500+** locations in **48** states
- **28** distribution centers; **coast to coast**
- More than **173,000** employees
- ***Fortune 500*** since 2009
- Included on *Fortune's* **2020 World's Most Admired Companies** list
- Awarded *Mass Market Retailer's 2020* ***Retailer of the Year*** *Award*
- Recognized by **Forbes** magazine among its Top 25 Corporate Responders to COVID-19
- National and Private Brands
- Value-conscious and convenience seeking customers

20,500+ Stores

48 States

BBB/Stable

$38.7 B in 2023 Sales

END OF Q1 2025 HIGHLIGHTS

Net Sales increased 4.5% to 10.3 billion

Same store sales increased by 1.2%

Opened 156 new stores in Q1 2025

Same day delivery is now in 3,000+

DOLLAR GENERAL OVERVIEW

Dollar General is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the NNN S&P rated company was established in 1939.There are more than 20,500+ stores more than 185,800 employees, located across 48 states. Dollar General has more retail locations than any retailer in America. The Dollar General format has typically been in rural and suburban markets but now they are expanding into more densely populated areas. Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.

ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- SC achieved its second-highest industry recruitment total in history for 2023: capital investment of $9.22 billion, 14,120 jobs (of which 11,000 are new) across the state. SC was ranked 2nd among U.S. states in the 2025 "Top States for Business" by Area Development magazine.
- 4th Fastest growing state in the US in 2024 according to the US Census.

You won't find a more hospitable or business-friendly climate than South Carolina.

Information courtesy of: Link

ABOUT BENNETTSVILLE

A Community on the Rise

As the county seat of Marlboro County, Bennettsville, South Carolina offers investors the best of both worlds—**small-town charm with big growth potential**. Founded in 1819 and steeped in history, Bennettsville is now channeling that legacy into a modern era of revitalization, business expansion, and long-term investment opportunity.

Downtown Momentum Driving Growth

At the heart of Bennettsville's resurgence is the **Main Street Bennettsville Program**, a cornerstone initiative focused on **economic vitality, business recruitment, and downtown redevelopment**. Through its **2024–2026 Implementation Plan**, the city is paving the way for new investment, mixed-use projects, and commercial expansion-creating a thriving environment for both local and national businesses.

Investor Advantage: Affordable, Connected, Growing

Bennettsville delivers a **compelling investment value**—featuring **affordable real estate**, a **pro-business local government**, and **direct access to regional markets** via key highway connections. The community's forward-thinking leadership has set a clear vision to **"create a vibrant retail climate"** and **"diversify the downtown economy,"** positioning Bennettsville as one of the Carolinas' emerging markets for growth and development.

A Strategic Opportunity for Early Movers

With targeted investments in **infrastructure**, **economic diversification**, and **quality of life**, Bennettsville is building a foundation for sustained success. For investors seeking **strong upside potential** in a revitalizing market with a community-driven vision, Bennettsville represents an **exceptional opportunity to get in early** and grow alongside a city on the rise.

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