



Representative Image

Dollar General | Columbia MSA
1510 US 321, Winnsboro, SC 29180



Property Overview



Dollar General | Columbia MSA

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Property Overview

Tenant:	Dollar General
Price:	\$1,768,063
Cap Rate:	6.35%
NOI:	\$112,272
Building Size:	10,659 SF
Year Built:	2024
Lease Type:	NNN
Lease Expiration:	1/31/2039
Rental Escalations:	5% every five years
Renewal Options:	Five 5-year

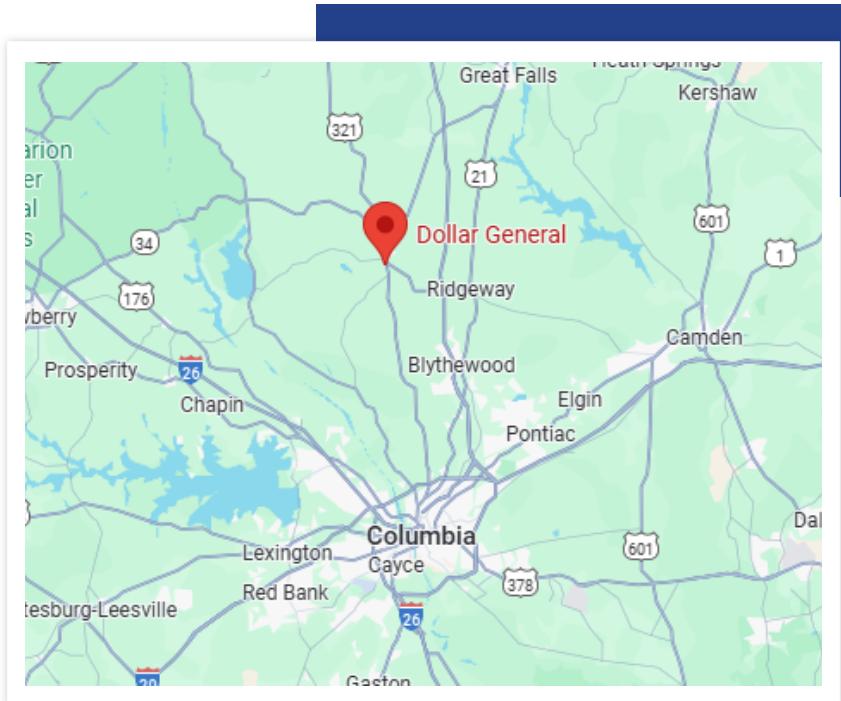
DOLLAR GENERAL®



Property Overview

Property Highlights

- Positioned within the Columbia MSA - Ranked #70 in the United States for population size
- Investment grade tenant - S&P: BBB
- Long-term lease—13+ years remain
- 2024 construction
- 5% rental escalations every five years
- Located along US Hwy 321 (7,200 VPD)
- Nearby traffic drivers include Food Lion, Fairfield Central High School, Fairfield County Airport, & a few others
- Limited competition in the area
- Average household income within ten miles exceeds \$73,000



Demographics

	3-Mile	5-Mile	10-Mile
Population:	6,204	7,961	15,140
Total Household Units:	2,859	3,600	6,712
Average Household Income:	\$49,940	\$54,434	\$73,728

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The information contained in this Offering Memorandum has been from sources we believe to be reliable; however, Bang Realty has not verified any of the information contained herein and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers to verify all of the information set forth herein.

Tenant Overview



Dollar General Corporation

Dollar General Corporation is an American discount retailer headquartered in Goodlettsville, Tennessee, operating over 20,000 stores across 48 states and Mexico as of 2025, primarily in rural and suburban communities. Founded in 1939 by J.L. Turner and Cal Turner as J.L. Turner and Son, the company rebranded to Dollar General in 1955 and went public in 1968 before being taken private in 2007 by Kohlberg Kravis Roberts & Co.; it returned to public trading on the New York Stock Exchange (NYSE: DG) in 2009. The chain focuses on low-cost everyday essentials, including groceries, household items, apparel, and seasonal goods, with most products priced under \$10, and generates annual revenues exceeding \$40 billion while employing approximately 200,000 people.

Website	www.dollargeneral.com
Founded	1939
Number of Locations	20,000
Company Type	Public (NYSE: DG)
Headquarters	Goodlettsville, TN



DOLLAR GENERAL®

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Confidentiality & Disclaimer



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