

FOR SALE

3313 State Hwy 41/51
Hemingway, SC 29554

DOLLAR GENERAL

New Construction | 15-Year NNN Lease | No Landlord Responsibility | (5) 5-Year Renewals

DISCLAIMER

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OC&A
OSWALD COOKE & ASSOCIATES



DOLLAR GENERAL®

3313 STATE HWY 41/51

HEMINGWAY, SC 29554

PRICE \$1,862,400

CAP RATE 6.75%

NOI \$125,712

LEASE TERM 15-Years

LEASE TYPE Absolute NNN Lease

RENT COMMENCEMENT 10/6/23

END OF 15 YEAR TERM 10/31/38

RENTAL INCREASES 10% every 5th during options

RENEWAL OPTIONS (5) 5-Year Options

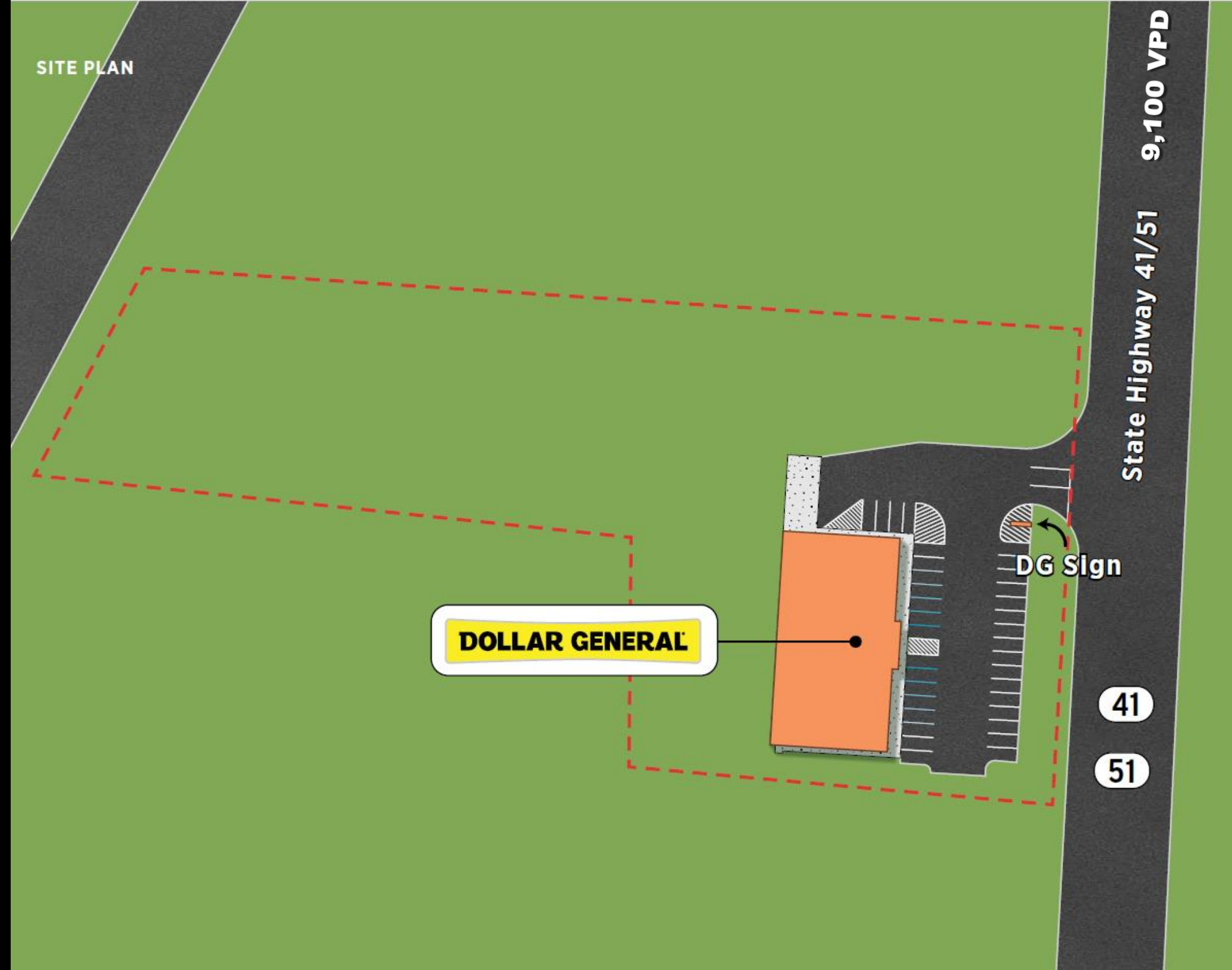
BUILDING SIZE 10,640 SF

YEAR BUILT 2023

MUNICIPALITY Williamsburg County

GUARANTOR Corporate

SITE PLAN



HIGHLIGHTS

- 10,640 SF Building
- Located on the main road capturing commuter traffic to and from Downtown Hemingway
- Brand New Construction
- New LED Lighting Interior & Exterior
- NNN – Zero Landlord Responsibilities
- 15-Year NNN Lease Term
- (5) 5-Year Renewal Options
- 10% Rent increase at the start of each option
- Opened for business October 2023



Dollar General Corporation Reports

- **\$33.7B** billion in sales in fiscal 2020
- **19,000+** locations in **44** states
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- **16** distribution centers; **coast to coast**
- More than **157,000** employees
- Ranked **#91** on the [Fortune 500](#) list as of June 2021
- 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


End of 3rd Quarter 2023 Reports


- Same-store sales growth in the range of a decline of approximately 1.0% to flat.
- 3,110 real estate projects in the United States, including 990 new store openings, 2,000 remodels, and 120 store relocations.
- Net Sales Increased 2.4% to \$9.7 Billion
- Year-to-Date Cash Flows From Operations of \$1.4 Billion
- For fiscal year 2024, the Company plans to execute approximately 2,385 real estate projects, including approximately 800 new

* Source: www.dollargeneral.com



DOLLAR GENERAL®

 19,147 Stores

 47 States

 BBB/Stable

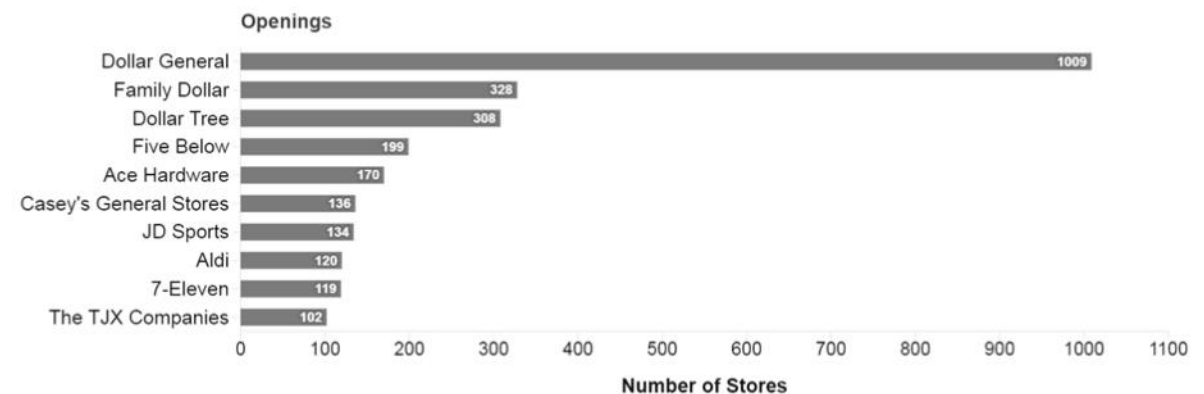
 \$37.8 B in 2022 Revenue

NYSE | DG

Dollar General is the largest dollar store chain in the United States operating approximately 19,147 stores in 47 states. The company offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Founded in 1939 by Cal Turner, Dollar General is headquartered in Goodlettsville, TN and is a Fortune 500 company, ranking #106 as of 2022. Dollar General has a Standard & Poor's investment grade credit rating of BBB/Stable and has reported same-store sales growth for 33 consecutive years. During fiscal year 2022, the company opened 1,039 new stores, remodeled 1,795 stores, and relocated 127 stores.

The company plans to execute 3,170 real estate projects in fiscal 2023, including 1,050 new store openings, 2,000 remodels, and 120 store relocations. Dollar General reported a total revenue of \$37.8 billion, a net income of \$2.41 billion, and a net worth in excess of \$6.8 billion as of February 3, 2023.

Top 10 Retailers With Most Openings Year-to-Date



Source: Coresight Research, November 2023
Chart: Nicole Shih



DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Population	1,111	2,691	5,945
Households	513	1,200	2,489
Families	330	792	1,718
Average Household Size	2.17	2.24	2.39
Owner Occupied Housing	359	879	1,876
Renter Occupied Housing	154	321	613
Average Household Income	\$49,201	\$53,529	\$61,622
Median Age	43.6	43.2	41.6
Traffic Count (2023)	Hwy 41/51		



- ◆ 5 Miles to Johnsonville, SC
- ◆ 36 Mile to Conway, SC
- ◆ 50 Miles to Myrtle Beach, SC
- ◆ 82 Miles to Charleston, SC
- ◆ 112 Miles to Columbia, SC

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

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

Information courtesy of: [Link](#)

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.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth

AREA OVERVIEW

Hemingway is a town in Williamsburg and Georgetown Counties, South Carolina, conveniently located between the bustling cities of Charleston and Myrtle Beach. The town is known for its strong agricultural sector and has several manufacturing facilities providing employment opportunities and boosting the local economy.

The property sits along State Highway 41/51 in downtown Hemingway, just south of the center of town. This location will capture commuter traffic to and from downtown Hemingway. Nearby traffic generators include a Food Lion supermarket, Hemingway High School, Hemingway Middle School, and the Tupperware factory.

Essential industries in Hemingway include:

- Tupperware (plastic kitchenware)
- Don's Scrap Iron and Metal Co.
- House of Raeford (meat products)
- Southeastern Wire Fabricators, Inc.
- C-V Unlimited (remanufactured auto parts)
- Palmetto Paper Tube.



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