

# OFFERING MEMORANDUM

RECENT LEASE EXTENSION | TOP 11% OF ALL DGS (PLACER.AI)



**DOLLAR GENERAL**  
ELGIN, SOUTH CAROLINA



**SCHUCHERT**  
RETAIL GROUP

In Association with Brian Brockman  
A Licensed South Carolina Broker #108250

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# INVESTMENT SUMMARY



LIST PRICE  
**\$890,667**



PROPERTY ADDRESS  
**2552 MAIN STREET  
ELGIN, SC 29045**



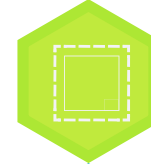
CAP RATE  
**7.50%**



ANNUAL RENT  
**\$66,800.04**



BUILDING SIZE  
**9,014 SQ. FT.**



LAND AREA  
**1.14 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**NN**



LEASE TERM REMAINING  
**5.25 YEARS**



LEASE EXPIRATION  
**03/31/2030**



RENEWAL OPTIONS  
**2 - 5 YEAR**



RENT INCREASES  
**OPT. 1 = 9.58%  
OPT. 2 = 9.83%**



PARKING  
**34 SPACES**



YEAR BUILT  
**2005**



PARCEL NUMBER  
**E-335-17-00-032**



TRAFFIC COUNTS  
**16,896 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- 5.25 Years Remaining in Existing Term (Lease Exp: 03/31/2030)
- 2005 Build to Suit Construction – 9,014 SF
- Two (2) - Five (5) Year Options
- Option 1 = 9.58% Increase; Option 2 = 9.83% Increase

## RECENT LEASE EXTENSION - DECEMBER 2024:

- Tenant Just Extended the Lease for an Additional 5 Years through March 31, 2030

## LONG TERM OPERATING HISTORY - 20+ YEARS:

- Dollar General Has Been Operating at this Location 20+ Years Since 2005

## NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof, Parking Lot, HVAC & Structure
- This Location is Part of Dollar General's National Insurance Program

## RECENT IMPROVEMENTS:

- November 2021 = Two HVAC Units Replaced
- January 2022 = Parking Lot Resealed/Patched/Restriped

## COMMON AREA MAINTENANCE CONTRIBUTION:

- Tenant Contributes \$450 Per Month (\$5,400 Annually) for Common Area Maintenance Expenses
- Increases to \$500 Per Month in Option 1 & \$550 Per Month in Option 2

## STRONG PLACER AI DATA - 189,900 VISITS:

- Nationwide (1,979 / 18,917) = Top 11%
- Statewide (47 / 635) = Top 8%
- 15-Mile Radius (5 / 23) = Top 22%

## PROXIMITY FROM ELGIN, SC:

- Columbia, SC | 24 Miles
- Rock Hill, SC | 64 Miles
- Charlotte, NC | 97 Miles
- Greenville, SC | 117 Miles
- Charleston, SC | 122 Miles
- Savannah, GA | 165 Miles
- Athens, GA | 176 Miles
- Atlanta, GA | 234 Miles

## TRADE AREA DEMOGRAPHICS:

- 1-Mile: 2,316 Residents; \$102,195 Average Household Income
- 3-Mile: 13,934 Residents; \$107,405 Average Household Income
- 5-Mile: 45,643 Residents; \$115,277 Average Household Income
- 7-Mile: 92,926 Residents; \$115,733 Average Household Income

## BOOMING POPULATION GROWTH:

- 1-Mile: 3.77% Annually (18.85% Projected Growth Over the Next 5 Years)
- 3-Mile: 3.07% Annually (15.35% Projected Growth Over the Next 5 Years)
- 5-Mile: 1.78% Annually (8.90% Projected Growth Over the Next 5 Years)
- 7-Mile: 1.42% Annually (7.10% Projected Growth Over the Next 5 Years)







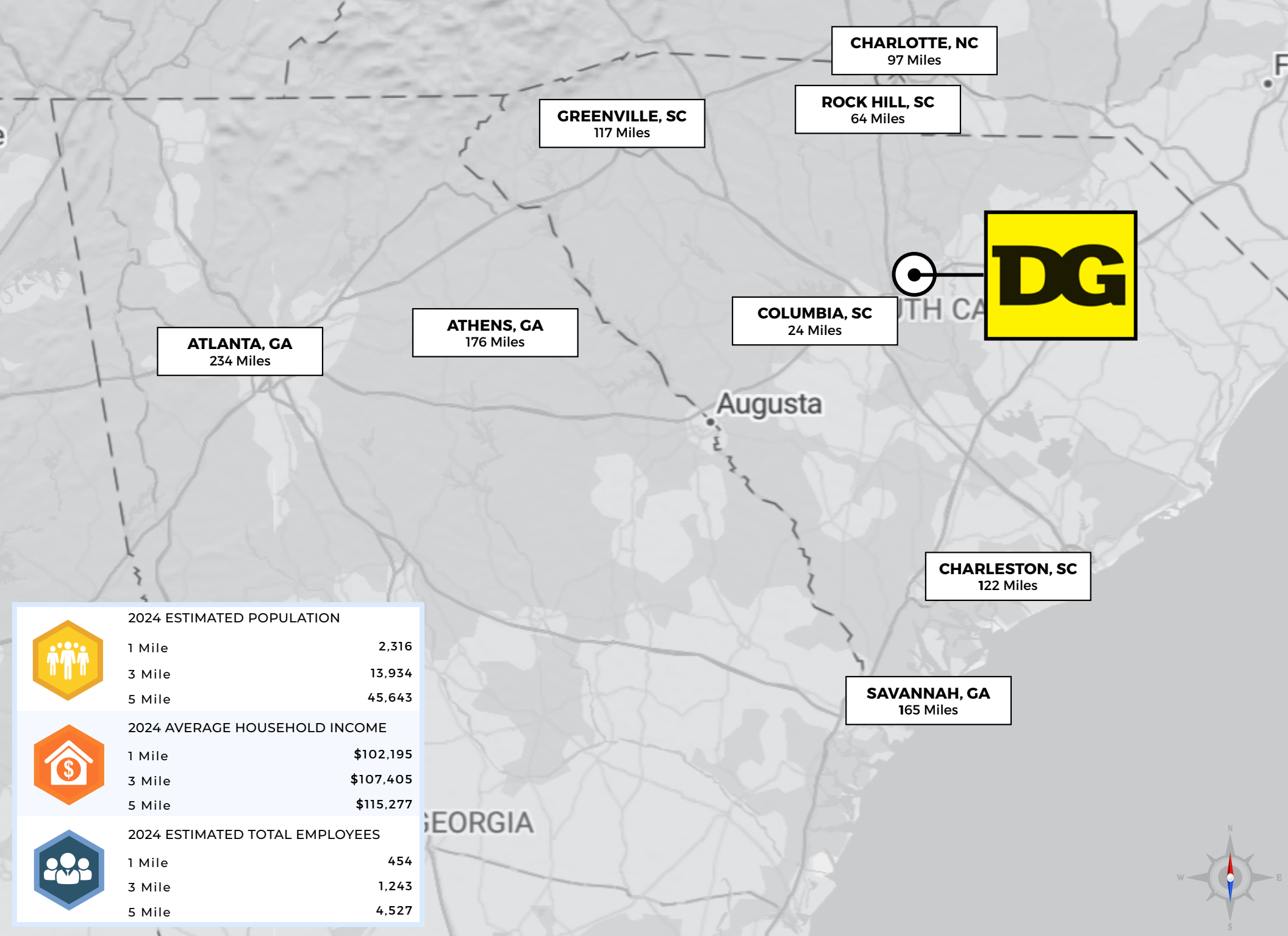


SITE

DOLLAR GENERAL







2024 ESTIMATED POPULATION		
1 Mile		2,316
3 Mile		13,934
5 Mile		45,643
2024 AVERAGE HOUSEHOLD INCOME		
1 Mile		\$102,195
3 Mile		\$107,405
5 Mile		\$115,277
2024 ESTIMATED TOTAL EMPLOYEES		
1 Mile		454
3 Mile		1,243
5 Mile		4,527

# AREA OVERVIEW



## ELGIN, SOUTH CAROLINA

Elgin, South Carolina, is a small town located in Kershaw County with a population of approximately 1,600 residents. Despite its size, Elgin offers a quiet, suburban lifestyle while benefiting from its proximity ( $\pm 16.5$  Miles) to Columbia, the state capital. As part of the Columbia Metropolitan Statistical Area (MSA), Elgin enjoys the economic and infrastructural advantages of a larger urban center while maintaining its charm. The town is known for its friendly community and outdoor activities. Residents and visitors can explore local parks, hiking trails, and nearby Lake Wateree for fishing, boating, and other recreational activities. Elgin also hosts community events like the annual Catfish Stomp Festival, adding to its small-town appeal. Economically, Elgin benefits from being part of the Columbia MSA, with residents having access to employment opportunities in Columbia's diverse sectors, including government, healthcare, education, and manufacturing. The town's strategic location along major highways also supports local businesses, enabling convenient access to markets and resources in Columbia and beyond. Elgin's blend of rural tranquility and metropolitan access makes it an appealing place to live and work.

# AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2024 Population	2,316	13,934	45,643	92,926
2029 Projected Population	2,753	16,074	49,713	99,518
2020 Census Population	2,246	12,951	43,443	90,587
Annual Growth Rate: 2024 to 2029	3.77%	3.07%	1.78%	1.42%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2024 Households	850	5,092	16,770	35,007
2029 Projected Households	1,002	5,842	18,465	38,074
2020 Census Households	842	4,820	16,286	34,500
Annual Growth Rate: 2024 to 2029	3.57%	2.94%	2.02%	1.75%
Average Household Size	2.72	2.73	2.71	2.65



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2024 Average Household Income	\$102,195	\$107,405	\$115,277	\$115,733
2024 Median Household Income	\$76,858	\$83,416	\$86,772	\$85,352
2024 Per Capita Income	\$37,525	\$39,278	\$42,388	\$43,635



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2024 Housing Units	850	5,092	16,770	35,007
2024 Owner-Occupied Units	684	4,176	13,539	26,980
2024 Renter Occupied Housing Units	166	916	3,232	8,027



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2024 Businesses	82	228	798	2,509
2024 Employees	454	1,243	4,527	21,602

# TENANT OVERVIEW



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$17.96 Billion



**FORTUNE 500**  
#111



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
20,523 +



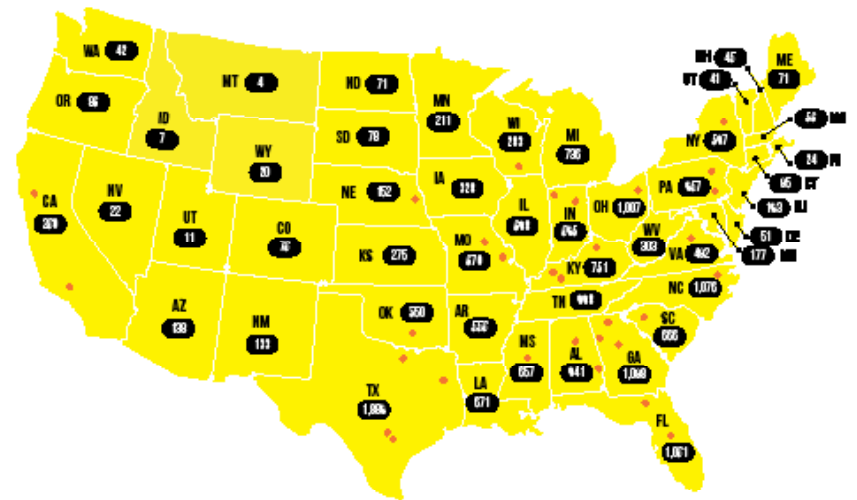
**NO. EMPLOYEES**  
186,000

## ABOUT

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 November 1, 2024, the company's 20,523 Dollar General, DG Market, DGX and pOpshelf 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.

**20,523 STORES** | IN 48 STATES | AS OF 11/01/2024

- STORES
- DISTRIBUTION CENTER



## CONFIDENTIALITY & DISCLAIMER STATEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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