

DOLLAR GENERAL

DOLLAR GE

**DOLLAR GENERAL
ABSOLUTE NNN LEASE**

4406 SC-187, STARR, SC 29684

KASE ABUSHARKH

Founding Principal

925.348.1844

kase@thekasegroup.com

SC #104250

The Kase Group
Real Estate Investment Services

TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	
Property Description	
Location Map	
FINANCIAL ANALYSIS	7
Financial Summary	
DEMOGRAPHICS	9
Demographics Map & Report	

**DOLLAR
GENERAL®**



DOLLAR GENERAL

DOLLAR GE

PROPERTY INFORMATION

SECTION 1

DOLLAR GENERAL®

PROPERTY HIGHLIGHTS

- New 15 Year Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee
- Quality New Construction - Masonry Front and 3 Metal Sides
- Scheduled Rental Increases
- Corner Lot and Well Positioned Along US Highway 29

OFFERING SUMMARY

Sale Price:	\$1,904,110
Building Size:	10,640 SF
NOI:	138,048
Cap Rate:	7.25%

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	630	2,479	25,953
Total Population	1,596	5,972	62,661
Average HH Income	\$83,687	\$89,374	\$72,193



PROPERTY DESCRIPTION

This is the exceptional chance to acquire a Dollar General property in Starr, South Carolina, offering the security of a corporate guarantee. This asset features a brand-new absolute NNN lease that places no obligations on the landlord, spanning a generous 15-year term. The lease further presents the tenant with five consecutive 5-year renewal options, each accompanied by a 5% rent increases every 5 years. Boasting a recently constructed structure showcasing a standard masonry front and three metal sides, the store officially opens its doors in November 2024. Its advantageous positioning along U.S. Highway 29 which leads to Anderson, SC.

LOCATION DESCRIPTION

Starr is a town in Anderson County, South Carolina. The population was 165 at the 2020 census. The small town was once a bustling hub of activity as a stop along the Charleston and Western Carolina Railway. Established in the late 1830s, the town was originally called Twiggs. When the town was officially chartered in 1888, its name was changed to Starr in honor of railroad official Captain W.W. Starr. Primary industries include manufacturing and healthcare. Positioned in upstate South Carolina, 105 miles southwest of Charlotte, North Carolina, and 135 miles northwest of Atlanta, Georgia



Google

Map data ©2025

The image shows the exterior of a Dollar General store. The building has a brick upper section and a metal lower section. A large yellow sign with the words "DOLLAR GENERAL" in black, bold, sans-serif capital letters is mounted on the brick wall. Below the sign is a dark brown awning over the entrance. The entrance consists of glass doors and windows. The sky is blue with white clouds. A dark blue semi-transparent overlay covers the bottom half of the image, containing the text "FINANCIAL ANALYSIS" and "SECTION 2". In the bottom right corner, there is a logo for "The Kase Group" with the tagline "Real Estate Investment Services".

DOLLAR GENERAL

DOLLAR GE

FINANCIAL ANALYSIS

SECTION 2

INVESTMENT OVERVIEW

Price	\$1,904,110
Net Operating Income	\$138,048
CAP Rate	7.25%
Lease Start	11/1/2024
Lease Term	15 Years
Options	Five, 5-Year
Increases	5%, Every 5 Years in Initial Term & in Options

RENT SUMMARY

Years 1-5	\$138,048
Years 6-10	\$144,950
Years 11-15	\$152,198
Option 1	\$159,808
Option 2	\$167,798
Option 3	\$176,188
Option 4	\$184,998
Option 5	\$194,247



DOLLAR GENERAL

DOLLAR GE

DEMOGRAPHICS

SECTION 3

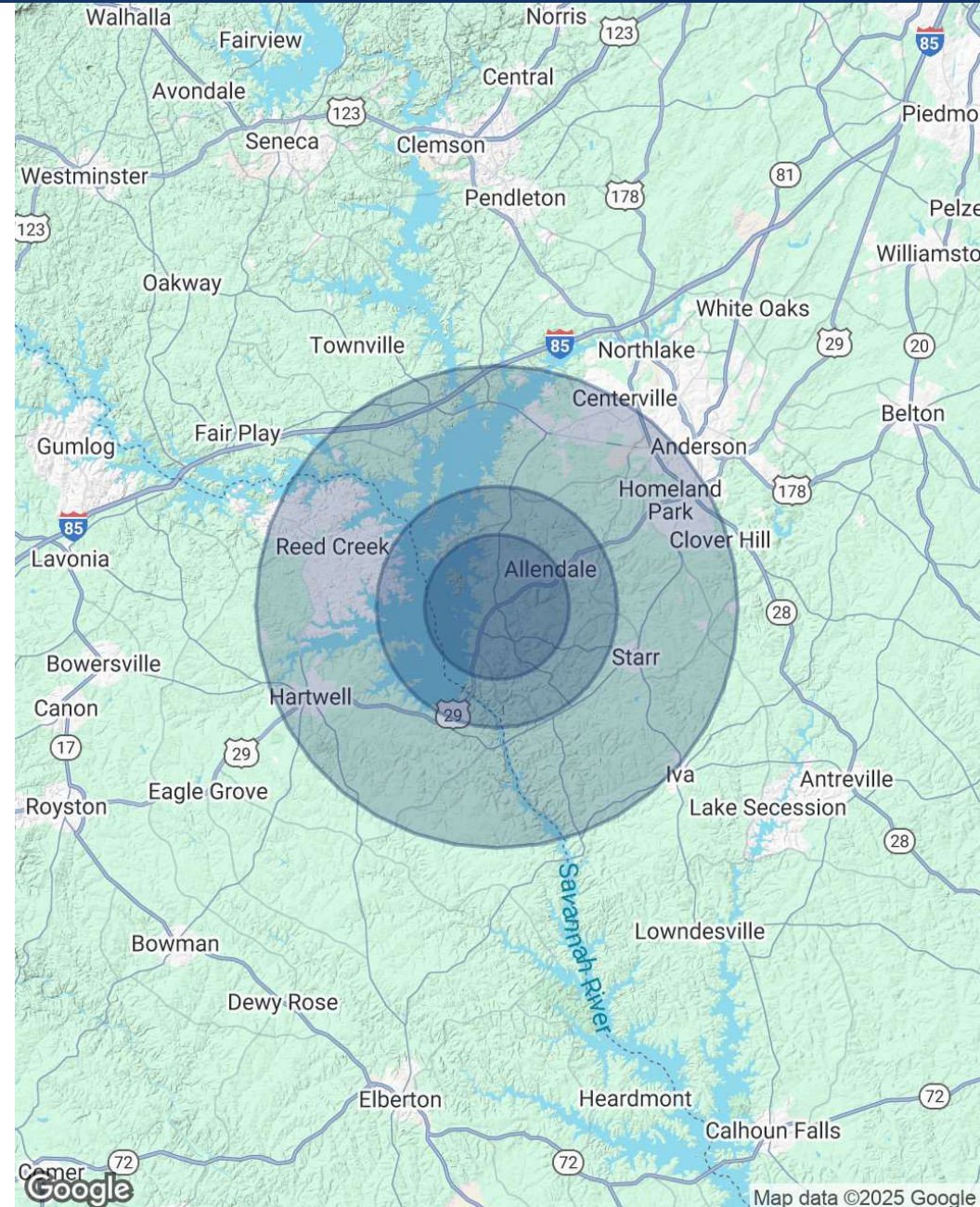
DEMOGRAPHICS MAP & REPORT

4406 SC-187
STARR, SC 29684

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,596	5,972	62,661
Average Age	44	46	44
Average Age (Male)	44	46	42
Average Age (Female)	45	47	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	630	2,479	25,953
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$83,687	\$89,374	\$72,193
Average House Value	\$319,282	\$317,253	\$257,105

Demographics data derived from AlphaMap





KASE ABUSHARKH

925.348.1844

Founding Principal

kase@thekasegroup.com

SC #104250

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.