

# Free-standing Dollar General - Coward, SC

3525 Highway 52, Coward SC 29530



OFFERING MEMORANDUM



# Free-standing Dollar General - Coward, SC

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## PROPERTY FEATURES

BUILDING SF	9,026
LAND ACRES	1.73 (+/-)
YEAR BUILT	2019
LEASE TYPE	NNN
TENANT	Dollar General
NOI	\$87,420
RENT PSF	\$8.73
LEASE EXPIRATION DATE	8/31/2034
PARCEL #	00191-03-215



## OFFERING SUMMARY

ADDRESS	3525 Highway 52 Coward SC 29530
BUILDING SF	9,026 SF
LAND ACRES	1.73 (+/-)
YEAR BUILT	2019
LEASE TYPE	NNN

## FINANCIAL SUMMARY

OCCUPANCY	100%
NOI (CURRENT)	\$87,420

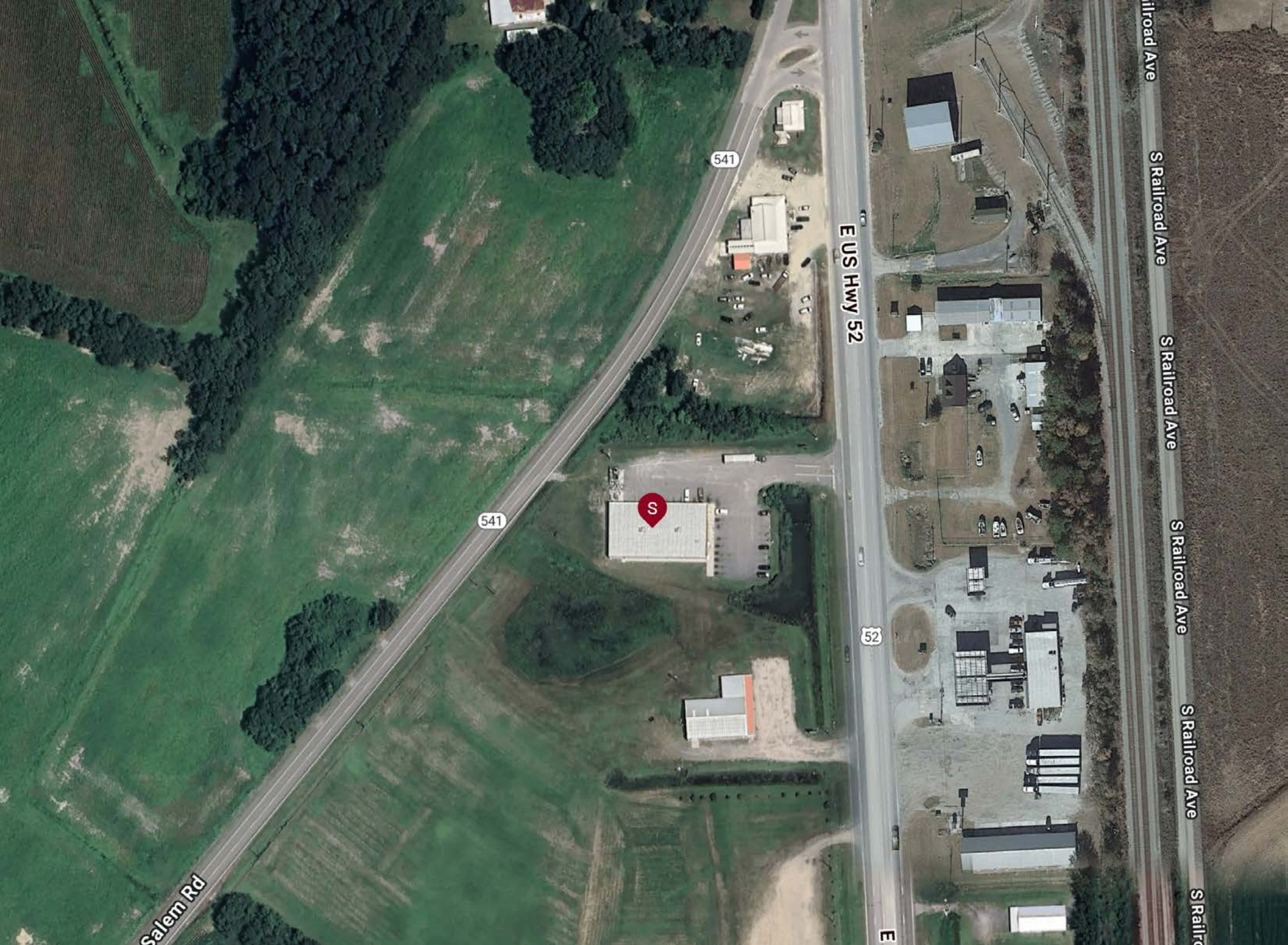
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	571	2,264	5,935
2024 Median HH Income	\$50,565	\$50,890	\$49,728
2024 Average HH Income	\$69,456	\$71,377	\$69,206

## Highlights

- \$8.73 PSF in rent (\$87,420 annually).
- 9,026 SF
- Fully NNN lease.
- Term through 8/31/2034.
- Five, 5-year options remaining on the lease with 10% increases on each option.
- 14,002 VPD on Highway 52.
- Coward, SC is located in Florence County and is situated southeast of Florence and northwest of Myrtle Beach.





3525 Highway 52, Coward, SC 29530



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	US Hwy 52	Trash Rd	0.17 S	2022	14,002	MPSI	.17
2	Circle Drive	E Friendfield Rd	0.00 N	2022	2,440	MPSI	.50
3	E Friendfield Rd	Cir Dr	0.06 W	2022	2,006	MPSI	.56
4	E Friendfield Rd	Circle Dr	0.06 W	2020	2,043	MPSI	.56
5	Gause Canal Rd	Old McCutcheon Rd	0.04 NE	2022	519	MPSI	.91
6	Gause Canal Rd	Old McCutcheon Rd	0.04 NE	2020	552	MPSI	.92

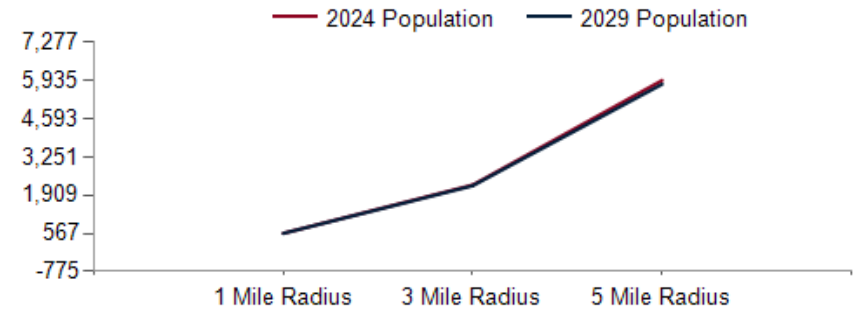




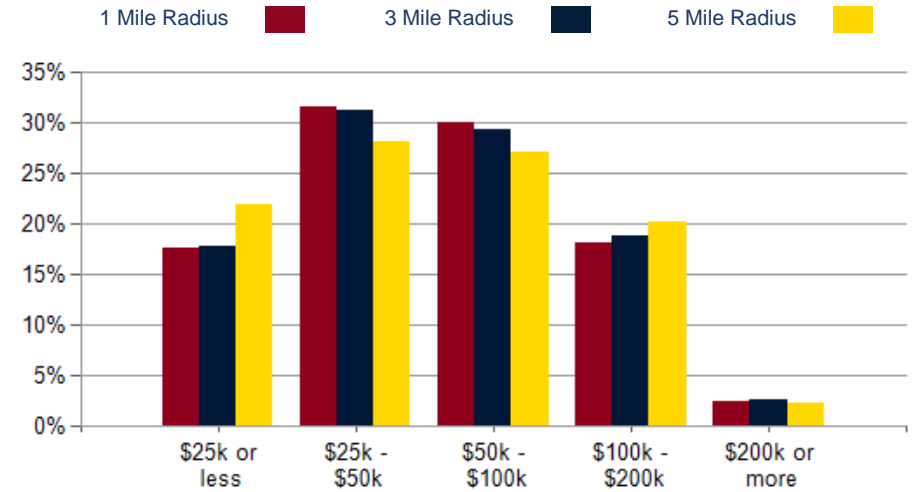
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	508	2,049	6,047
2010 Population	590	2,385	6,567
2024 Population	571	2,264	5,935
2029 Population	567	2,240	5,803
2024-2029: Population: Growth Rate	-0.70%	-1.05%	-2.25%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	29	100	309
\$15,000-\$24,999	14	57	213
\$25,000-\$34,999	39	143	335
\$35,000-\$49,999	38	134	334
\$50,000-\$74,999	44	152	342
\$75,000-\$99,999	29	108	303
\$100,000-\$149,999	28	100	350
\$150,000-\$199,999	16	66	132
\$200,000 or greater	6	24	55
Median HH Income	\$50,565	\$50,890	\$49,728
Average HH Income	\$69,456	\$71,377	\$69,206

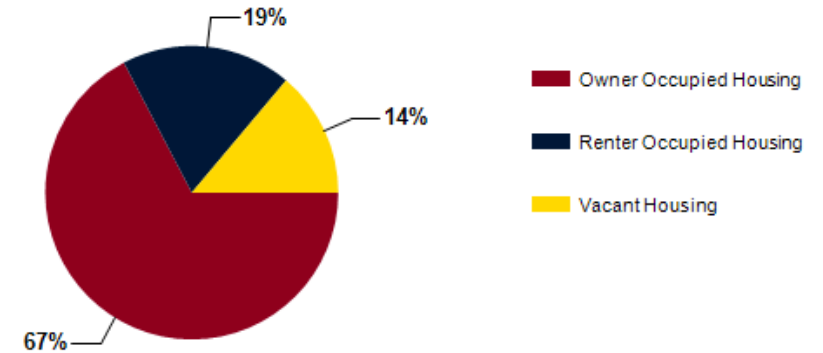
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	229	817	2,423
2010 Total Households	235	857	2,458
2024 Total Households	242	884	2,373
2029 Total Households	243	886	2,358
2024 Average Household Size	2.36	2.56	2.47
2024-2029: Households: Growth Rate	0.40%	0.25%	-0.65%



2024 Household Income

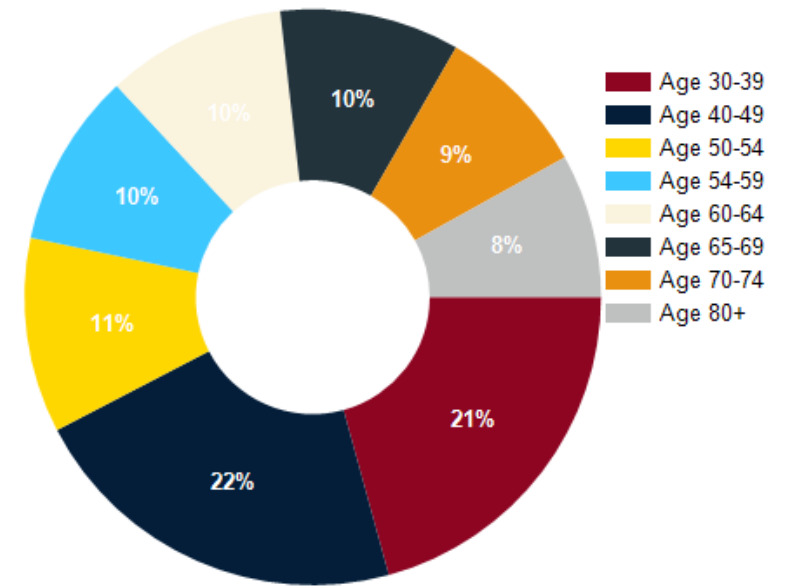


2024 Own vs. Rent - 1 Mile Radius

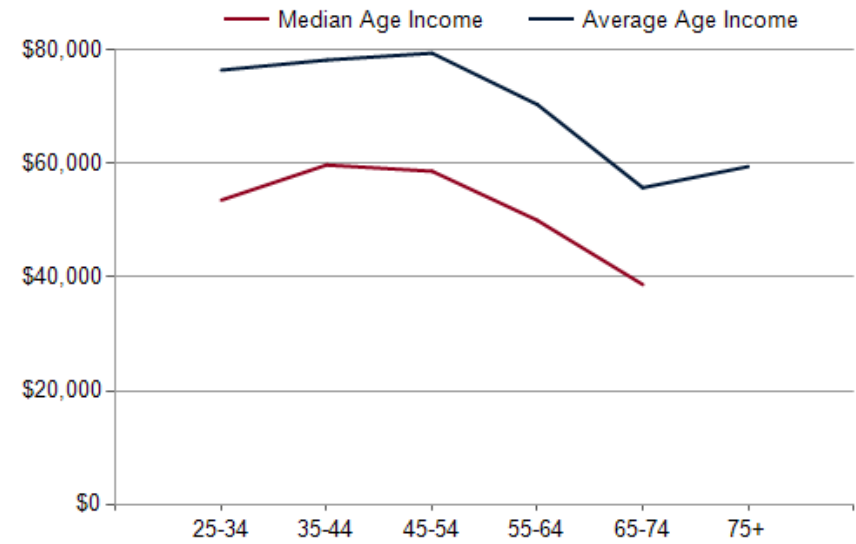


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	36	138	332
2024 Population Age 35-39	36	142	350
2024 Population Age 40-44	39	153	375
2024 Population Age 45-49	36	146	355
2024 Population Age 50-54	38	155	411
2024 Population Age 55-59	34	142	395
2024 Population Age 60-64	35	143	383
2024 Population Age 65-69	35	136	395
2024 Population Age 70-74	30	116	318
2024 Population Age 75-79	28	106	273
2024 Population Age 80-84	13	50	146
2024 Population Age 85+	9	33	111
2024 Population Age 18+	444	1,764	4,640
2024 Median Age	42	42	43
2029 Median Age	42	43	43



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,571	\$59,523	\$59,980
Average Household Income 25-34	\$76,478	\$78,092	\$76,777
Median Household Income 35-44	\$59,763	\$61,935	\$62,773
Average Household Income 35-44	\$78,249	\$80,074	\$77,507
Median Household Income 45-54	\$58,664	\$59,968	\$63,989
Average Household Income 45-54	\$79,466	\$81,680	\$80,697
Median Household Income 55-64	\$50,000	\$51,665	\$53,281
Average Household Income 55-64	\$70,408	\$73,395	\$70,114
Median Household Income 65-74	\$38,697	\$38,069	\$36,224
Average Household Income 65-74	\$55,760	\$55,913	\$55,727
Average Household Income 75+	\$59,476	\$62,041	\$58,982



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