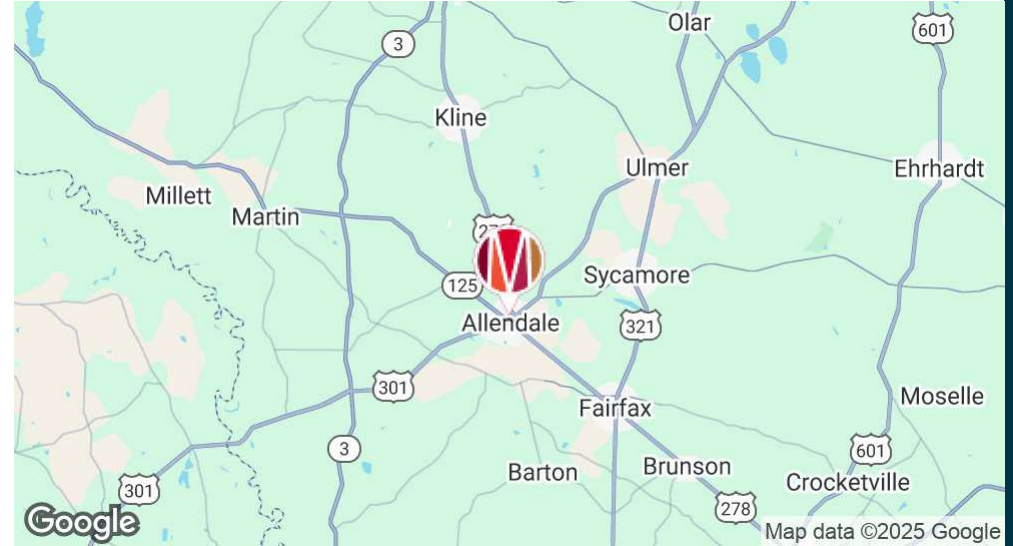


FOR LEASE

Formerly Dollar General

165 South Main Street, Allendale, SC 29810

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Building Size:	11,000 SF
Available SF:	11,000 SF

- Convenient Location
- Free Standing Building
- Parking
- Pro-Business Local Leadership

PROPERTY OVERVIEW

For Lease – Former Dollar Tree | 165 South Main Street, Allendale, SC
±11,000 SF | \$___/SF NNN | Ready for Tenant Build-Out

Located in the heart of Allendale’s primary commercial corridor, this ±11,000 square foot former Dollar Tree offers a prime opportunity for a retailer or service-based business to establish a strong presence in a highly underserved market. The property is cleaned out and ready for tenant improvements, making it ideal for national tenants, discount retailers, grocers, or community-based services.

Directly across from a brand-new SRP Federal Credit Union, this location benefits from increasing investment and visibility along South Main Street (U.S. Highway 301), Allendale’s central retail artery. The landlord is motivated and willing to offer favorable lease terms to a long-term or national tenant.

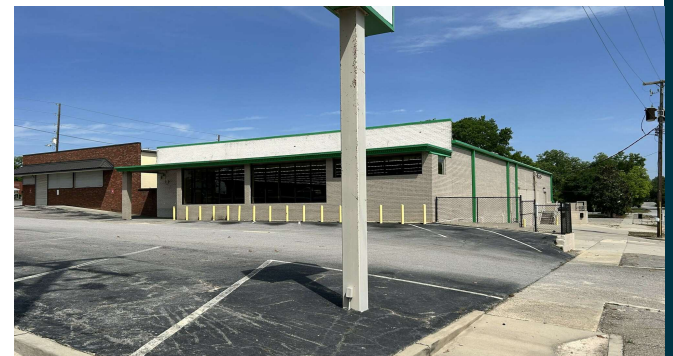
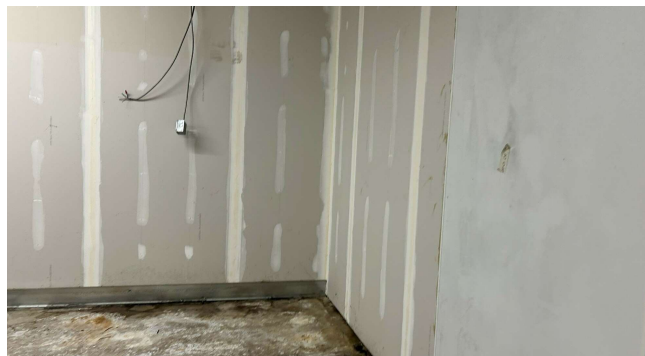
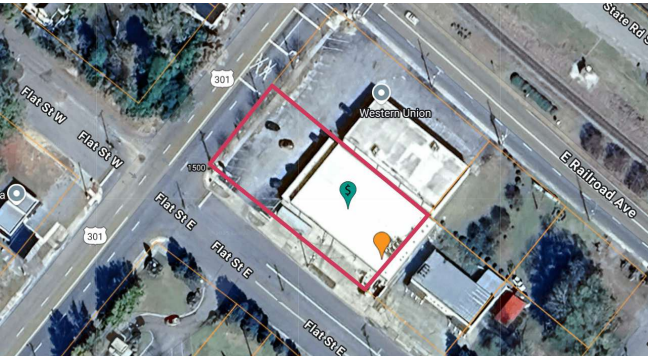
Why Allendale?

Retail Void: Limited retail and grocery competition presents a unique opportunity to capture local market share and meet the daily needs of the surrounding population.

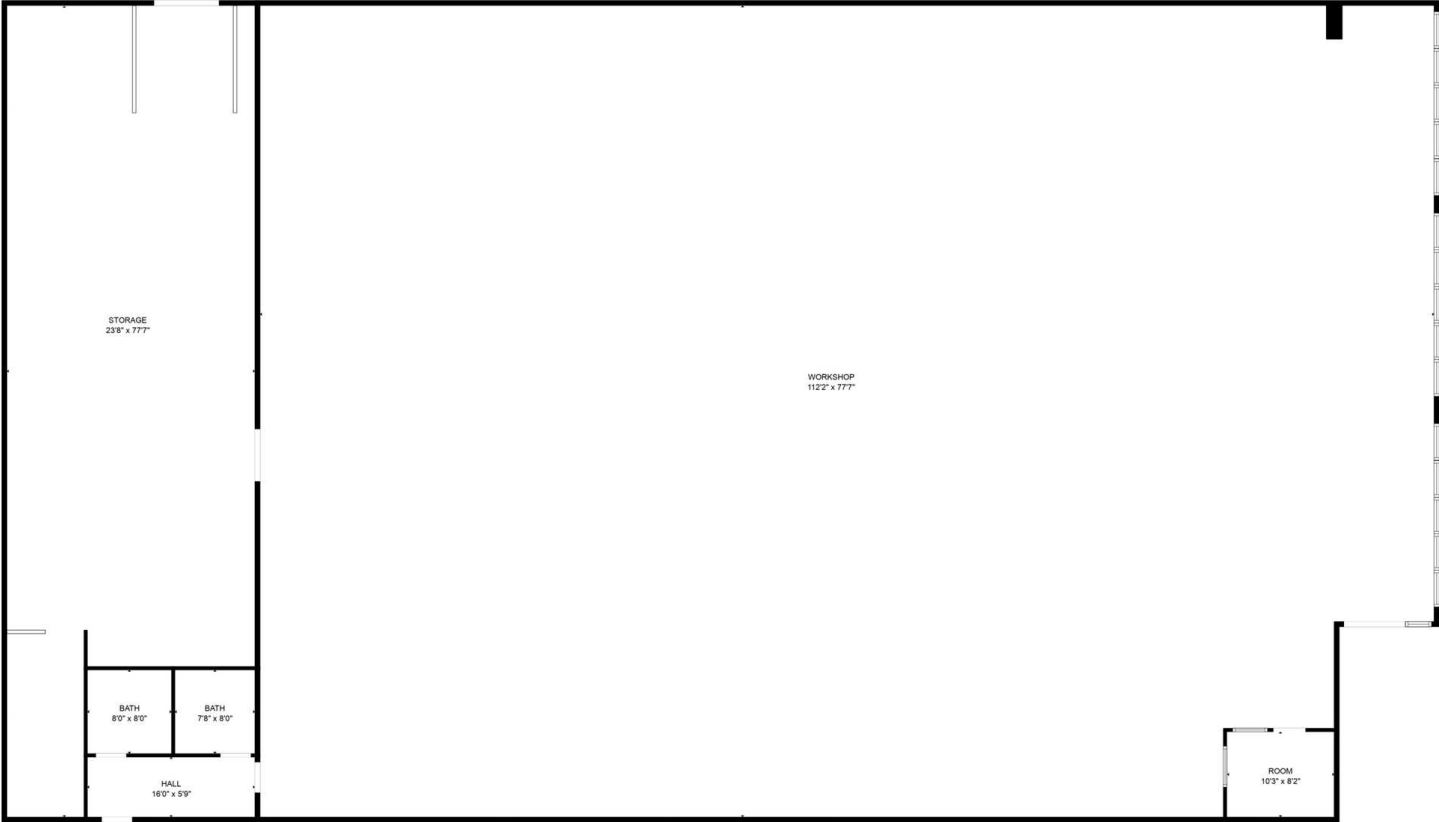
Central Location: Serves not only Allendale but also neighboring rural communities with few alternative shopping options.

Community Demand: The town’s demographics support essential services, discount retail, medical providers, and food/beverage operators seeking low-cost, high-visibility locations.

ADDITIONAL PHOTOS



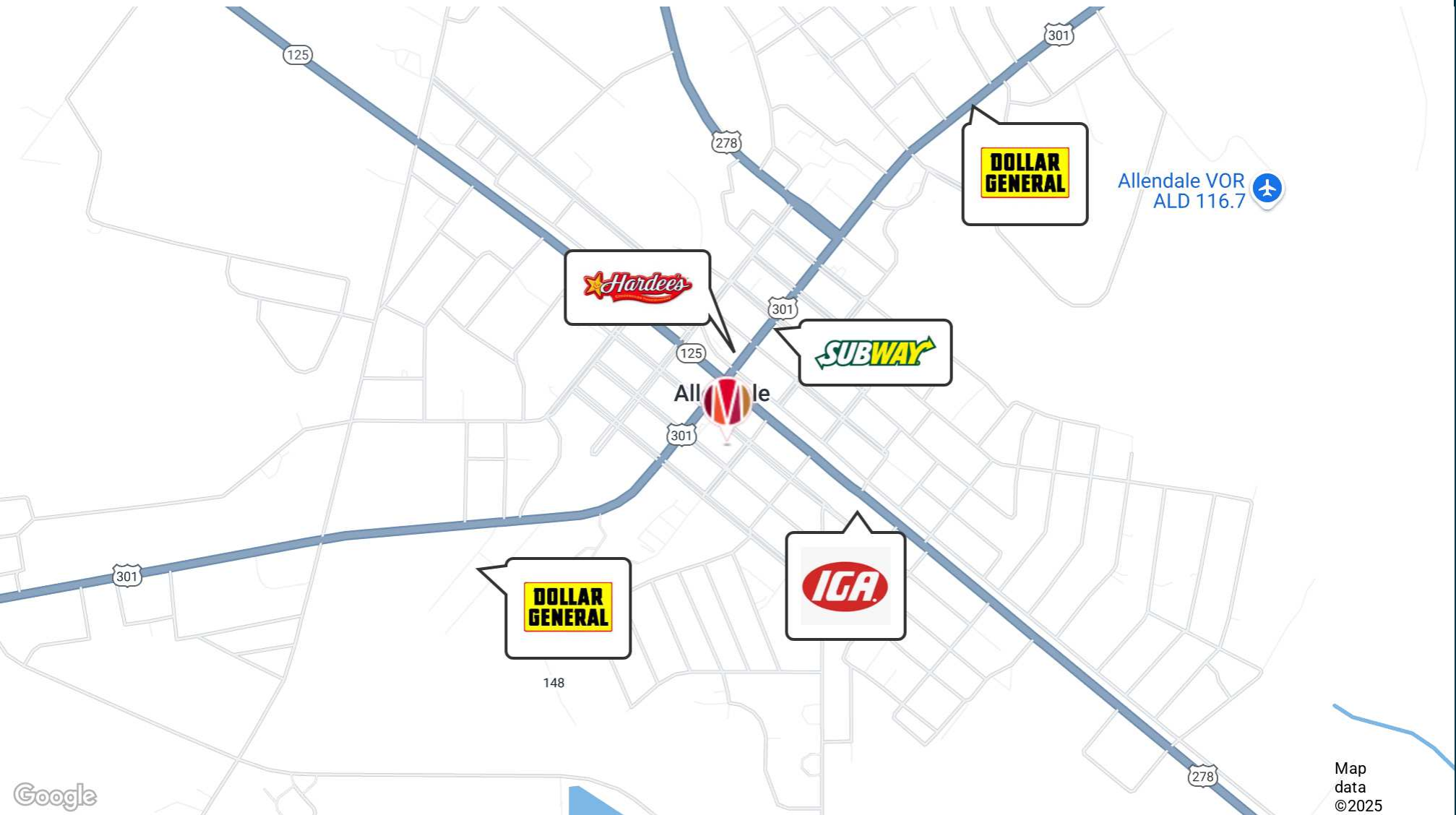
FLOOR PLAN



ESTIMATED AREAS
GLA FLOOR 1: 251 sq. ft EXCLUDED AREAS 10368 sq. ft
Total GLA 251 sq. ft, total area 10619 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

RETAILER MAP



LOCATION MAP

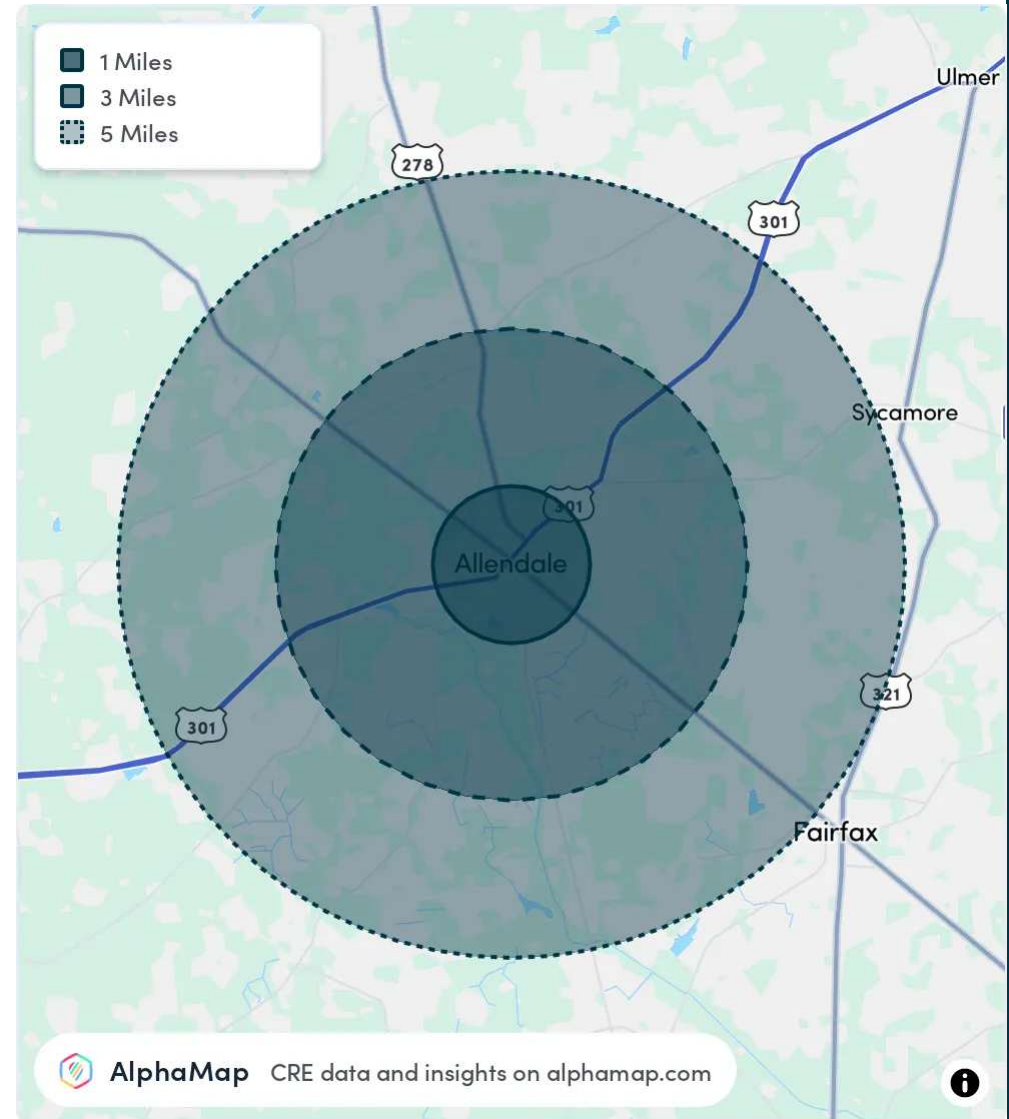


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,196	2,814	4,521
Average Age	44	45	45
Average Age (Male)	42	42	43
Average Age (Female)	46	47	48

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,016	1,301	1,809
Persons per HH	2.2	2.2	2.5
Average HH Income	\$43,334	\$45,065	\$48,346
Average House Value	\$72,005	\$74,853	\$81,597
Per Capita Income	\$19,697	\$20,484	\$19,338

Map and demographics data derived from AlphaMap





**MEYBOHM COMMERCIAL
PROPERTIES**

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Augusta, GA 30909

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MeybohmCommercial.com

CURT HANNA

Commercial Brokerage Advisor

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Cell: 864.993.2501

PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.

SC #132904 // GA #430540