



Representative Image

Dollar General

1338 W Cherokee St, Blacksburg, SC 29702

THE
Boulder
GROUP

Property Overview



Dollar General

1338 W Cherokee St, Blacksburg, SC 29702

Property Overview

| | |
|----------------------------|---------------------|
| Tenant: | Dollar General |
| Price: | \$1,889,386 |
| Cap Rate: | 6.35% |
| NOI: | \$119,976 |
| Building Size: | 10,895 SF |
| Year Built: | 2023 |
| Lease Type: | NNN |
| Lease Expiration: | 12/31/2038 |
| Rental Escalations: | 5% every five years |
| Renewal Options: | Five 5-year |

DOLLAR GENERAL®

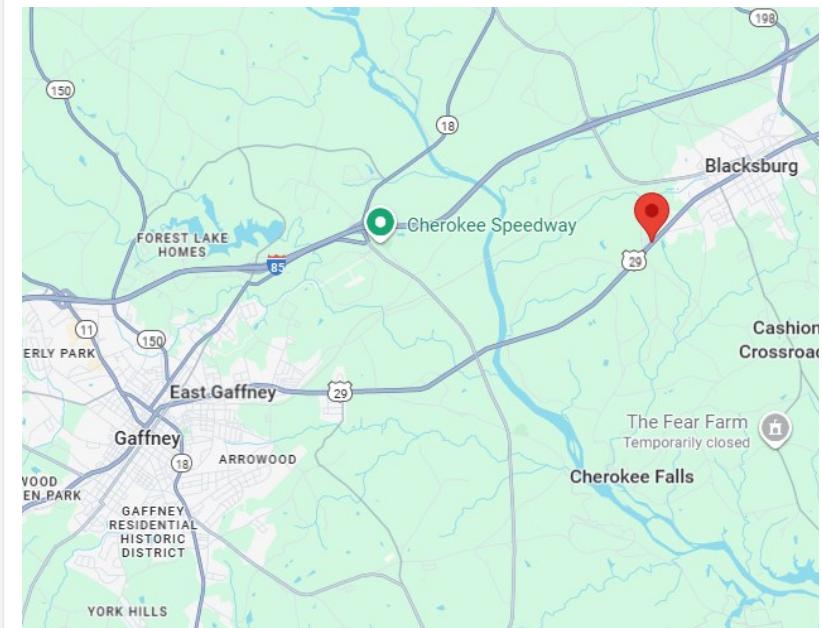


Property Overview



Property Highlights

- Investment grade tenant - S&P: BBB
- Absolute NNN lease—No landlord responsibilities
- Long-term lease—13+ years remain
- 2023 construction
- 5% rental escalations every five years
- Located along US 29 & minutes from Interstate 85 (60,000 VPD)
- 54,000 people live within a 10-mile radius
- Average household income within 3 miles exceeds \$73,000
- Proximity to Food Lion and Blacksburg High School
- 49 miles west of Charlotte



Demographics

| | 3-Mile | 5-Mile | 10-Mile |
|----------------------------------|----------|----------|----------|
| Population: | 4,355 | 9,974 | 54,307 |
| Total Household Units: | 1,945 | 4,170 | 22,328 |
| Average Household Income: | \$73,514 | \$67,471 | \$65,577 |

www.bouldergroup.com

The information contained in this Offering Memorandum has been from sources we believe to be reliable; however, The boulder Group has not verified any of the information contained Here in and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential measures to verify all of the information Set forth herein.

Tenant Overview



Dollar General Corporation

Dollar General Corporation is an American discount retailer headquartered in Goodlettsville, Tennessee, operating over 20,000 stores across 48 states and Mexico as of 2025, primarily in rural and suburban communities. Founded in 1939 by J.L. Turner and Cal Turner as J.L. Turner and Son, the company rebranded to Dollar General in 1955 and went public in 1968 before being taken private in 2007 by Kohlberg Kravis Roberts & Co.; it returned to public trading on the New York Stock Exchange (NYSE: DG) in 2009. The chain focuses on low-cost everyday essentials, including groceries, household items, apparel, and seasonal goods, with most products priced under \$10, and generates annual revenues exceeding \$40 billion while employing approximately 200,000 people.

| | |
|---------------------|--|
| Website | www.dollargeneral.com |
| Founded | 1939 |
| Number of Locations | 20,000 |
| Company Type | Public (NYSE: DG) |
| Headquarters | Goodlettsville, TN |



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Confidentiality & Disclaimer



CONFIDENTIALITY & DISCLAIMER

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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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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