



DOLLAR GENERAL®

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Representative Photo

114 MAIN STREET S | BETHUNE, SOUTH CAROLINA 29009

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TABLE OF CONTENTS

Executive Summary	3
Investment Highlights	4
Location Overview	6
Disclaimers	8

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PROPERTY HIGHLIGHTS



ADDRESS

114 Main Street S
Bethune, SC 29009



CAP RATE

8.25%



PRICE

\$1,243,490



NOI

\$102,588

YEAR BUILT

2017

TOTAL BUILDING SIZE

10,566 SF

LIST PRICE

\$1,243,490

LEASE TYPE

NNN



INVESTMENT HIGHLIGHTS

1939
FOUNDED

NYSE: DG
PUBLICLY TRADED

194,200
TOTAL EMPLOYEES

20,662
TOTAL LOCATIONS

\$40.16B
ANNUAL REVENUE

\$31.9
MARKET CAP.

PROPERTY DETAILS

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ORIGINAL LEASE TERM	15 years
RENT COMMENCEMENT DATE	03/31/2017
LEASE EXPIRATION DATE	03/31/2032
TERM REMAINING	6 years
INCREASE	10% per option
OPTIONS	5, 5-year options

TERM OPERATING DATA

Lease Year	Monthly Rent	Annual Rent	Yrs/Term	Rev/Term Total
CURRENT	\$8,549	\$102,588	6*	\$615,528
OPTION 1	\$9,401	\$112,812	5	\$564,060
OPTION 2	\$10,341	\$124,092	5	\$620,460
OPTION 3	\$11,375	\$136,500	5	\$682,500
OPTION 4	\$12,512	\$150,144	5	\$750,720
OPTION 5	\$13,764	\$165,168	5	\$825,840

* Remaining term



TENANT SUMMARY

DOLLAR GENERAL®

Dollar General is one of the largest and most successful small-box discount retailers in the United States, offering everyday essentials including packaged food, household items, cleaning supplies, health and beauty products, seasonal merchandise, and basic apparel at highly competitive prices.

Headquartered in Goodlettsville, Tennessee, Dollar General operates more than 20,000+ stores across 48 states and Mexico, primarily serving rural and suburban communities where convenient access to affordable everyday goods is essential.

Founded in 1939, Dollar General has built its brand around a simple, value-focused model that emphasizes convenience, low prices, and proximity to customers. Its smaller store footprint and highly efficient supply chain allow the company to operate profitably in markets that are often underserved by traditional big-box retailers.

WHY INVEST IN DOLLAR GENERAL?

Industry-Leading Discount Retailer

Dollar General is one of the largest value retailers in the U.S. and a primary destination for everyday essentials.

Extensive National Presence

Operates more than 20,000 locations nationwide with continued expansion in underserved rural and suburban markets.

Publicly Traded Credit Tenant

Lease is fully backed by Dollar General, a NYSE-listed (DG) company generating over \$40 billion in annual revenue with strong operating history.

Proven Growth Platform

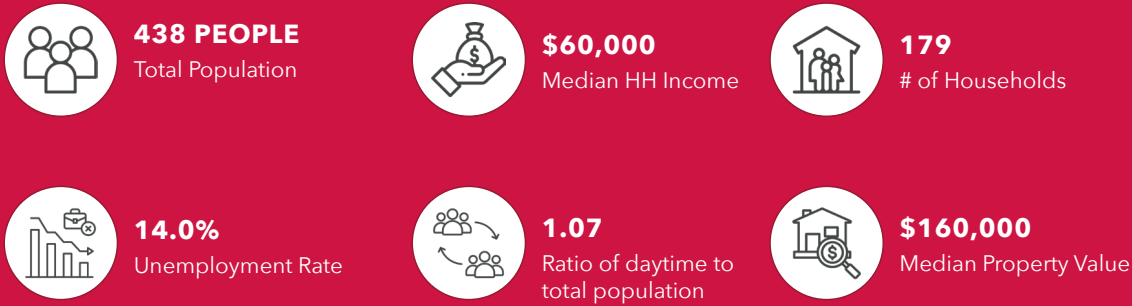
Continued investment in new store development, remodels, and expanded concepts including DG Market and pOpshelf.

Recession-Resistant Retail Model

Focus on consumables and everyday necessities supports consistent demand across economic cycles.

BEHTUNE, SOUTH CAROLINA

Market Demographics*



*1 mile radius from subject site

Local Market Overview

Bethune is a rural community in Kershaw County within South Carolina's growing Midlands region, located approximately 30 minutes from Columbia, the state capital and largest employment center in the area. The town benefits from proximity to regional hubs such as Camden, Florence, and Sumter while maintaining a stable workforce supported by manufacturing, agriculture, logistics, and military-related employment. Kershaw County continues to see economic growth, with more than \$175 million in economic development investments announced in 2025, including Suominen Corporation, a manufacturer that employs over 700 people, locally.

Eastern Kershaw County remains underserved from a retail perspective, creating strong demand for convenient, value-oriented shopping options. Limited commercial competition allows essential retailers such as Dollar General to serve as key neighborhood retail hubs, supported by steady manufacturing employment—including the Suominen Nonwovens facility in Bethune—and ongoing local revitalization initiatives.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2025 Estimate	1,339	1,921	8,960
Households	3-Mile	5-Mile	10-Mile
2025 Estimate	578	816	3,690
Income	3-Mile	5-Mile	10-Mile
Median Household Income	\$60,447	\$60,790	\$59,924



Source: ESRI

COLUMBIA, SOUTH CAROLINA MSA

The Columbia, South Carolina MSA is the second-largest metropolitan area in the state and serves as the political, educational, and economic center of South Carolina. Anchored by the state capital of Columbia, the six-county region has a population of approximately 850,000 residents and generates more than \$54 billion in annual GDP.

The region's diversified economy is driven by government, healthcare, education, manufacturing, and logistics, with major employers including the State of South Carolina, the University of South Carolina, Prisma Health, Blue Cross Blue Shield of South Carolina, and Fort Jackson. This strong institutional presence provides long-term economic stability and supports continued population and employment growth across the Midlands region.

850,000+
RESIDENTS

\$66,000
MEDIAN HH INCOME

\$54 BILLION
ANNUAL GDP

37.5
MEDIAN AGE



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by L&A in compliance with all applicable fair housing and equal opportunity laws.