



Actual Subject Site

NEW LEASE STRUCTURE: 15 YEAR INITIAL LEASE TERM | 5% RENT INCREASES EVERY FIVE YEARS
79 New Market Street, Ehrhardt, SC

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79 NEW MARKET STREET
EHRHARDT, SC

PRICE	\$2,231,242
CAP RATE	6.6%
NOI	\$147,262
STORE OPENED	April 15, 2025
LEASE TERM	15-Years
LEASE TYPE	NNN Lease
RENTAL INCREASES	5% every 5th Year
RENEWAL OPTIONS	(5) 5-Year Options
BUILDING SIZE	10,640 SF
LOT SIZE	2.6 Acres
YEAR BUILT	2025
MUNICIPALITY	Bamberg County
GUARANTOR	Corporate
CONSTRUCTION TYPE	Standard Prototype

Broxton Bridge Road 3,200 VPD



ABC Store China Town Ehrhardt Pharmacy

New Market Street

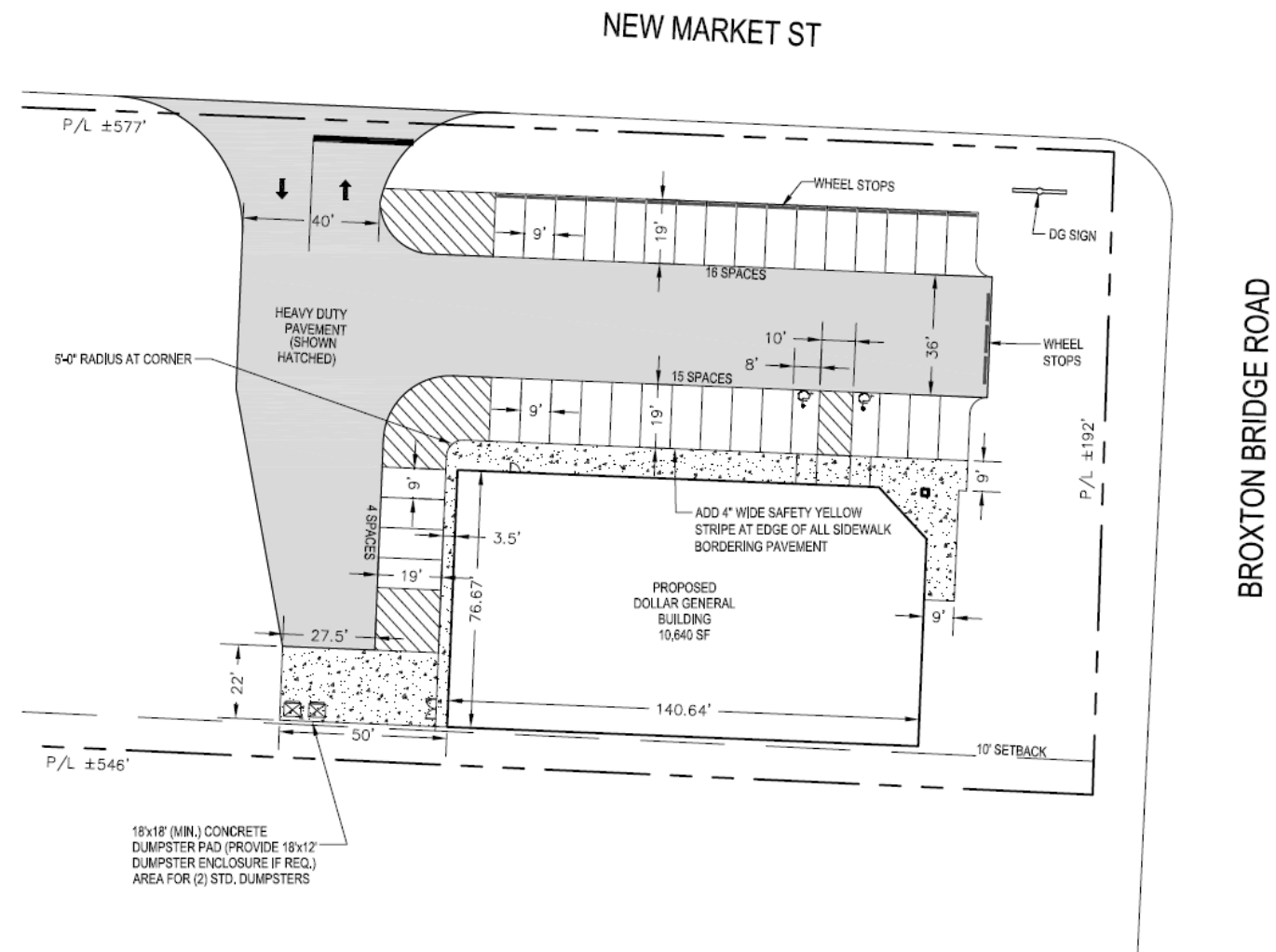


HIGHLIGHTS

- 5% rent increases every five (5) years
- NNN – Zero Landlord Responsibilities
- Opened April 15, 2025
- The site is conveniently located to all housing within the area at a centralized location in a new commercial district.
- 3,100 VPD
- Brand New Construction
- New LED Lighting Interior & Exterior
- 75 Miles from Charleston, SC
- 75 Miles from Columbia, SC

Rent Schedule		
Year	Rent	CAP Rate
1-5	\$ 147,262.00	6.60%
6-10	\$ 154,625.10	6.93%
11-15	\$ 162,356.36	7.28%
16- 20 (Option 1)	\$ 170,474.17	7.64%
21-25 (Option 2)	\$ 178,997.88	8.02%
26-30 (Option 3)	\$ 187,947.78	8.42%
31-35 (Option 4)	\$ 197,345.16	8.84%
36-40 (Option 5)	\$ 207,212.42	9.29%

SITE PLAN



AERIAL

Broxton Bridge Road 3,200 VPD

St. Luke United Methodist Church

China Town



Ehrhardt Speed Stop



Willie Strick Farmhouse Kitchen

Ehrhardt

Country Paradise Diner

Carolina Eastern Fertilizer Supply



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
2024 Population	436	716	1,035
2024 Households	38	149	403
Average Household Size	2.2	2.3	2.3
Average Household Income	\$61,156	\$57,064	\$57,334
Traffic Count	Broxton Bridge Road 3,200 VPD		

Ehrhardt Fire Department

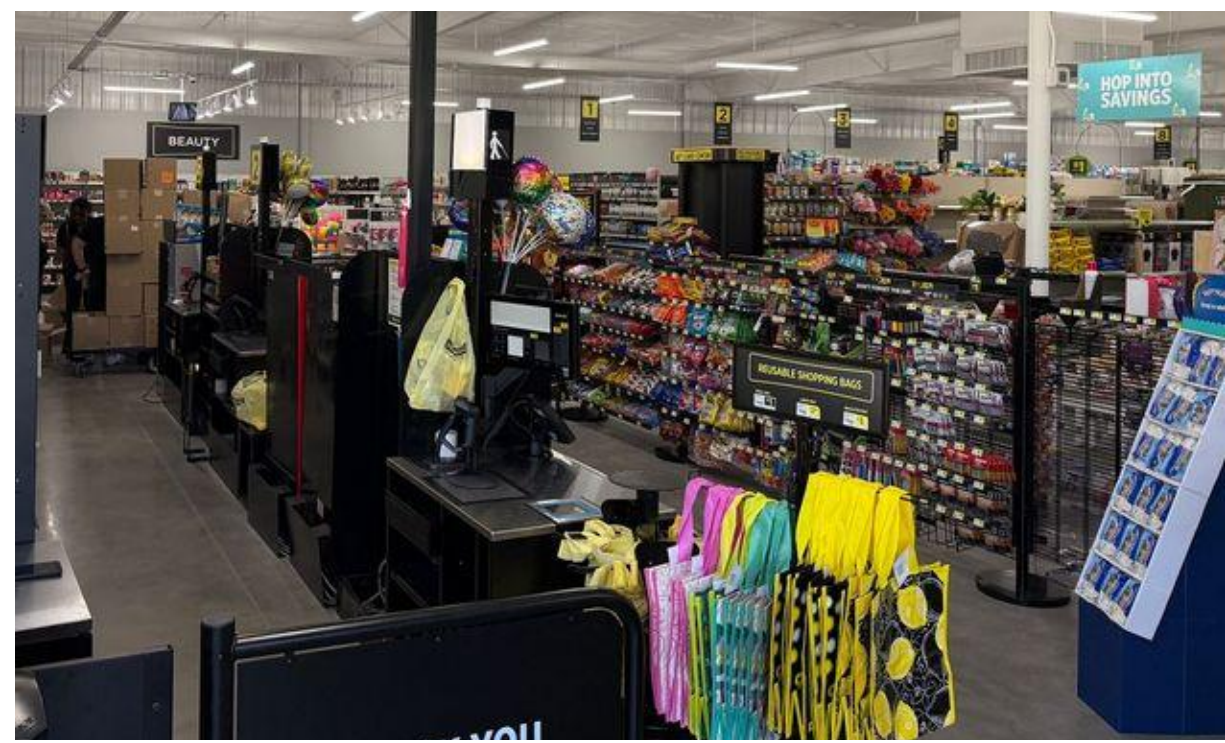


Ehrhardt Town Hall

Ehrhardt United Methodist



SITE PHOTOS



SITE PHOTOS



COMPETITION MAP

DOLLAR GENERAL

Bamberg, SC
13.9 Miles from Erhardt store

DOLLAR GENERAL

Branchville, SC
18 Miles from Erhardt store

DOLLAR GENERAL MARKET

Erhardt

FAMILY DOLLAR
1.1 Miles from Dollar General Market

DOLLAR GENERAL

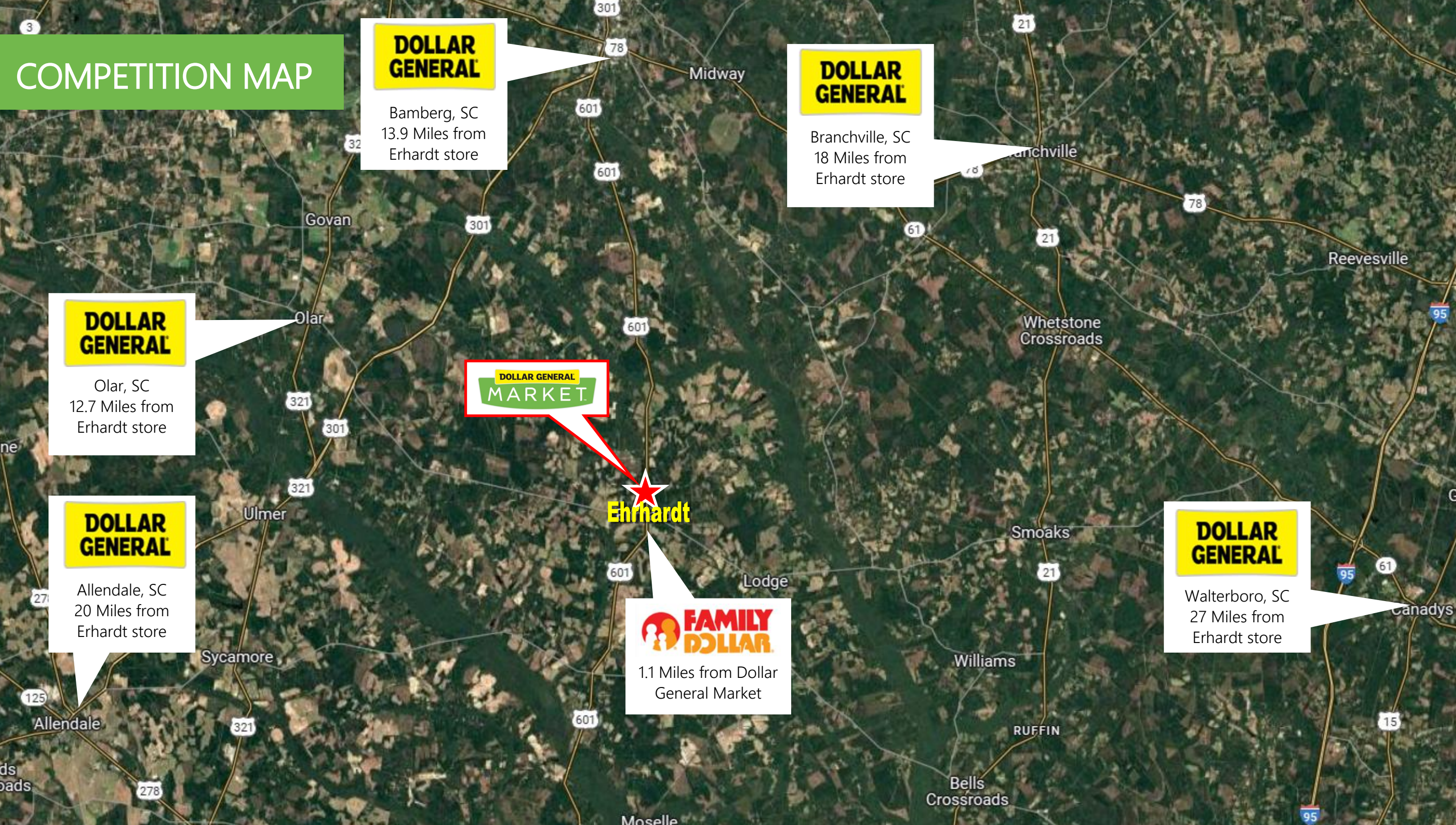
Olar, SC
12.7 Miles from Erhardt store

DOLLAR GENERAL

Allendale, SC
20 Miles from Erhardt store

DOLLAR GENERAL

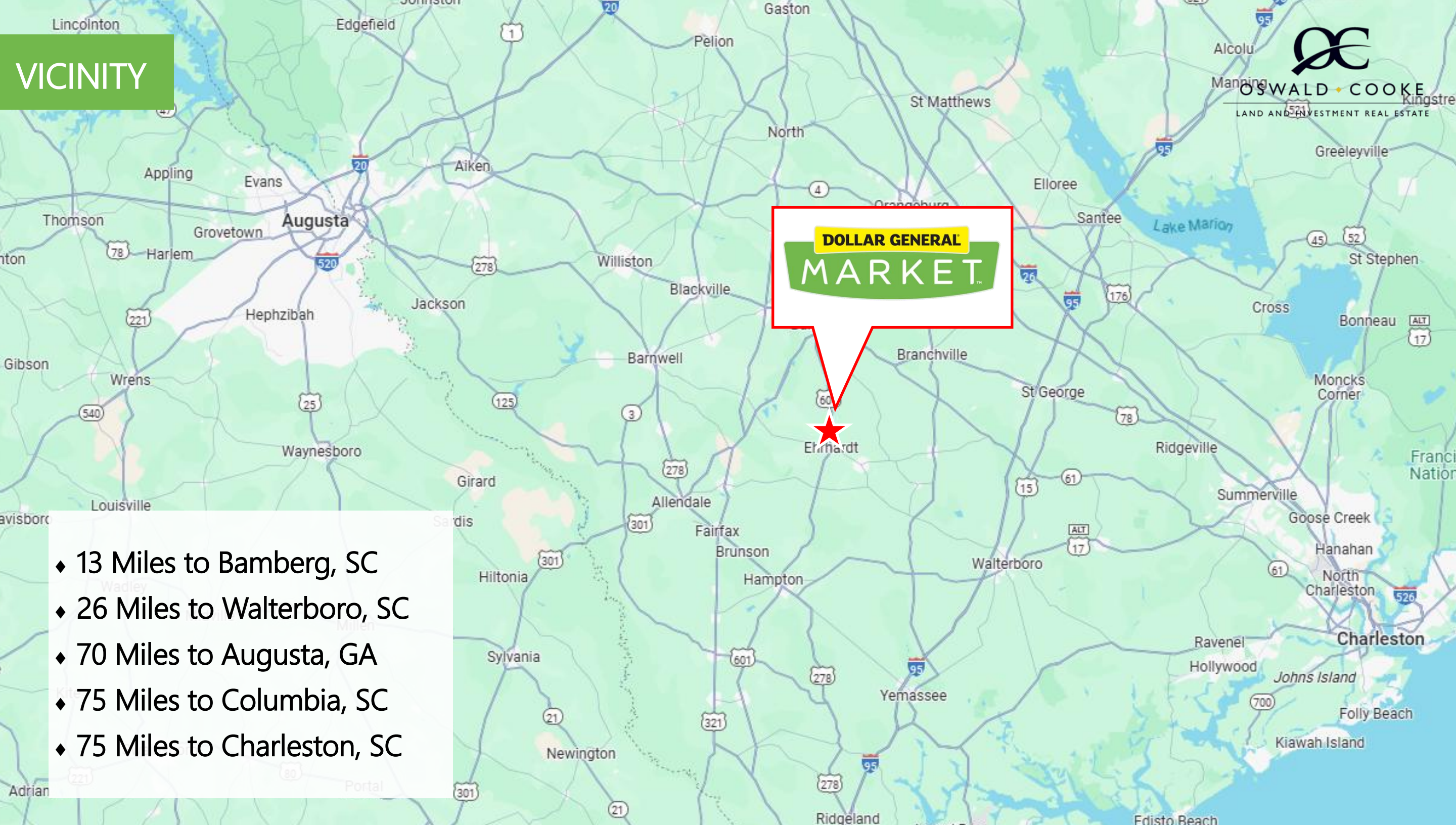
Walterboro, SC
27 Miles from Erhardt store



VICINITY



- ◆ 13 Miles to Bamberg, SC
- ◆ 26 Miles to Walterboro, SC
- ◆ 70 Miles to Augusta, GA
- ◆ 75 Miles to Columbia, SC
- ◆ 75 Miles to Charleston, SC



Dollar General Corporation Reports

* Source: www.dollargeneral.com



- \$1.1 Billion 2024 Total Net Income
- 800 Stores Opened in 2024
- 575 Stores planned for 2025
- \$40.6 Billion 2024 Net Sales
- 86 Years in Business
- 20,500+ locations in 48 states
- 28 distribution centers; coast to coast
- More than 173,000 employees

- *Fortune 500* since 2009
- Included on *Fortune's 2020 World's Most Admired Companies* list
- Awarded *Mass Market Retailer's 2020 Retailer of the Year Award*
- Recognized by **Forbes** magazine among its Top 25 Corporate Responders to COVID-19
- National and Private Brands
- Value-conscious and convenience seeking customers

END OF Q1 2025 HIGHLIGHTS

Net Sales increased 4.5% to 10.3 billion

Same store sales increased by 1.2%

Opened 156 new stores in Q1 2025

Same day delivery is now in 3,000+

DOLLAR GENERAL OVERVIEW

Dollar General is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the NNN S&P rated company was established in 1939. There are more than 20,500+ stores more than 185,800 employees, located across 48 states. Dollar General has more retail locations than any retailer in America. The Dollar General format has typically been in rural and suburban markets but now they are expanding into more densely populated areas. Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer



20,500+ Stores



48 States



BBB/Stable



\$38.7 B in 2023 Sales

ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- SC achieved its second-highest industry recruitment total in history for 2023: capital investment of \$9.22 billion, 14,120 jobs (of which 11,000 are new) across the state. SC was ranked 2nd among U.S. states in the 2025 "Top States for Business" by Area Development magazine.
- 4th Fastest growing state in the US in 2024 according to the US Census.

You won't find a more hospitable or business-friendly climate than South Carolina.

ABOUT BAMBERG COUNTY

Bamberg County lies in the southwestern part of South Carolina in the upper and middle Coastal Plain. It covers an area of about 252,800 acres, or 395 square miles.

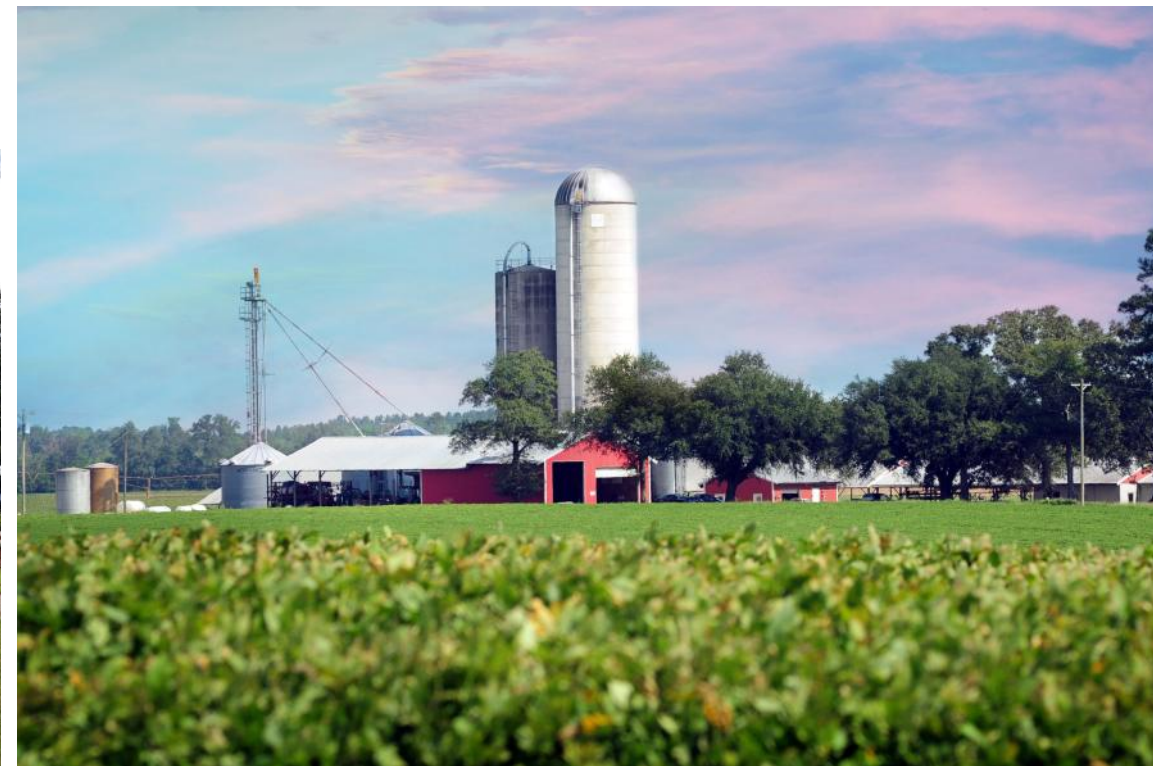
Although the area has been primarily agricultural, several towns developed along the route of the South Carolina Railroad in the mid-nineteenth century.

Things to do in Bamberg County:

Trips on the Edisto River, Shopping in Downtown Denmark, Cotton the World Over Mural, Battle of Rivers Bridge State Historic Site, Bamberg Historic District.

ABOUT EHRHARDT

Ehrhardt, SC is a small town of just 600 people located in Bamberg County. It is a beautiful and peaceful place to live with plenty of country charm and nature to explore. There are several local businesses that provide quality services to the community, including restaurants, shops, and more. The town also has a great school system with excellent teachers and educational options. Residents of Ehrhardt enjoy a slower pace of life and the peaceful atmosphere the rural setting provides. Though the population may be small, Ehrhardt is full of friendly people who embrace their community spirit.





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LAND AND INVESTMENT REAL ESTATE



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