

NET LEASE INVESTMENT OFFERING

HARRISON  
CAPITAL ADVISORS



# DOLLAR GENERAL STORE

Loris, South Carolina

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## CAPITAL ADVISORS

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# COMPANY OVERVIEW

## About Harrison Capital Advisors

Harrison Capital Advisors is an independent commercial real estate investment advisory firm specializing in assisting buyers and sellers in the acquisition and disposition of income producing properties throughout the Carolinas and Southeastern United States. Founded by two experienced partners with a combined track record exceeding \$800 million in closed transactions, the firm delivers institutional level expertise with direct partner access on every engagement

Our team combines deep market expertise with detailed property analysis to guide clients through sophisticated investment property decisions across all asset classes including single-tenant net leased and multi-tenant properties. We specialize in advising on 1031 exchanges, all cash acquisitions, debt placement and investment property analysis.

## Our Approach

We built this firm on a straightforward belief: that every client deserves direct access to experienced partners who know the market, understand their goals and are committed to helping our clients achieve maximum returns on their commercial real estate investments.

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## CAPITAL ADVISORS

# 42+ YEARS

COMBINED COMMERCIAL  
REAL ESTATE EXPERIENCE

# \$850M+

IN CLOSED TRANSACTIONS

# 75+

NATIONAL TENANT BRANDS  
REPRESENTED

# INVESTMENT OVERVIEW

## PROPERTY

DOLLAR GENERAL

## ADDRESS

1376 RED BLUFF ROAD,  
LORIS, SC 29569

## COUNTY

HORRY

## ZONING

COMMERCIAL

## HIGHLIGHTS

- New Dollar General Store
- 15 YR NNN Lease w/ Corporate Guaranty by Dolgencorp, LLC
- Rent Increases 5% every 5 Yrs in Primary Term
- Horry County–One of South Carolina’s fastest growing counties
- Close Proximity to North Myrtle Beach
- 5,600 VPD on Red Bluff Rd.
- Dollar General has over 20,893 Stores in 48 States; 34 Distribution Centers
- S&P BBB Investment Grade Credit \$38.7 Billion in Sales in Fiscal 2023
- Perfect 1031 Exchange Property
- DG Ranked #108 on Fortune 500 List

# PROPERTY HIGHLIGHTS

10,566

SQUARE FEET

2

ACRES

36

PARKING SPACES



## CONSTRUCTION

2025 construction; metal over steel framed building with masonry trim

## INFORMATION

This new Dollar General store is located in an excellent location on Red Bluff Rd. (Hwy 31). This Dollar General is a front entry store with upgraded construction.

This store is located 18 miles from Conway and 23 miles from North Myrtle Beach and serves the community area in and around Loris.

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# LEASE INFORMATION

TENANT	DOLGENCORP, LLC W/ DOLLAR GENERAL CORPORATE GUARANTY
ANNUAL RENT	\$161,592
RENT START DATE	9/1/2025
LEASE EXPIRATION DATE	8/31/2040
ORIGINAL LEASE TERM	FIFTEEN (15) YEARS; 5% RENT INCREASE EVERY FIVE (5) YEARS
RENEWAL OPTIONS	FIVE (5), FIVE (5) YR OPTIONS WITH 5% INCREASES
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	NONE (TAXES REIMBURSED UPON PAID TAX RECEIPT)

**\$2,486,031**

ASKING PRICE | 6.5% CAP RATE

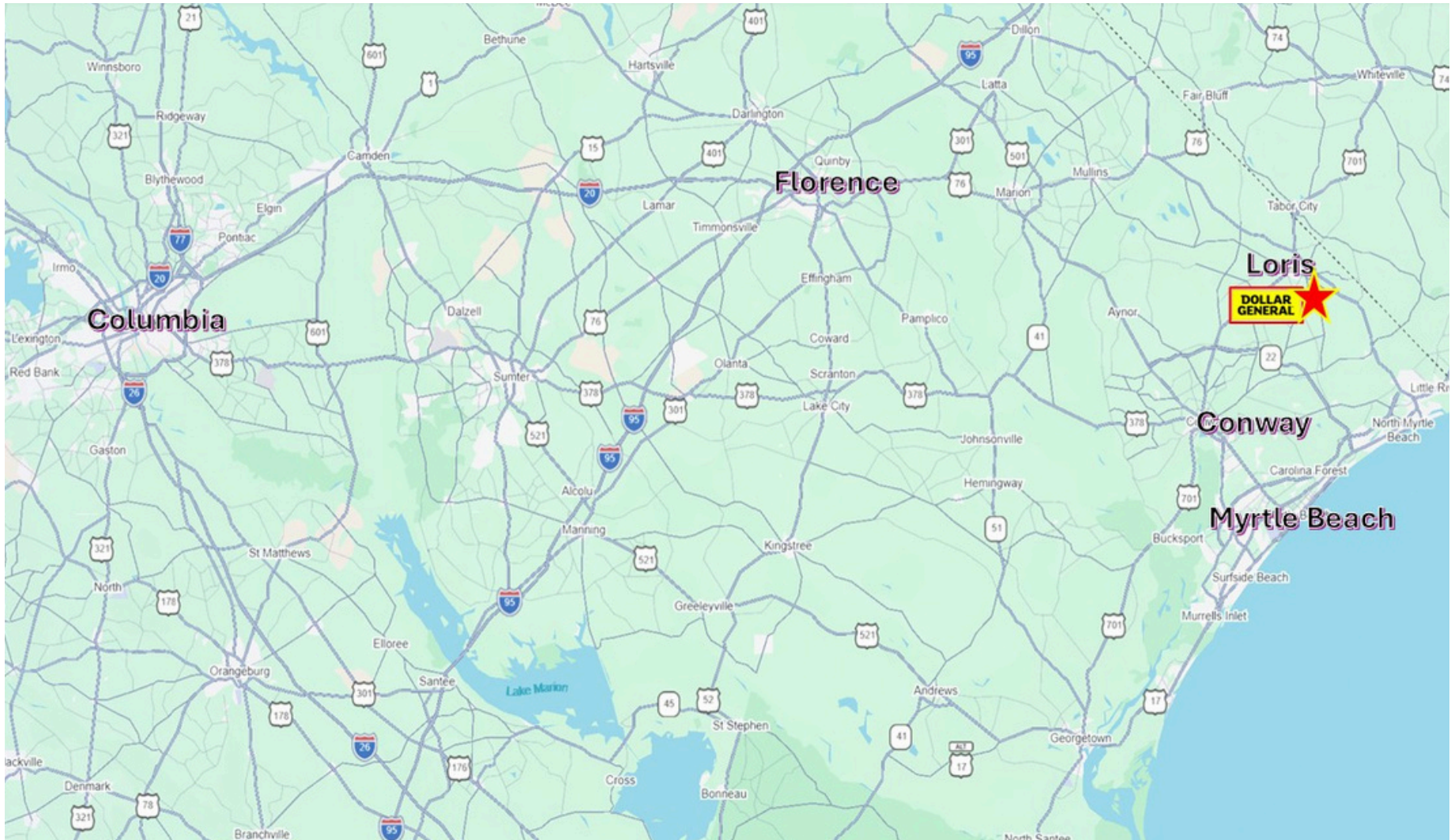


## RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-5	9/1/2025	8/31/2030	\$161,592	
YEARS 6-10	9/1/2030	8/31/2035	\$169,671	5%
YEARS 11-15	9/1/2035	8/31/2040	\$178,155	5%
OPTION 1	9/1/2040	8/31/2045	\$187,063	5%
OPTION 2	9/1/2045	8/31/2050	\$196,416	5%
OPTION 3	9/1/2050	8/31/2055	\$206,237	5%
OPTION 4	9/1/2055	8/31/2060	\$216,548	5%
OPTION 5	9/1/2060	8/31/2065	\$227,376	5%

# REGIONAL MAP

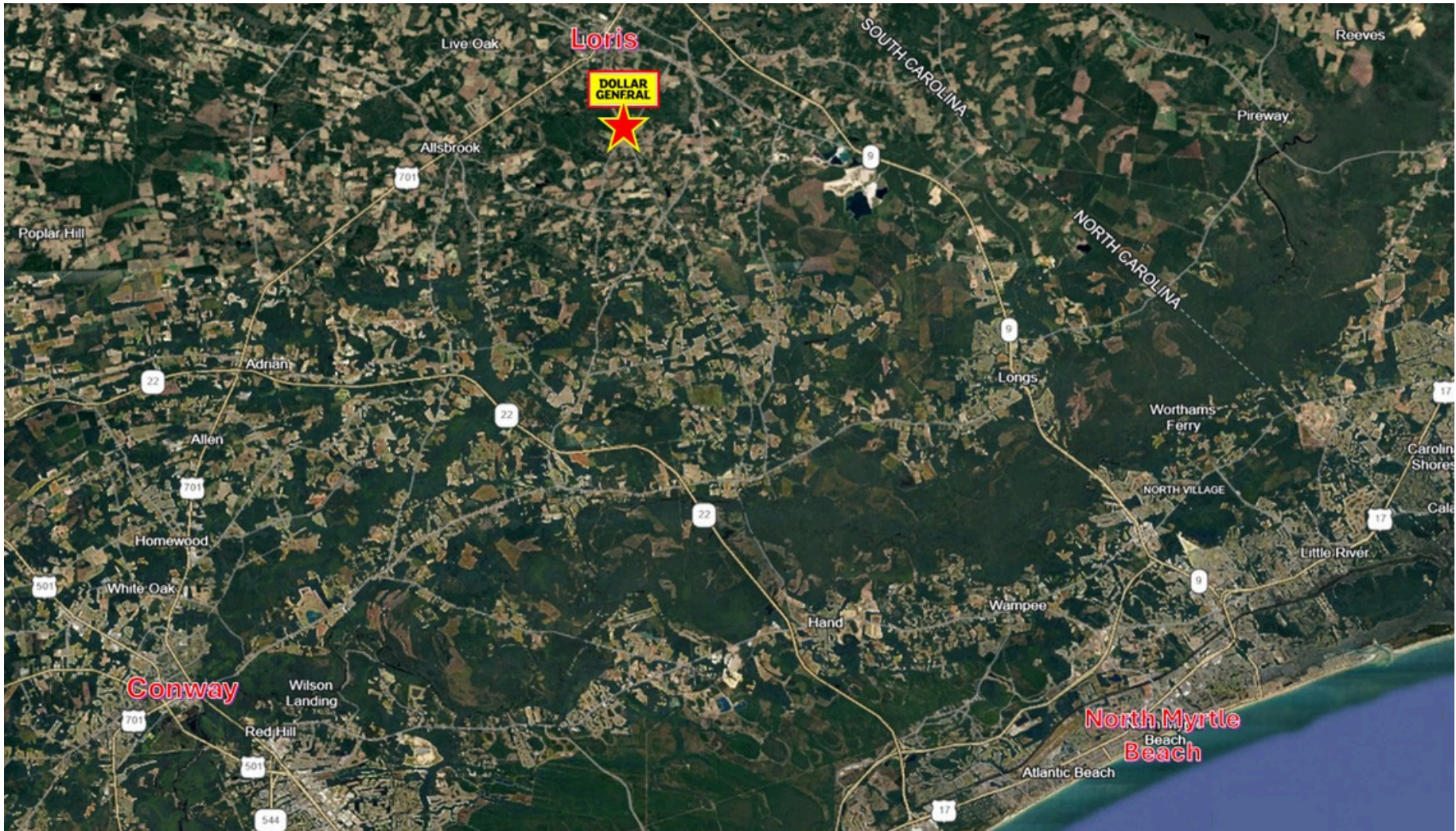
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# LOCAL AERIAL MAP

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# SITE AERIAL





# LORIS, SOUTH CAROLINA

Loris is in northern Horry County on the Atlantic coastal plain in South Carolina. Highways include U.S. Route 701, and SC Highway 9 Business (Main Street) which is a 260 mile major state highway. Loris is located 23 miles from North Myrtle Beach, 18 miles to Conway and 43 miles from Interstate 95.

 SMALL TOWN CHARM

 CONVENIENT LOCATION

 FAMILY FRIENDLY

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# MYRTLE BEACH, SOUTH CAROLINA

Myrtle Beach is a resort city in Horry County, South Carolina. It is located in the center of a long and continuous 60-mile stretch of beach known as the “Grand Strand” in the Northeastern part of the state. Myrtle Beach is one of the major centers of tourism in South Carolina and the United States. The warm climate, miles of beaches, 86+ golf courses and 1,800+ restaurants attract over 20 million visitors every year, making Myrtle Beach one of the most visited destinations in the country.

The Myrtle Beach Metro Area is one of the fastest growing metropolitan areas in the country. Myrtle Beach is the largest principal city of the Myrtle Beach–Conway, SC combined statistical area. Myrtle Beach is also known for all of its shopping malls like Barefoot Landing, Broadway at the Beach, Coastal Grand Mall and The Market Commons. Myrtle Beach is home to the Myrtle Beach Pelicans, which is a Carolina League baseball team and a Chicago Cubs farm franchise.

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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2030 PROJECTION	469	7,649	14,317
2025 POPULATION	407	6,684	12,470
2020 POPULATION	370	5,908	11,007
2010 POPULATION	330	5,515	10,197
GROWTH RATE 2010-2020	1.15%	0.69%	0.77%
GROWTH RATE 2020-2025	1.83%	2.38%	2.41%
GROWTH RATE 2025-2030	2.88%	2.73%	2.80%
POPULATION	1 MILE	3 MILES	5 MILES

# HOUSEHOLDS

2025 TOTAL HOUSEHOLDS	170	2,744	5,124
2030 PROJECTED TOTAL HOUSEHOLDS	199	3,183	5,964
2010-2020 ANNUAL RATE	1.46%	1.10%	1.18%
2020-2025 ANNUAL RATE	1.65%	2.65%	3.00%
2025-2030 ANNUAL RATE	3.20%	3.01%	3.08%
2025 TOTAL HOUSEHOLDS	170	2,744	5,124
2030 PROJECTED TOTAL HOUSEHOLDS	199	3,183	5,964
2010-2020 ANNUAL RATE	1.46%	1.10%	1.18%
2020-2025 ANNUAL RATE	1.65%	2.65%	3.00%

# AVERAGE INCOME

2025 MEDIAN HOUSEHOLD INCOME	\$63,189	\$56,178	\$60,345
2025 AVERAGE HOUSEHOLD INCOME	\$88,247	\$81,339	\$78,994

# TENANT SUMMARY

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities.

As of January 30, 2026, the Company's 20,893 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

## 2025 FAST FACTS

- \$42.7 billion in sales in fiscal 2025 an increase of 5.2% over 2024
- Operating profit was \$2.2 billion in fiscal 2025
- Company reported net income of \$1.5 billion and diluted earnings per share \$6.85
- Over 20,893 retail stores as of December 2025
- 34 distribution centers throughout United States
- Ranked #111 on the Fortune 500 list as of 2025
- Included in Fortune's 2023 list of most admired companies

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Harrison Capital Advisors shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner.

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# EXCLUSIVELY OFFERED BY:

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