



Actual Subject Site



**NEW LEASE STRUCTURE: 15 YEAR INITIAL LEASE TERM | 5% RENT INCREASES EVERY FIVE YEARS**  
342 East Boulevard | Chesterfield | SC

# DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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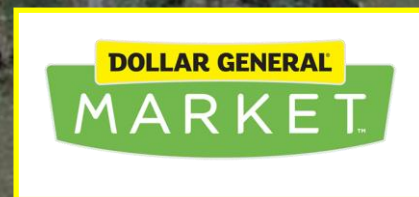


342 EAST BOULEVARD  
CHESTERFIELD, SC

SITE PLAN ON AERIAL



40 MPH



PRICE	\$2,138,348
CAP RATE	6.6%
NOI	\$141,131
DELIVERY	June 26, 2024
OPENING DATE	Early July 2024
LEASE TERM	15-Years
LEASE TYPE	NNN Lease
RENTAL INCREASES	<b>5% every 5th Year</b>
RENEWAL OPTIONS	(5) 5-Year Options
BUILDING SIZE	11,761 SF
LOT SIZE	3.4 Acres
YEAR BUILT	2024
TMS	190 001 014 016
MUNICIPALITY	Chesterfield County
GUARANTOR	Corporate
CONSTRUCTION TYPE	Standard Prototype

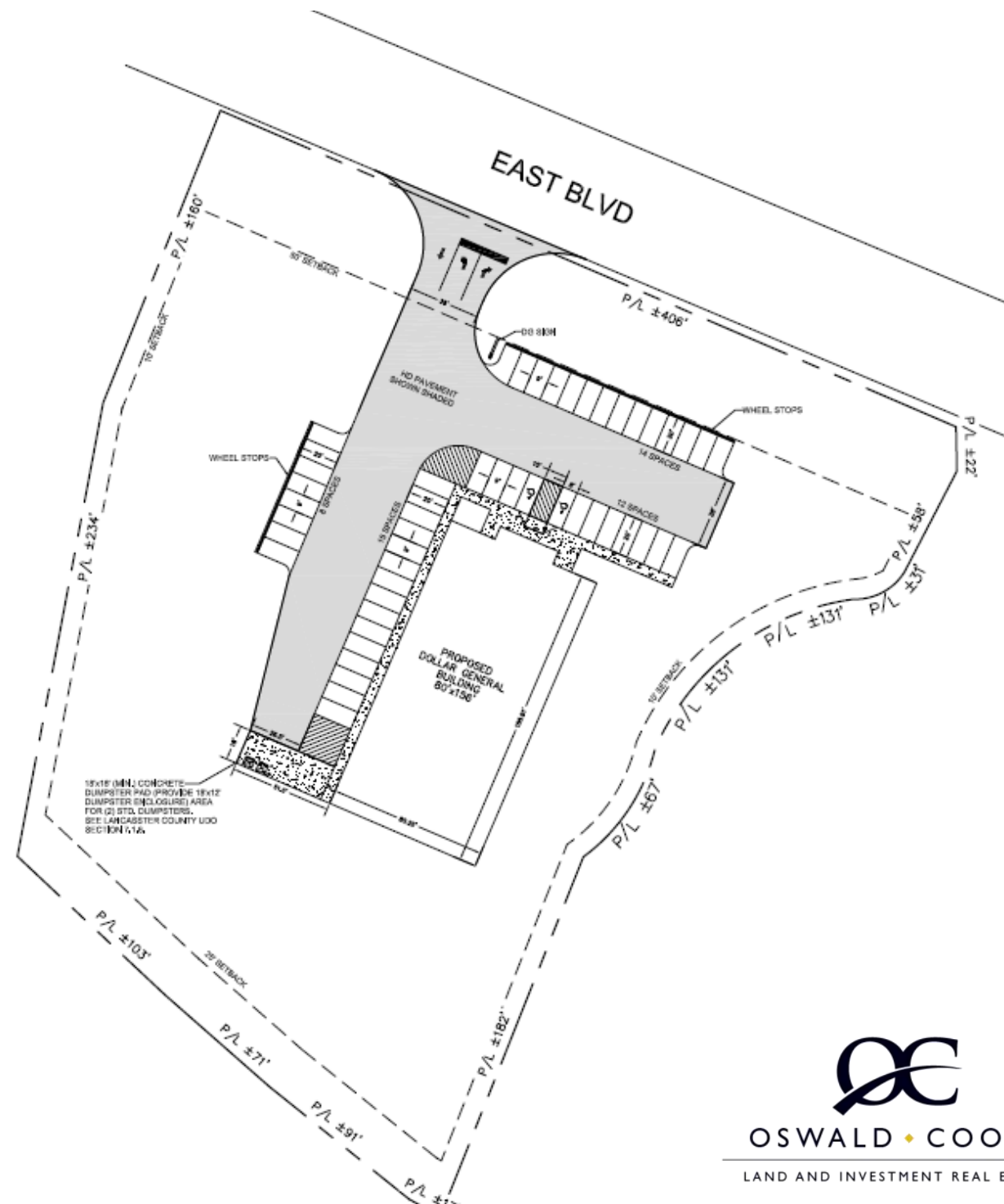


# HIGHLIGHTS

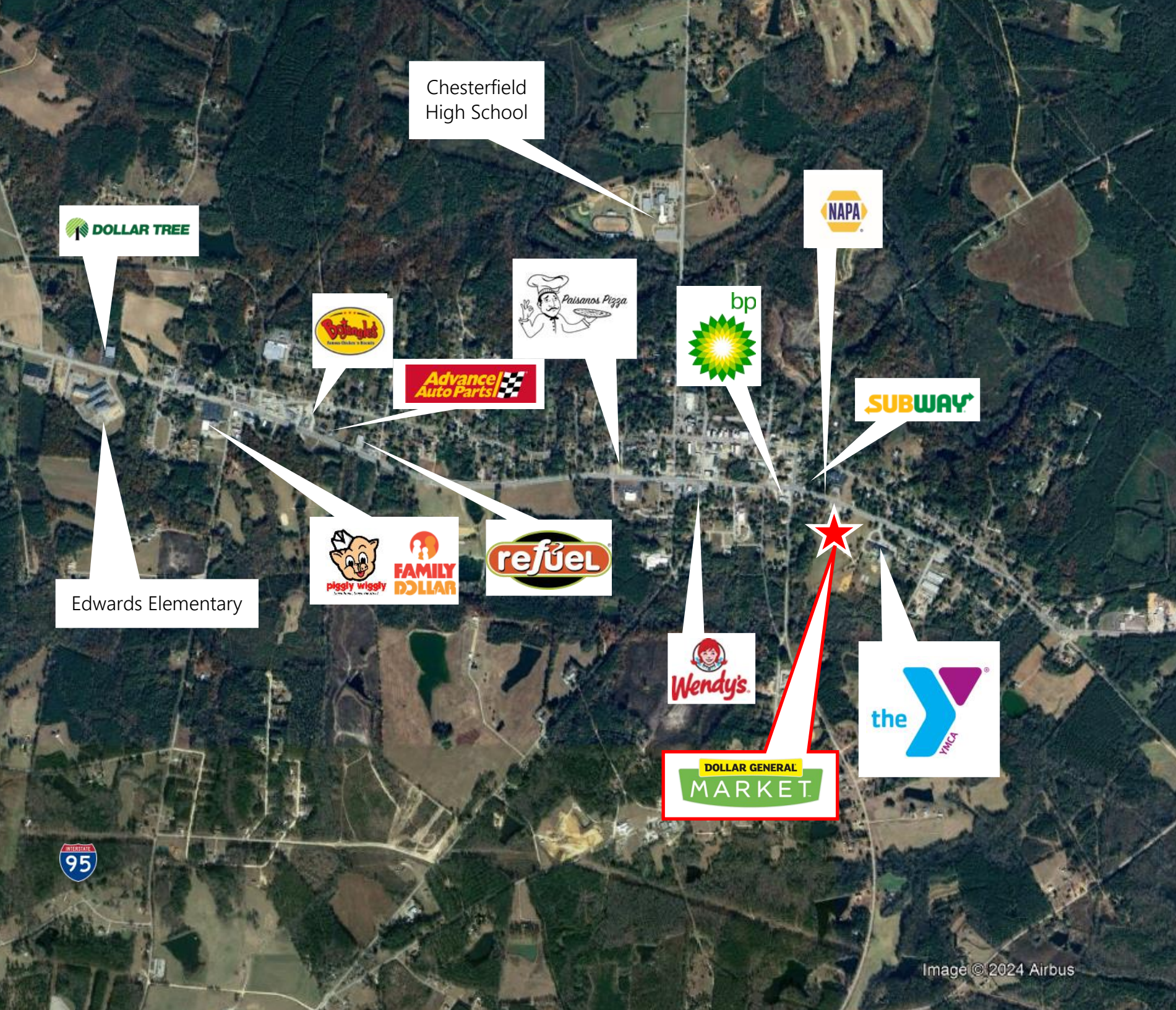
- 5% rent increases every five (5) years
- NNN – Zero Landlord Responsibilities
- Opening in early July 2024
- Next door to Chesterfield YMCA
- Other retailers along East Boulevard include: Wendy’s, Pisanno’s, Exxon, Subway, BP, NAPA and more.
- Conveniently located to housing and those bypassing downtown Chesterfield
- 9,900 VPD - East Boulevard
- Brand New Construction
- New LED Lighting Interior & Exterior

Rent Schedule	
Years 1-5	\$ 141,131.00
Years 6-10	\$ 148,187.55
Years 11-15	\$ 155,596.93
Options	
Year 16-20	\$ 163,376.77
Year 21-25	\$ 171,545.61
Years 26-30	\$ 180,122.89
Years 31-35	\$ 189,129.04
Years 36-40	\$ 198,585.49

# SITE PLAN







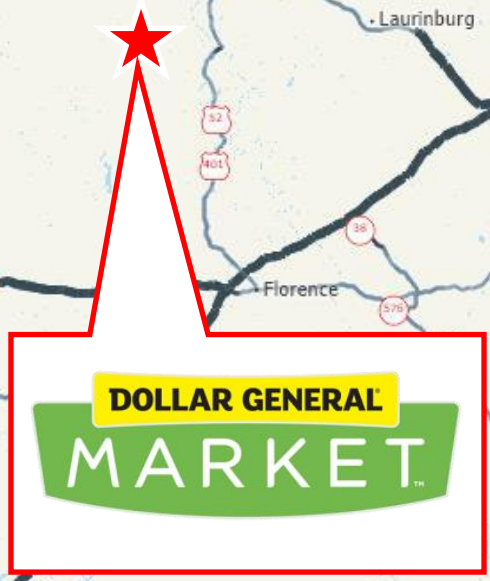
DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
2023 Population	930	2,847	5,519
Households	403	1,06	2,332
Average Household Size	2.27	2.33	2.34
Average Household Income	\$60,785	\$61,088	\$61,620
Traffic Count (2023)	East Boulevard - 9,900 VPD		



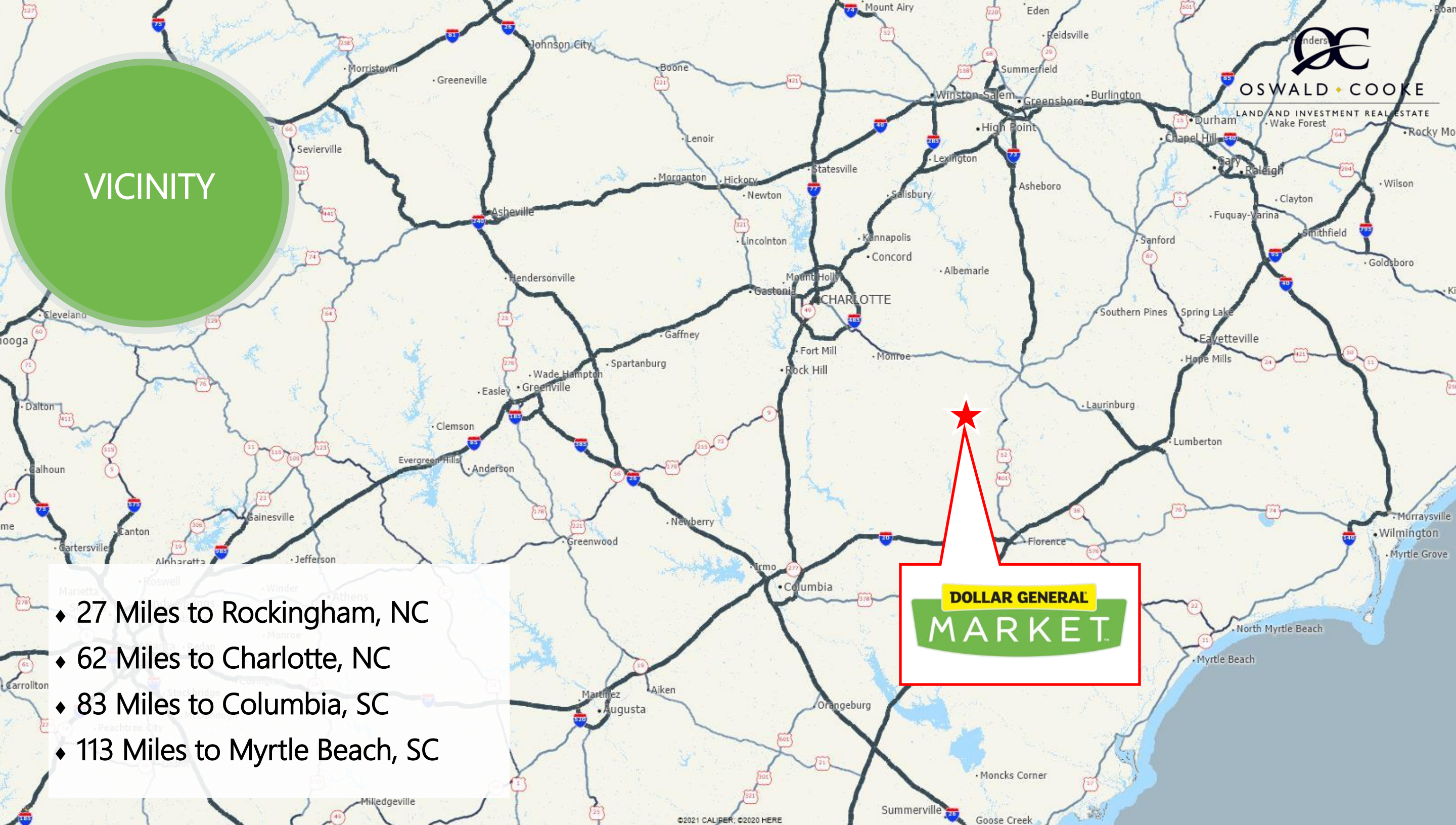


Actual Subject Site






- ◆ 27 Miles to Rockingham, NC
- ◆ 62 Miles to Charlotte, NC
- ◆ 83 Miles to Columbia, SC
- ◆ 113 Miles to Myrtle Beach, SC



# DOLLAR GENERAL®

 19,147 Stores

 47 States

 BBB/Stable

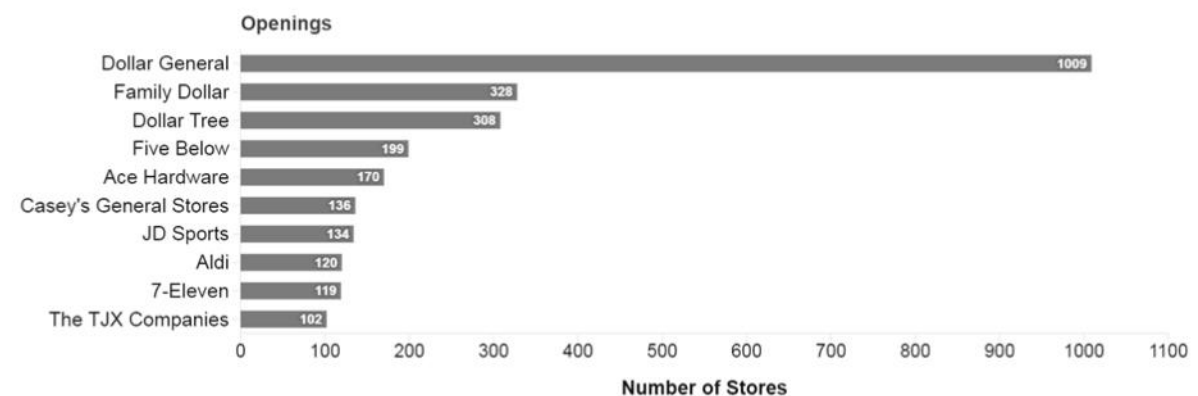
 \$37.8 B in 2022 Revenue

NYSE | DG

Dollar General is the largest dollar store chain in the United States operating approximately 19,147 stores in 47 states. The company offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Founded in 1939 by Cal Turner, Dollar General is headquartered in Goodlettsville, TN and is a Fortune 500 company, ranking #106 as of 2022. Dollar General has a Standard & Poor's investment grade credit rating of BBB/Stable and has reported same-store sales growth for 33 consecutive years. During fiscal year 2022, the company opened 1,039 new stores, remodeled 1,795 stores, and relocated 127 stores.

The company plans to execute 3,170 real estate projects in fiscal 2023, including 1,050 new store openings, 2,000 remodels, and 120 store relocations. Dollar General reported a total revenue of \$37.8 billion, a net income of \$2.41 billion, and a net worth in excess of \$6.8 billion as of February 3, 2023.

Top 10 Retailers With Most Openings Year-to-Date



Source: Coresight Research, November 2023  
Chart: Nicole Shih



## Dollar General Corporation Reports

- **\$33.7B** billion in sales in fiscal 2020
- **19,000+** locations in **44** states
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- **16** distribution centers; **coast to coast**
- More than **157,000** employees
- Ranked **#91** on the *Fortune 500* list as of June 2021
- 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 3rd Quarter 2023 Reports

- Same-store sales growth in the range of a decline of approximately 1.0% to flat.
- 3,110 real estate projects in the United States, including 990 new store openings, 2,000 remodels, and 120 store relocations.
- Net Sales Increased 2.4% to \$9.7 Billion
- Year-to-Date Cash Flows From Operations of \$1.4 Billion
- For fiscal year 2024, the Company plans to execute approximately 2,385 real estate projects, including approximately 800 new





# 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

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

Information courtesy of: [Link](#)

## HIGHLIGHTS

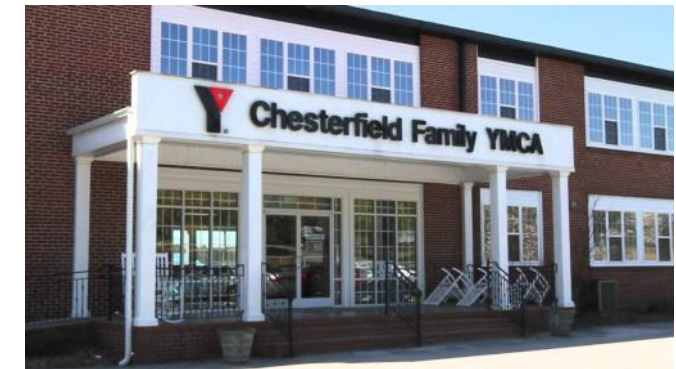
- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** 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.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth



# AREA OVERVIEW

*Chesterfield County is nestled between Charlotte, NC and Columbia, SC, these metropolitan areas allow for access to many of life's pleasures while remaining relatively unspoiled by urban sprawl.*

Chesterfield County is located on the border of North Carolina and South Carolina line and is 40 miles south of Charlotte, NC. With approximately 300 miles in circumference Chesterfield County is the 3rd largest County in the State of South Carolina in area. We boast four great golf courses and plenty of other outdoors sports. Many hunters invade the County during hunting season because of our abundant natural resources.



Chesterfield County is an excellent location for businesses because:

- Adjacent to the Charlotte metro area
- Centrally located with excellent access to Interstate 77, Interstate 20, Interstate 95, and Interstate 485.
- Less than 2 hours to the Port of Charleston and the Port of Wilmington and 1 hour from SC Inland Port Dillon
- Within 1 hour of Charlotte Douglas International Airport
- Quality industrial parks, sites & buildings
- Access to low cost utility infrastructure and construction cost
- Large pool of skilled available labor
- WATER....you need it-we have it! Chesterfield County is located on the rechargeable area of the Middendorf Aquifer - unaffected by recent drought.
- Pro-business state and local governments





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LAND AND INVESTMENT REAL ESTATE

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