



Dollar General "Plus" Store

Dillon, South Carolina



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Company Overview

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States.

With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

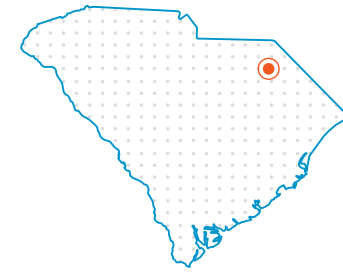
The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Investment Overview

HIGHLIGHTS

- New DG "Plus" Store
- 15 YR NNN Lease w/ Corporate Guaranty by Dolgencorp, LLC
- Rent Increases 5% every 5 Yrs in Primary Term
- Located in the Heart of Town w/13,300 VPD on Radford Blvd.
- Close Proximity to Interstate 95
- Excellent Location Relo "Plus" Store Showing Commitment to the Area
- Dollar General has over 20,000 Stores in 48 States; 31 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



PROPERTY	Dollar General "PLUS" Store
LOCATION	223 Radford Blvd., Dillon, SC 29536
COUNTY	Dillon
ZONING	Commercial
CONSTRUCTION	2024 Construction; Steel Frame Bldg. w/Masonry Brick. Metal Roof

INFORMATION

This Dollar General relo "Plus" store is located in an excellent location on a high traffic corridor in Dillon. Dillon Plaza Shopping Center with Hibbet Sports and Babcock Home sits directly across the Street. Located next to a Food Lion Shopping Center and surrounded by national/regional retailers to include, Starbucks, Cook-Out, Wendy's, Firehouse Subs, Zaxby's, Popeye's, Taco Bell, Cato, Cricket, Roses among many others.



10,566

Square Feet
10,566 +/- SF



1.6

Acres



35

Parking Spaces



Sales Summary

PURCHASE PRICE
\$2,294,647

CAP RATE
6.8%

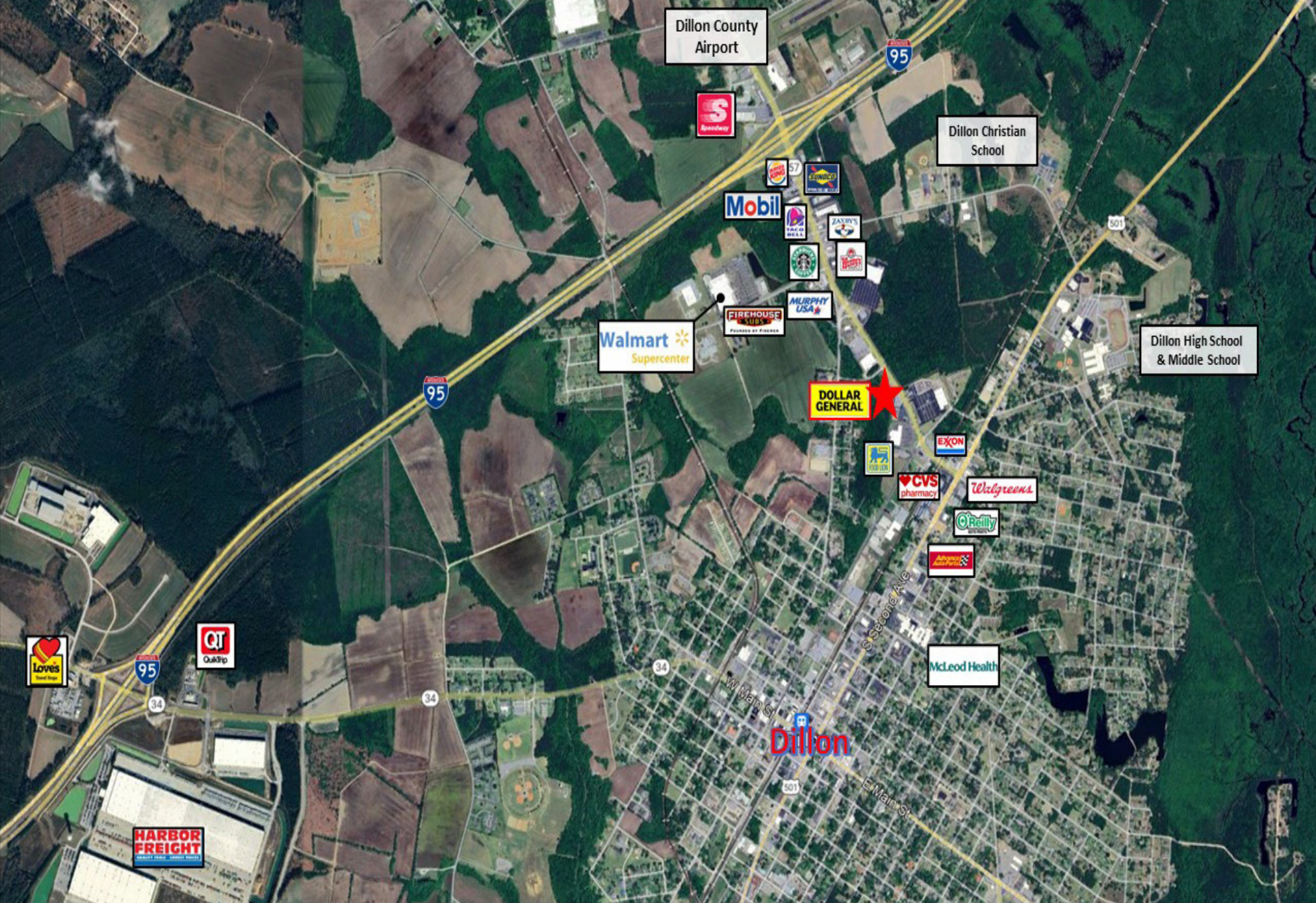
Lease Information

TENANT	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
ANNUAL RENT	\$156,036
RENT START DATE	1/1/2024
LEASE EXPIRATION DATE	12/31/2038
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)

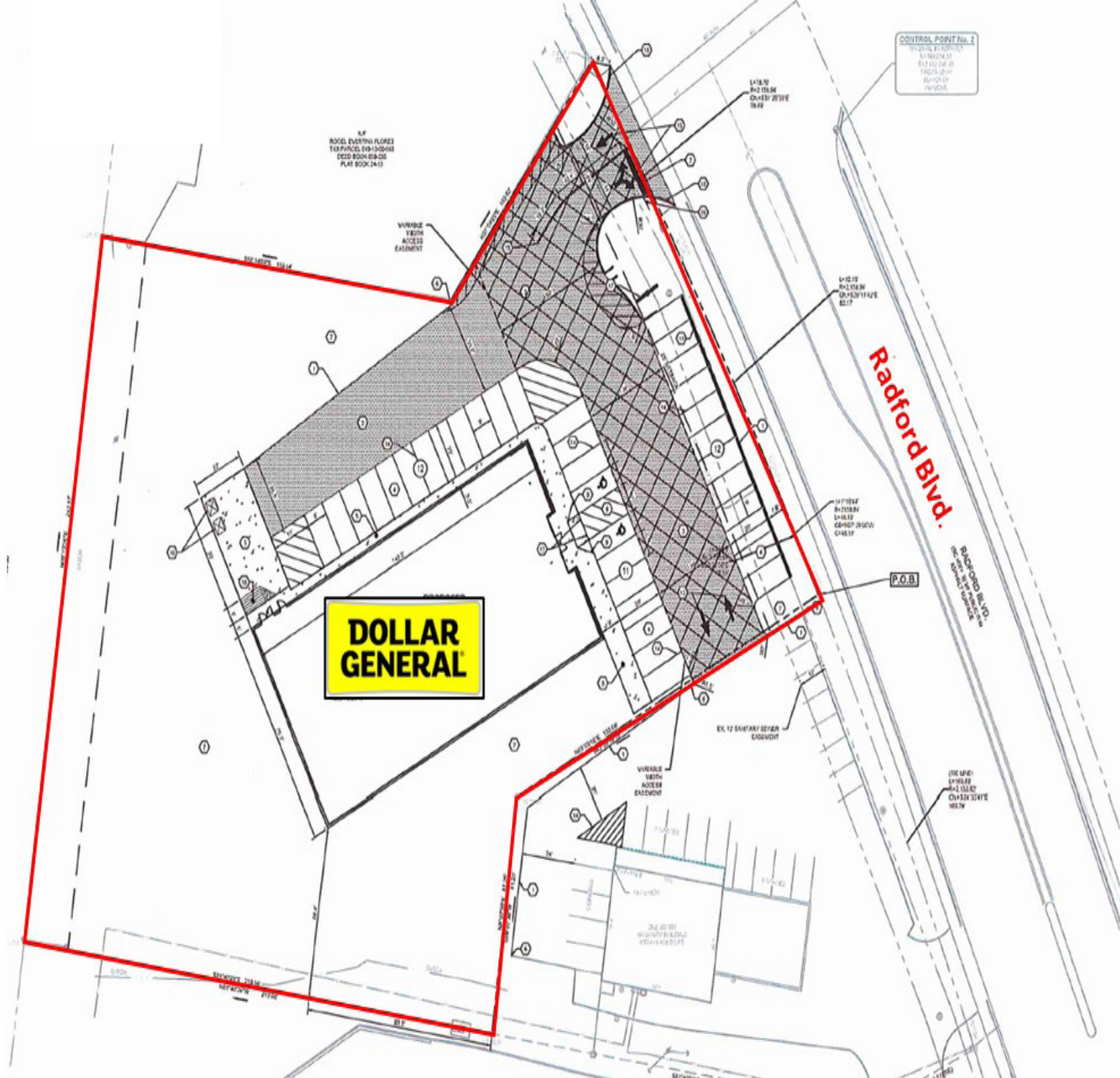
Rent Schedule

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-5	1/1/2024	12/31/2028	\$156,036	
YEARS 6-10	1/1/2029	12/31/2033	\$163,838	5%
YEARS 11-15	1/1/2034	12/31/2038	\$172,030	5%
OPTION 1	1/1/2039	12/31/2043	\$180,631	5%
OPTION 2	1/1/2044	12/31/2048	\$189,663	5%
OPTION 3	1/1/2049	12/31/2053	\$199,146	5%
OPTION 4	1/1/2054	12/31/2058	\$209,103	5%
OPTION 5	1/1/2059	12/31/2063	\$219,559	5%











Dillon

SOUTH CAROLINA

Dillon is a city in Dillon County in eastern South Carolina. For many decades, residents of Dillon County were farmers growing cotton and tobacco. Timber harvesting remains a major industry in the County. Dillon County has seen a growth in manufacturing and distribution centers over the past 20 years due in part to Interstate 95 which runs through the County north-south. U.S. Routes 301 and 501 pass through the city as Second Avenue, leading northeast 7 miles to Interstate 95 at South of the Border along the North Carolina line. I-95 leads northeast 25 miles to Lumberton, North Carolina, and southwest 28 miles to Florence, South Carolina.



Small-Town
Charm



Convenient
Location



Family
Friendly

Demographics

Population

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	2,443	10,043	14,028
2024 Population	2,491	10,386	14,499
2020 Population	2,524	10,726	14,996
2010 Population	2,613	12,301	17,366
Growth Rate 2010-2020	-0.35%	-1.36%	-1.46%
Growth Rate 2020-2024	-0.31%	-0.76%	-0.79%
Growth Rate 2024-2029	-0.39%	-0.67%	-0.66%

Households

2024 Total Households	1,097	4,226	5,830
2029 Projected Total Households	1,086	4,135	5,707
2010-2020 Annual Rate	-0.03%	-0.62%	-0.66%
2020-2024 Annual Rate	-0.34%	-0.60%	-0.57%
2024-2029 Annual Rate	0.20%	-0.43%	-0.43%

Average Income

2024 Median Household Income	\$40,052	\$37,645	\$37,813
2024 Average Household Income	\$59,284	\$57,001	\$55,941



Tenant Summary

Dollar General is a 80+ year old company and is the nation's largest small-box discount retailer with more than 20,000 stores located in 48 states with 31 Distribution Centers and 186,000 plus employees. Dollar General helps shoppers Save Time. Save Money. Every Day.® by offering national branded items that are frequently used and replenished such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores. Dollar General is among the largest retailers of top-quality products made by America's most trusted manufacturers such as Procter and Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, and Fruit of the Loom. On October 15, 2015, Standard & Poor's rating services upgraded its rating of DG from BBB- to BBB. In June 2016, Moody's upgrades DG to Baa2. For more detailed information, see the company's web site at www.dollargeneral.com

2023 FAST FACTS:

- \$38.7 billion in sales in fiscal 2023 an increase of 2.2% over 2022
- Operating profit was \$2.4 billion in fiscal 2023
- Company reported net income of \$1.7 billion and diluted earnings per share \$7.55
- Over 20,000 retail stores as of May 2024
- 31 distribution centers throughout United States
- Ranked #111 on the Fortune 500 list as of May 2024
- Included in Fortune's 2023 list of most admired companies



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