



TRINITY

REAL ESTATE INVESTMENT SERVICES



NNN DOLLAR GENERAL - UPGRADED CONSTRUCTION

1030 POCALLA RD, SUMTER, SC 29150

**\$1,216,741**

7.15% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR  
GENERAL**

SUMTER, SC

**\$1,216,741 | 7.15% CAP**

- Absolute NNN Lease 7+ Years Remaining on Current Term
- Upgraded Construction Brick/Stucco Construction
- Strong Demographics 55,000+ 5 Mile Population
- 12,400+ VPD in Front of Subject Property
- Ideally Located Along HWY 15 Southern Entrance to City
- Sumter Has a Population of 40,000+ and is Located in the Heart of South Carolina
- Surrounded by Healthy Blend of Residential and Retail Properties

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

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**MATT DAVIS**

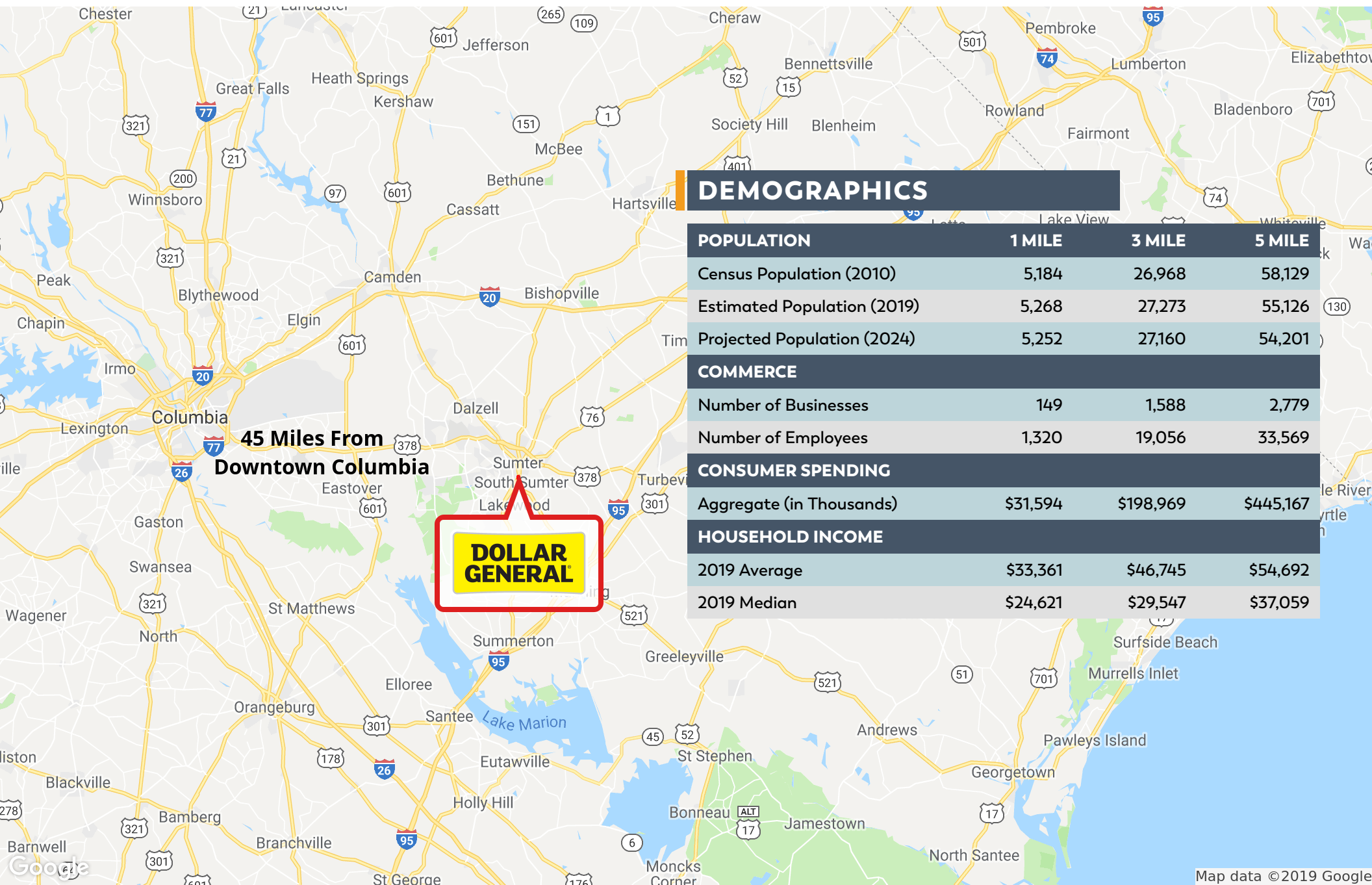
325.513.6406 | Matt@trinityreis.com

## PROPERTY DETAILS:

Building Area:	9,100 SF
Land Area:	1.4 AC
Year Built:	2011
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$133.71

## LEASE OVERVIEW:

Remaining Lease Term:	7+ Years
Rent Commencement:	10/23/2011
Lease Expiration:	10/31/2026
Base Annual Rent:	\$86,997
Lease Type:	NNN
Scheduled Rent Increases:	None
Options & Increases:	Five (5), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



**45 Miles From  
Downtown Columbia**

**DOLLAR  
GENERAL**

## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
Census Population (2010)	5,184	26,968	58,129
Estimated Population (2019)	5,268	27,273	55,126
Projected Population (2024)	5,252	27,160	54,201

### COMMERCE

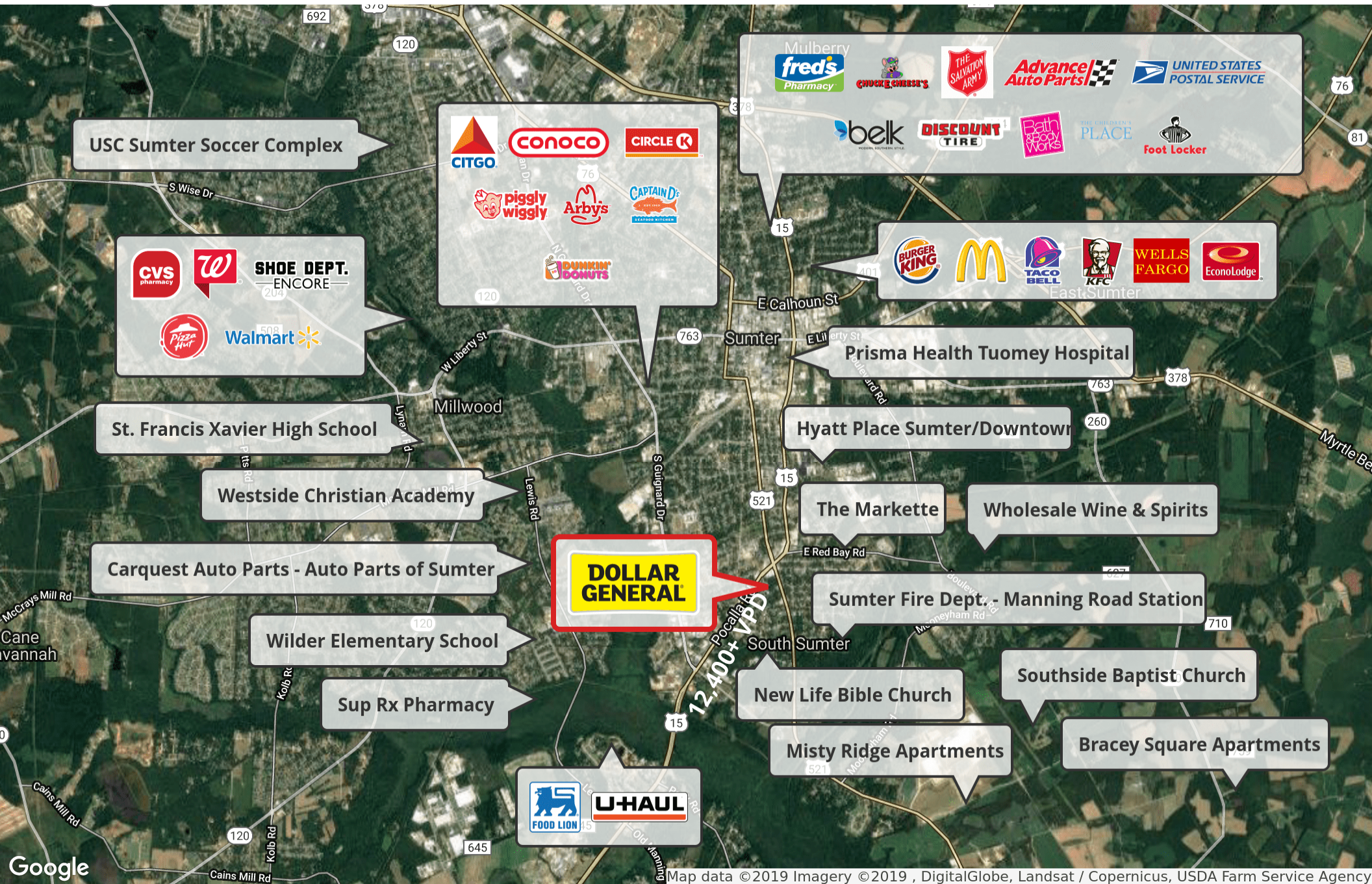
Number of Businesses	149	1,588	2,779
Number of Employees	1,320	19,056	33,569

### CONSUMER SPENDING

Aggregate (in Thousands)	\$31,594	\$198,969	\$445,167
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### HOUSEHOLD INCOME

2019 Average	\$33,361	\$46,745	\$54,692
2019 Median	\$24,621	\$29,547	\$37,059



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# RETAILER MAP

1030 POCALLA RD | SUMTER, SC





**DOLLAR  
GENERAL**

## Key Demographics 5 Miles



Total Population  
2019  
55,126



Households  
2019 Estimate  
21,199



Pocalla Road - 12,400+ VPD

Actual Property



Actual Property

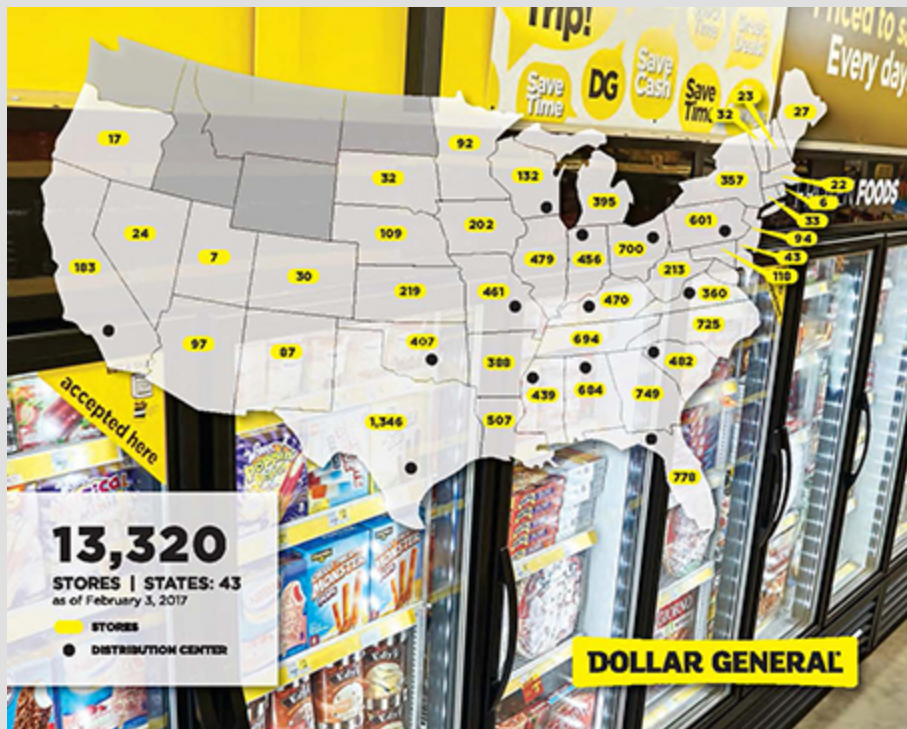
## TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

## STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



## TENANT DETAILS:

Tenant Name:	<b>Dollar General</b>
Tenant Type:	<b>Net-Leased Dollar Store</b>
Parent Company Trade Name:	<b>Dollar General</b>
Ownership:	<b>Public (NYSE: DG)</b>
No. of Locations:	<b>15,000 (as of June 2018)</b>
Website:	<b>dollargeneral.com</b>
Year Founded:	<b>1939</b>
Credit Rating (S&P):	<b>BBB</b>
No. of Employees:	<b>127,000+</b>
Headquartered:	<b>Goodlettsville, Tennessee</b>

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