



TRINITY

REAL ESTATE INVESTMENT SERVICES



**DOLLAR GENERAL NNN - COASTAL PROTOTYPE**

8003 NORTH FRASER ST, GEORGETOWN, SC 29440

**\$1,207,143**

7.0% CAP

TRINITYREIS.COM

Actual Property



**DOLLAR  
GENERAL**

GEORGETOWN, SC

**\$1,207,143 | 7.0% CAP**

- SC Dollar General With 8+ Years Remaining on Primary Term
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- 2012 Built to Suit Attractive Coastal Store Prototype
- Rare 3% Rental Increase in 2023
- Located on Georgetown's Main Thoroughfare - US Highway 701
- Limited Local Grocery and Dollar Store Competition Within 10 Mile Radius - Subject Property Serves as Main Source of Goods for Local Residents
- Popular Tourist Destination on the Coast - Third-Oldest City in South Carolina
- Investment Grade Credit - Dollar General (NYSE: DG) S&P BBB Credit Rating (Same as Walgreens and CVS)

## EXCLUSIVELY MARKETING BY:

**CODY CRIST**

817.584.2000 | cody@trinityreis.com

**SIMEON BEAM**

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## PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	1.5 AC
Year Built:	2012
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$133.74

## LEASE OVERVIEW:

Remaining Lease Term:	8+ Years
Rent Commencement:	8/1/2012
Lease Expiration:	8/31/2027
Base Annual Rent:	\$84,500
Lease Type:	NNN
Scheduled Rent Increases:	3% Rent Increase 8/31/2023
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

# RETAILER MAP

8003 NORTH FRASER ST | GEORGETOWN, SC



# DEMOGRAPHICS OVERVIEW

8003 NORTH FRASER ST | GEORGETOWN, SC

## DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
Census Population (2010)	1,058	4,157	32,448
Estimated Population (2018)	998	3,919	33,265
Projected Population (2023)	1,005	3,949	34,048
COMMERCE			
Total Businesses	9	44	2,112
Total Employees	33	345	19,116
CONSUMER SPENDING			
Aggregate (in Thousands)	\$8,441	\$33,235	\$333,290
HOUSEHOLD INCOME			
2018 Average	\$56,154	\$55,544	\$70,658
2018 Median	\$39,608	\$39,668	\$52,459

**DOLLAR GENERAL**

Map data ©2019 Google





Cooter's  
Corner Cou

DOLLAR  
GENERAL

US Highway 701

## Key Demographics 10 Miles



Total  
Population  
34,000



Population  
Growth 2018-2023  
2.35%





Actual Property





Actual Property







**Georgetown is a certified mainstreet community, located on the coast of the Atlantic. Their historic downtown district is a popular tourist destination with a thriving commerce scene.**





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Actual Property





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