



**DOLLAR GENERAL NNN - COASTAL PROTOTYPE** 8003 NORTH FRASER ST, GEORGETOWN, SC 29440 \$1,207,143 7.0% CAP



## 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 MARKETED BY:**

#### **CODY CRIST**

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#### SIMEON BEAM

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# **PROPERTY** DETAILS:

Building Area: 9,026 SF

Land Area: 1.5 AC

Year Built: 2012

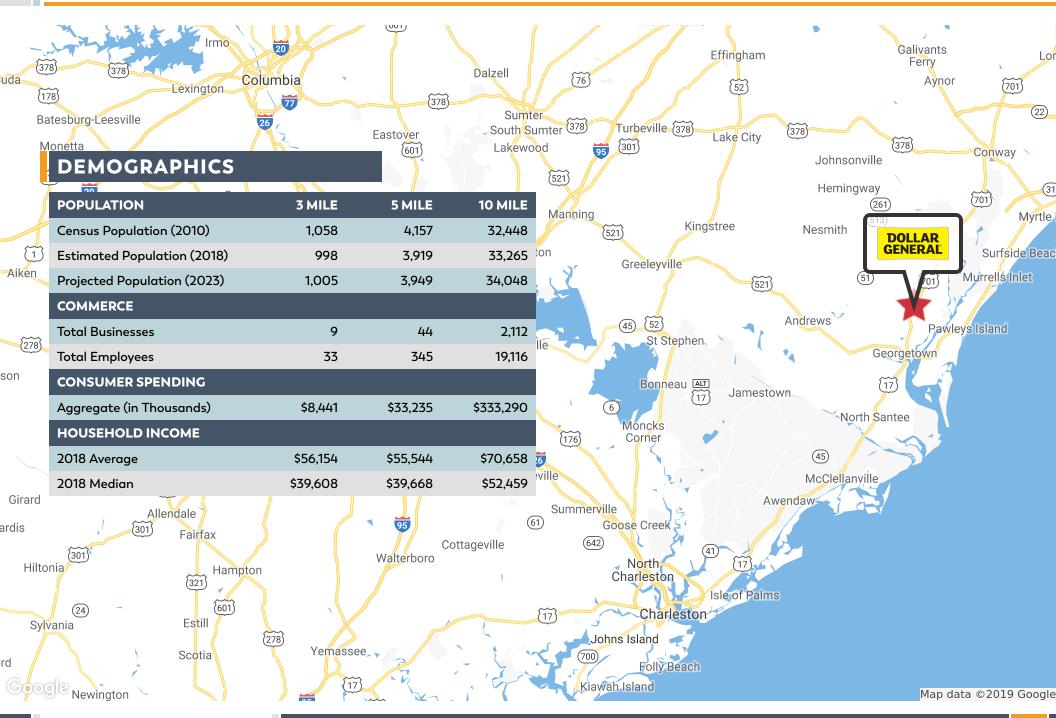
Guarantor: Dollar General Inc. (NYSE: DG)

Price (Psf): \$133.74

# **LEASE** OVERVIEW:

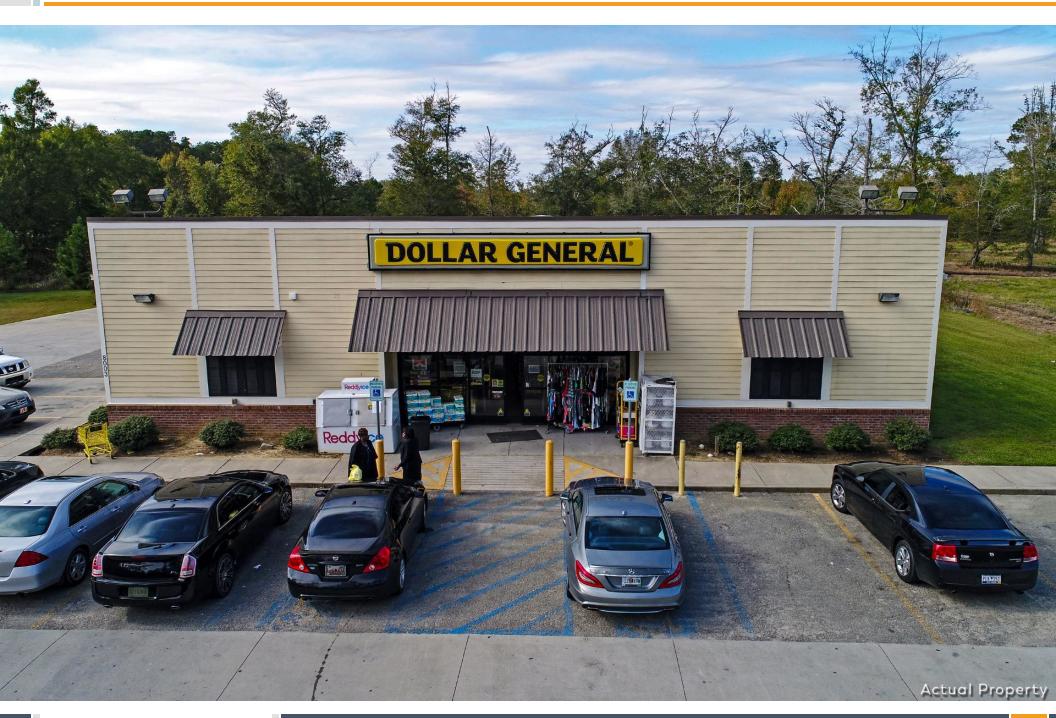
Remaining Lease Term:	8+ Years
Rent Commencement:	8/1/2012
Lease Expiration:	8/31/2027
Base Annual Rent:	\$84,500
Lease Type:	NNN
Scheduled Rent Increases:	3% Rent Increase 8/31/2023
Options & Increases:	Five (5), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant















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REAL ESTATE INVESTMENT SERVICES

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**BROKER** OF RECORD

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