




*Actual location is not shown



Ideal for 1031 Exchange



**Household Income \$59K+
Within 5 Mile Radius**



New 2019 Construction



**Long Term Corporate
Lease**

FOR MORE INFORMATION :

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TERMS

PRICE	\$1,305,655
CAP	6.85%

HIGHLIGHTS :

- New Construction Freestanding Dollar Tree Store
- 10 Year Corporate Backed Net Lease
- Rent Increases During Each of the Option Terms
- Adjacent to newly constructed Burger King
- Site On Main Retail Corridor with National Retailers Surrounding Including O'Reilly Auto Parts, McDonald's, Pizza Hut, and more....
- Universally Applicable Building Type
- Close proximity to Augusta, GA / North Augusta, SC and Aiken, SC
- Investment Grade Credit Tenant – S&P “BBB-”



	3 MILE	5 MILE	10 MILE
POPULATION	5,653	7,266	19,357
HOUSEHOLDS	1,577	2,209	6,723
HOUSEHOLD INCOME	\$57,124	\$59,402	\$63,000



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